



City of Richmond

Notice and Agenda Special Council Meeting

Public Notice is hereby given of a Special Council meeting duly called in accordance with Section 126 of the *Community Charter*, to be held on:

Date: Monday, April 6, 2021

Time: 4:00 p.m.

Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

Public Notice is also hereby given that this meeting may be conducted by electronic means and that the public may hear the proceedings of this meeting at the time, date and place specified above.

The purpose of the meeting is to consider the following:

CALL TO ORDER

RECESS FOR (OPEN) GENERAL PURPOSES AND FINANCE
COMMITTEES

RECONVENE FOLLOWING (OPEN) GENERAL PURPOSES
AND FINANCE COMMITTEES

LEGAL AND LEGISLATIVE SERVICES DIVISION

1. **REVISIONS TO BYLAWS 10230 AND 10231 – FARMING FIRST
STRATEGY – SECOND READING**

(File Ref. No.: 12-8060-20-010230/010231/010232) (REDMS No. 6645551)

CNCL-3

See Page **CNCL-3** for staff memorandum

**CNCL – 1
(Special)**

Special Council Agenda
Tuesday, April 6, 2021

STAFF RECOMMENDATION

- (1) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10230 be revised in accordance with the version attached to the Memorandum “Revisions to Bylaws 10230 and 10231 – Farming First Strategy – Second Reading” dated March 19, 2021, from the Manager, Legislative Services;*
- (2) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10231 be revised in accordance with the version attached to the Memorandum “Revisions to Bylaws 10230 and 10231 – Farming First Strategy – Second Reading” dated March 19, 2021, from the Manager, Legislative Services;*
- (3) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10230 be given second reading, as amended;*
- (4) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10231 be given second reading, as amended; and*
- (5) *That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10232 be given second reading.*

ADJOURNMENT



Claudia Jesson
Corporate Officer



To: Mayor and Councillors
From: Matt O'Halloran
Manager, Legislative Services
Date: March 19, 2021
File: 12-8060-20
Re: Revisions to Bylaws 10230 and 10231 – Farming First Strategy – Second Reading

The purpose of this memo is to outline and recommend minor revisions and second reading for the following bylaws:

- Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10230 (Farming First Strategy)
- Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10231 (Agricultural Land Reserve Buffers)

Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10232 (ESA DP Exemption for Farming) is also included for second reading.

Background

At the Regular Public Hearing on March 15, 2021, Council carried the following motion:

That consideration of the Official Community Plan Bylaw 9000, Amendment Bylaws 10230, 10231 and 10232 be tabled to the April 19, 2021 Public Hearing.

Due to minor revisions needed for Bylaws 10230 and 10231 (Attachment 5), Council did not support taking action on the bylaws as recommended at that time, and instead directed that a new public hearing be held for all three bylaws.

Analysis

Staff are recommending that the revisions for Bylaws 10230 and 10231 be considered in advance of the Public Hearing. Second reading is also recommended to formalize the revisions. Bylaw 10232 would also receive second reading at the same time for consistency. All three bylaws would then be considered for third reading and adoption at the Public Hearing on April 19.

The proposed revisions are minor, and consistent with all staff reports and public notices that have been issued to date. The changes are only to provide further clarification to policies that accompany the bylaws. Staff had intended to provide Bylaws 10230 and 10231 in the current format when they were initially introduced for first reading in February, 2021.

Both redline and unmarked versions of Bylaws 10230 and 10231 for second reading are included for further clarification (Attachments 1-4).

Staff Recommendations

1. That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10230 be revised in accordance with the version attached to the Memorandum "Revisions to Bylaws 10230 and 10231 – Farming First Strategy – Second Reading" dated March 19, 2021, from the Manager, Legislative Services.
2. That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10231 be revised in accordance with the version attached to the Memorandum "Revisions to Bylaws 10230 and 10231 – Farming First Strategy – Second Reading" dated March 19, 2021, from the Manager, Legislative Services.
3. That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10230 be given second reading, as amended.
4. That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10231 be given second reading, as amended.
5. That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10232 be given second reading.



Matt O'Halloran
Manager, Legislative Services
604-276-4098

cc SMT

Att. 1: Redline version for convenience, as revised for second reading – Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10230

Att. 2: Redline version for convenience, as revised for second reading – Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10231

Att. 3: As revised for second reading – Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10230

Att. 4: As revised for second reading – Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10231

Att. 5: Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10232

Att. 6: Memorandum "Revisions to Bylaws 10230 and 10231 – Farming First Strategy" dated March 15, 2021, from the Manager, Legislative Services



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10230 (Farming First Strategy)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.0 (Agriculture and Food) by deleting the “Existing Status of Road Improvements in the ALR Map” on p. 7-8 and deleting Section 7.1 (Protect Farmland and Enhance Its Viability) and replacing it with the following:

“7.1 Protect Farmland and Enhance Its Viability

OVERVIEW:

Richmond has a rich agricultural tradition and history and today, it remains a vital component of land use in the City. Farmers have made use of the fertile soils to produce a wide variety of crops and livestock. As the fourth largest city in the Metro Vancouver region, Richmond is fortunate to have significant amounts of protected farmland within its boundaries. Nearly 39% (4,993 ha.) of its land base is protected in the Agricultural Land Reserve (ALR). Additional protection and policy support is provided through Metro Vancouver’s Regional Growth Strategy’s goals, objectives and its agriculture land use designations intended to protect the agricultural land base in the region.

The City recognizes the importance of agriculture as a food source, an environmental resource, a heritage asset and an important contributor to the local economy. Agricultural land and farming is sustained by long-term City policies that maintain an urban containment boundary that keeps residential growth outside of the ALR. As well, it is to be noted that the City owns and controls dedicated roads (except for Provincial highways) in the ALR.

Richmond residents have always placed a high value on the protection of the City’s farmlands.

The City’s Farming First Strategy includes themes, objectives and policies to guide decisions on the land use management of agricultural land, enhance public awareness of agriculture and food security issues, and strengthen agricultural viability in Richmond. The Farming First Strategy is a result of a multi-phase process, which included a review of existing policies and practices in Richmond, best practice research from other jurisdictions, and input from the City’s Food Security and Agricultural Advisory Committee (FSAAC) and Richmond residents.

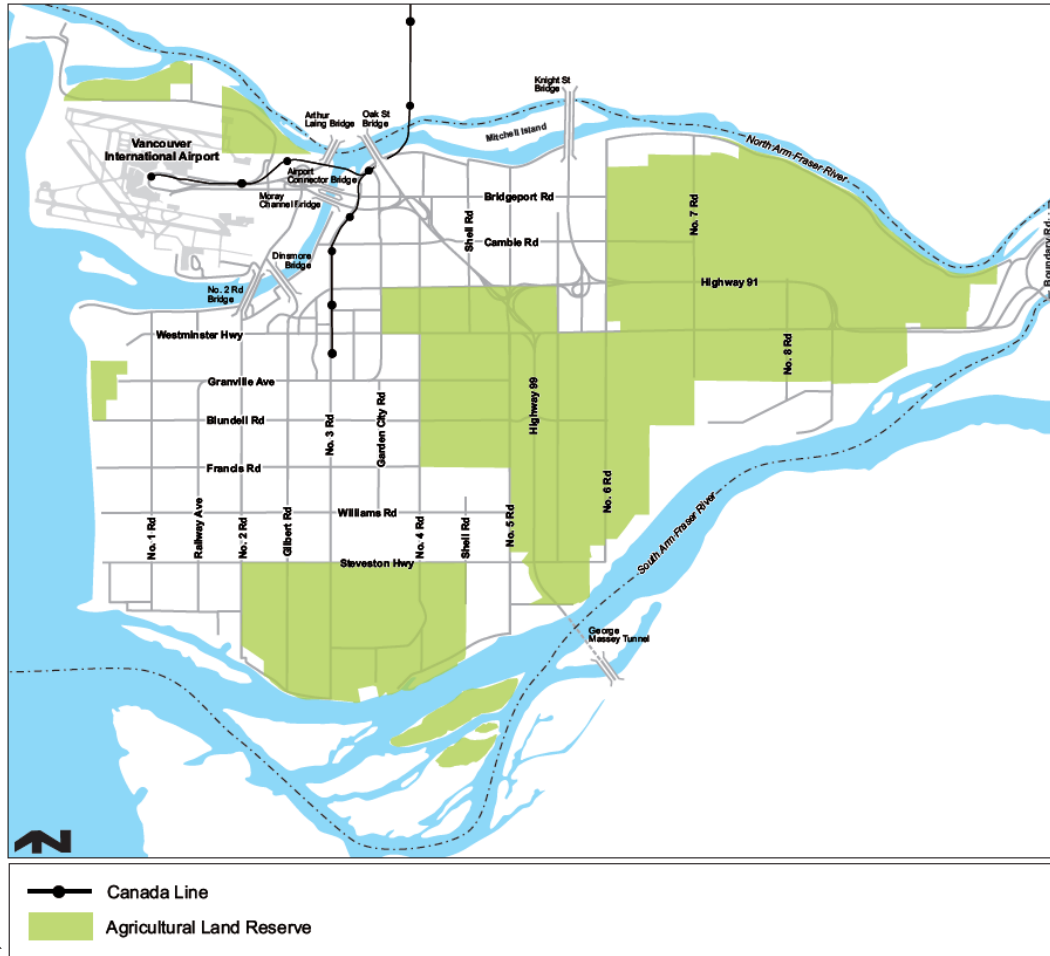
OBJECTIVE 1:

Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR).

POLICIES:**Farmland Protection**

- a) Maintain the existing ALR boundary and do not support a loss of ALR land.
- b) Ensure that land uses adjacent to, but outside of, the ALR are compatible with farming by establishing effective agricultural buffers on the non-agricultural lands.
- c) Designate all parcels abutting, but outside of, the ALR boundary as Development Permit Areas with Guidelines for the purpose of protecting farming.
- d) Limit the area used for residential development ~~and the number of dwelling units to one~~ on properties in the ALR. ~~The following policies are to be regarded as guidelines which may be applied by Council, in a flexible manner, individually or together, on a case-by-case basis, when considering rezoning applications, to increase house size in the City's agricultural areas:~~
 - the need to accommodate a variety of cultural and intergenerational family needs and farm situations;
 - verification that the site has been or can be used for agricultural production;
 - verification that the applicant has been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
 - demonstration that there is a need for a larger farm house, to accommodate existing and / or anticipated workers on the site, through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;
 - submission of a farm plan which is acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements including providing financial security to ensure that the approved farm plan is implemented;
- ~~d)e)~~ Limit the number of dwelling units to one on lots within the ALR. Any proposal for a larger house size or an additional dwelling would require approval from both Council and the Agricultural Land Commission (ALC).
- e)f) Seasonal farm labour accommodation, as an additional residential use, may be considered so long as the accommodation is accessory to the principal agricultural purpose and helps to support a farm operation in the Agricultural Land Reserve.

Agricultural Land Reserve Map



OBJECTIVE 2:

Ensure agricultural production remains the primary use of agricultural land.

POLICIES:

Land Use Considerations

- a) Continue to encourage the use of the ALR land for farming and discourage non-farm uses (e.g. residential).
- b) ~~Discourage~~ Limit the subdivision of agricultural land into smaller parcels, except as per the policies and regulations of the Agricultural Land Commission Act, or where measurable benefits to agriculture can be demonstrated as per the policies and regulations of the Agricultural Land Commission Act.
- c) Consider agricultural projects which achieve viable farming while avoiding residential development as a principal use.

- d) Encourage soil-based farming ~~Continue to limit by regulating~~ the amount of hardsurfacing permitted in agricultural buildings, structures and greenhouses, ~~in order to encourage soil-based farming.~~
- e) Ensure agricultural production (e.g. growing of crops and raising animals) remains the primary use of agricultural land and ancillary uses (e.g. farm retail, storing, packing, preparing and processing of farm products) are secondary uses and consistent with the scale of the farm operation.
- f) Ensure soil deposit and removal proposals enhance agricultural viability capabilities (e.g. greater range of potential crops) and are consistent with City bylaws and policies, and Provincial requirements.

OBJECTIVE 3:

Enhance long-term agricultural viability and opportunities for innovation.

Long-term Viability

- a) Build relationships with farmers and the agricultural community through the City's Food Security and Agricultural Advisory Committee (FSAAC) to address issues impacting agricultural viability and food security.
- b) Increase public awareness of City and other initiatives related to agriculture by disseminating information on farming practices, farm products, and educational programs through the City's website, social media or other forms of communication.
- c) Provide information for new farmers and property owners of agricultural land, including property owners who own small parcels (e.g. less than 5 acres), to encourage active farming or lease the land for farming (e.g. Provincial land matching program).
- d) Encourage value-added agricultural related business initiatives consistent with City and Provincial regulations, while ensuring agricultural production remains the primary use of land.
- e) Develop agriculture-specific signage guidelines in order to support seasonal farm retail activities, including any necessary amendments to the City's Sign Bylaw.
- f) Continue to dDevelop relationships with non-profit, academic and government organizations which promote local agriculture, organic growing, climate adaptation, carbon management and reductions in pesticide use.

OBJECTIVE 4:

Support the use of agricultural land for local food production and encourage a local food network to increase local food supply and consumption.

Local Food Network

- a) Continue to collaborate with Metro Vancouver, the Province, food producers, Vancouver Coastal Health, other municipalities and stakeholders to advance the goals in the Metro Vancouver Regional Food System Strategy.
- b) During the development application process, encourage applicants to consider ~~Integrate~~ urban agriculture into development projects outside of the ALR, including rooftop gardens, community gardens, vertical farming, backyard gardening, indoor farming, edible landscaping and the planting of food bearing trees.

- c) Raise public awareness, in coordination with the FSAAC, of local farming, farmer's markets, and local food products, produce and programs.
- d) Support food tourism initiatives, in coordination with Tourism Richmond, the FSAAC, and other local stakeholders to highlight local food production.
- e) Strengthen relationships with external organizations that provide agriculture-related educational opportunities and promote local farming.

OBJECTIVE 5:

Continue improvements to irrigation and drainage infrastructure in support of agricultural production.

Servicing and Infrastructure

- a) Continue improvement of irrigation and drainage infrastructure to provide secure and suitable water supplies and functional drainage systems that support the agricultural sector while protecting environmental assets, in consultation with the agricultural community and relevant City departments.
- b) Consider separate water meters for the principal dwelling and the farm operation and ensure adequate service connections are installed for the farm operation.
- c) Update and implement the East Richmond Agricultural Water Supply Study.
- d) Encourage sustainable farm practices that utilize on-site water drainage, storage and use, and result in the reduction of potable water use.
- e) Continue to monitor the impact of the Fraser River 'salt wedge' on agricultural land and support improvements to supply salt-free irrigation water to affected areas.
- ~~f) Consider, only where there are no alternatives, options for allowing water service to agricultural sites with no direct road access through unimproved roads for farming purposes through City licensing agreements and other agreements as required, subject to compliance with all City bylaws and Provincial policies and regulations.~~

OBJECTIVE 6:

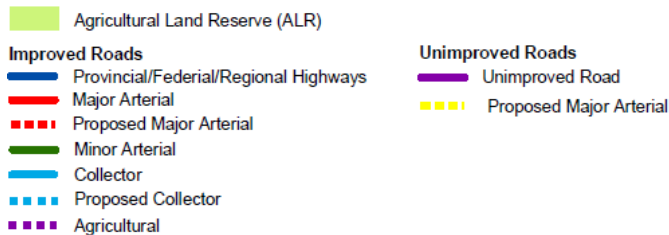
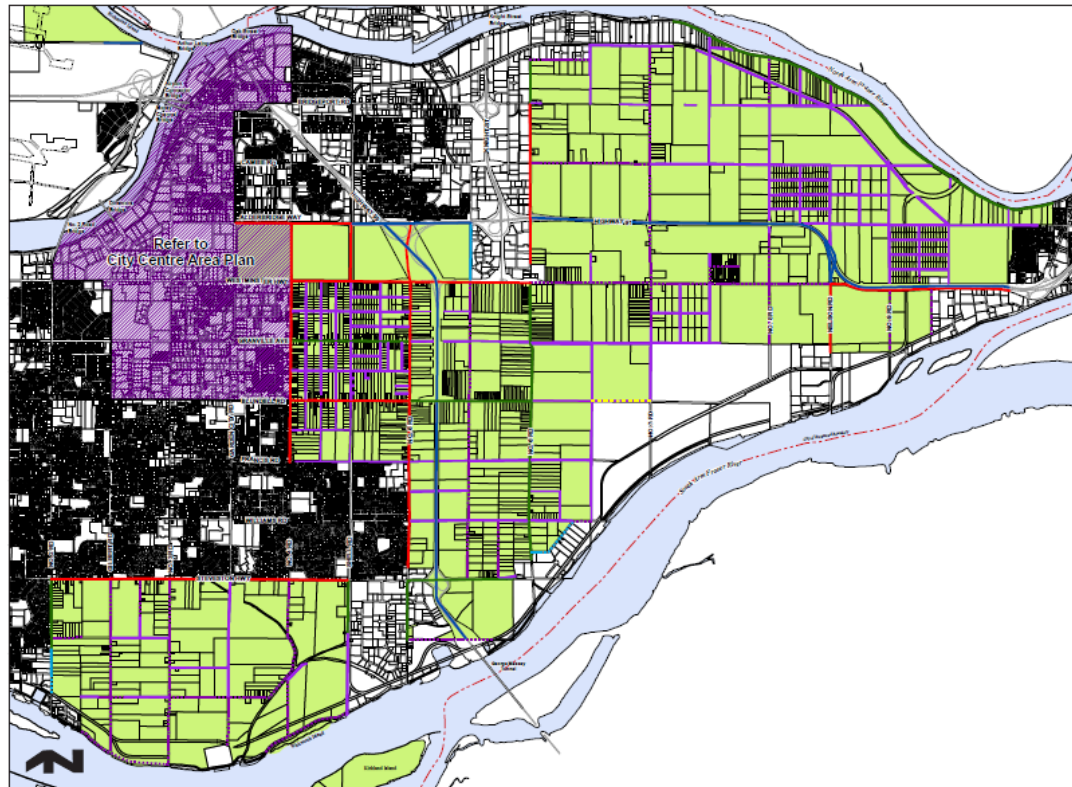
Support farm access to properties located in the ALR.

Farm Access

- a) Discourage, wherever possible, roads in the ALR, except as noted on the Existing Status of Road Improvements in the ALR Map.
- b) Consider how proposed road improvements (e.g. road widening) on existing City roads may impact farmland.
- c) ~~Consider, only where there are no alternatives, f~~For agricultural operations on agriculture sites only with no direct ~~improved and open~~ road access, the City may facilitate allowing access through unimproved unopened roads for farm access only (no new or improved roads) through unopened road allowances (via licensing agreements with the City). ~~licensing agreements and other agreements as required, subject to compliance with all City and Provincial regulations.~~
- ~~d) Continue to review requests for separate farm access subject to applicable bylaws and the City's requirements.~~
- e)d) Regulate soil deposit for farm access roads, as permitted by Provincial regulations, through a City permitting process to ensure impacts are mitigated (e.g.

adjacent properties, City property, Riparian Management Areas, and Environmentally Sensitive Areas).

Existing Status of Road Improvements in the ALR Map



OBJECTIVE 7:

Mitigate the impacts of climate change on agricultural production.

Climate Change

- a) Coordinate with Metro Vancouver, ALC, and the Ministry of Agriculture to assess the long-term impacts of climate change on agriculture and develop a coordinated response and tools to protect agricultural production.
- b) Continue to protect agricultural land and agricultural production, ~~while supporting in coordination with~~ the City's Dike Master Plan, ~~and~~ Flood Protection Management Strategy ~~and climate action initiatives~~ to address sea-level rise.
- c) Encourage sustainable farming practices, in coordination with relevant City departments, the FSAAC, ALC and Ministry of Agriculture, including water and soil conservation, greenhouse gas emissions reductions and soil management.

- d) Ensure soil deposit and removal proposals for agricultural production enhance agricultural capabilities (e.g. greater range of crops) viability—and address environmental issues (e.g. climate change, carbon storage, and groundwater table), consistent with the City’s Soil Bylaw.

OBJECTIVE 8:

Maintain a balance between the natural environment and agricultural production.

Environment

- a) Continue to implement standard assessment criteria for farming properties where designated Environmentally Sensitive Area (ESA) or Riparian Management Area (RMA) will be impacted, while continuing to support agricultural production.
- b) Investigate opportunities for reducing emissions from crop and livestock production, in coordination with the FSAAC, ALC and Ministry of Agriculture.
- c) Explore opportunities to promote the relationship between agricultural viability and biodiversity through agricultural practices that benefit wildlife.

OBJECTIVE 9:

Continue to work collaboratively with upper levels of government to enhance agricultural viability.

Coordination and Collaboration

- a) Coordinate with ALC and Ministry of Agriculture to ensure City bylaws and policies are consistent with Provincial policies and regulations, including the *Agricultural Land Commission Act*, ALR Regulations, ALC Policies and the Minister’s Bylaw Standards.
- b) Coordinate with ALC and Ministry of Agriculture to ensure development proposals are consistent with Provincial policies and regulations.
- c) Coordinate with Metro Vancouver to support the Regional Growth Strategy, which includes agricultural designations and policies for protection of agricultural land.

Upper-level Government Support

- d) Continue to communicate with upper levels of government to address the following agricultural-related issues:
 - Review income threshold for farm status to encourage legitimate farming operations.
 - Protection for farmers who lease farmland and encourage longer term leases.
 - Strengthening the *Agricultural Land Commission Act* and the ALR Regulations to explicitly prohibit non-farm uses in the ALR and encourage agricultural production.
 - Enforcement of contraventions on ALR property (including monitoring, inspections, and penalties for non-compliance).
 - Improved regulations for non-soil based greenhouses and limiting such structures to areas with lower soil class agricultural land (e.g. Class 4 or lower).

- Explore financial incentives for farming operations (e.g. grants, tax breaks and training opportunities).
- Explore financial incentives for environmental/sustainable farm operations, organic farming and reduction in pesticide use.
- Incorporation of environmental stewardship initiatives into the *Farm Practices Protection (Right to Farm) Act.*”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10230**”.



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10231 (Agricultural Land Reserve Buffers)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 14.0 Development Permit Guidelines by:
 - a. deleting the paragraph under the title “Protection of Farming” from Section 14.1.3 (Legal Authority) and replacing it with the following:

“The principal farming areas in Richmond are in the designated Agricultural Land Reserve (ALR). Farms along the edge of the ALR which abut non-farm development require special protection. Consequently, all significant new development (excluding single-family development) outside of, but along the edge of, the ALR requires a DP to reduce the impact on the existing or potential farms and related uses by adequate setbacks, screening or other appropriate measures.”
 - b. deleting sub-section (b) from Section 14.2.14 (Agricultural Land Reserve (ALR) Landscape Buffers) and replacing it with the following:
 - “b) For all significant development immediately adjacent to sites designated within the ALR (i.e. no intervening road), a landscaped buffer of approximately 15 m (49.2 ft.) wide, or an alternative width deemed appropriate and acceptable to the Director of Development, should be provided between the development and the agricultural land.”; and
 - c. inserting the following in Section 14.2.14 (Agricultural Land Reserve (ALR) Landscape Buffers) following sub-section (b) and renumbering the existing sections accordingly:
 - “c) Where there is an intervening road between the ALR and the non-ALR lands, provide an appropriate landscaped setback on the non-agricultural lands (e.g. 3 m (9.8 ft.) to parking and 4.5 m (14.8 ft.) to buildings).
 - d) The landscaped buffer should be designed, established and maintained in accordance with the Ministry of Agriculture’s *Guide to Edge Planning*.”
2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10231”**.



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10230 (Farming First Strategy)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.0 (Agriculture and Food) by deleting the “Existing Status of Road Improvements in the ALR Map” on p.7-8 and deleting Section 7.1 (Protect Farmland and Enhance Its Viability) and replacing it with the following:

“7.1 Protect Farmland and Enhance Its Viability

OVERVIEW:

Richmond has a rich agricultural tradition and history and today, it remains a vital component of land use in the City. Farmers have made use of the fertile soils to produce a wide variety of crops and livestock. As the fourth largest city in the Metro Vancouver region, Richmond is fortunate to have significant amounts of protected farmland within its boundaries. Nearly 39% (4,993 ha.) of its land base is protected in the Agricultural Land Reserve (ALR). Additional protection and policy support is provided through Metro Vancouver’s Regional Growth Strategy’s goals, objectives and its agriculture land use designations intended to protect the agricultural land base in the region.

The City recognizes the importance of agriculture as a food source, an environmental resource, a heritage asset and an important contributor to the local economy. Agricultural land and farming is sustained by long-term City policies that maintain an urban containment boundary that keeps residential growth outside of the ALR. As well, it is to be noted that the City owns and controls dedicated roads (except for Provincial highways) in the ALR.

Richmond residents have always placed a high value on the protection of the City’s farmlands.

The City’s Farming First Strategy includes themes, objectives and policies to guide decisions on the land use management of agricultural land, enhance public awareness of agriculture and food security issues, and strengthen agricultural viability in Richmond. The Farming First Strategy is a result of a multi-phase process, which included a review of existing policies and practices in Richmond, best practice research from other jurisdictions, and input from the City’s Food Security and Agricultural Advisory Committee (FSAAC) and Richmond residents.

OBJECTIVE 1:

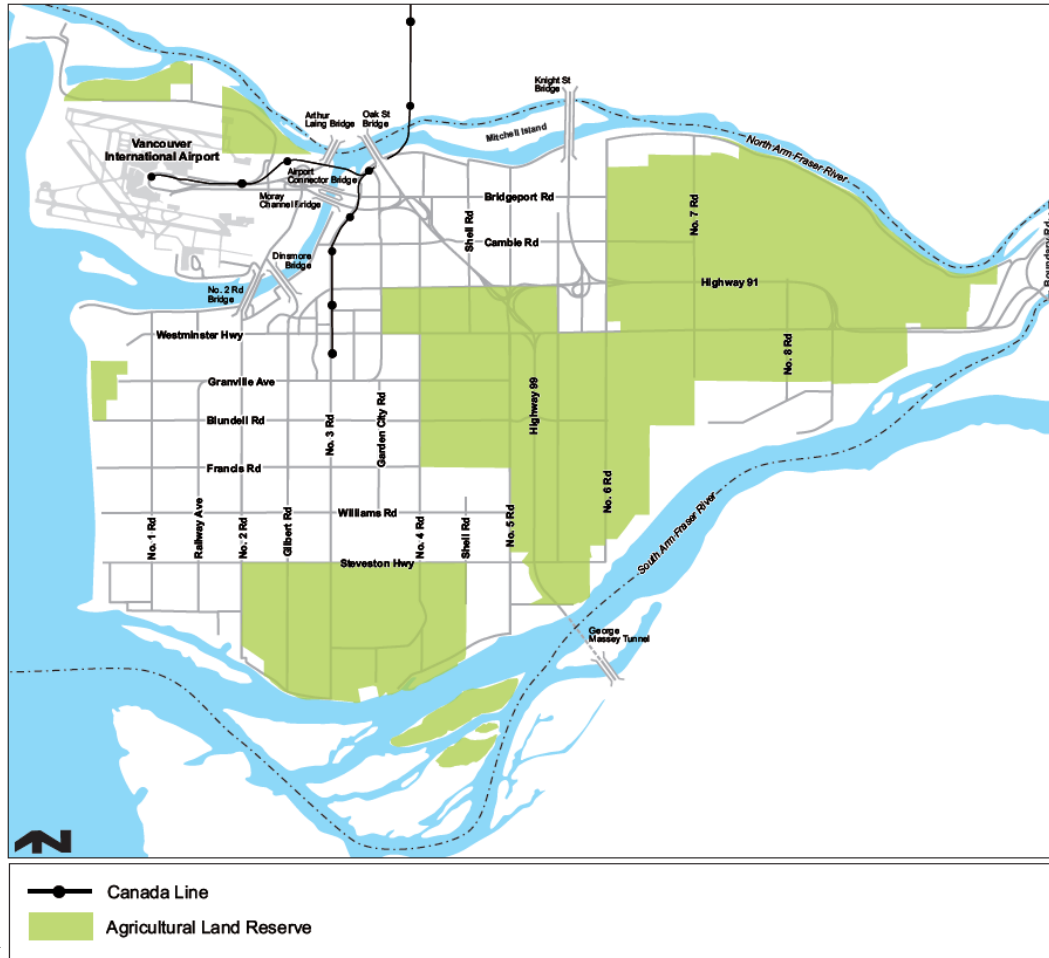
Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR).

POLICIES:

Farmland Protection

- a) Maintain the existing ALR boundary and do not support a loss of ALR land.
- b) Ensure that land uses adjacent to, but outside of, the ALR are compatible with farming by establishing effective agricultural buffers on the non-agricultural lands.
- c) Designate all parcels abutting, but outside of, the ALR boundary as Development Permit Areas with Guidelines for the purpose of protecting farming.
- d) Limit the area used for residential development on properties in the ALR. The following policies are to be regarded as guidelines which may be applied by Council, in a flexible manner, individually or together, on a case-by-case basis, when considering rezoning applications, to increase house size in the City's agricultural areas:
 - the need to accommodate a variety of cultural and intergenerational family needs and farm situations;
 - verification that the site has been or can be used for agricultural production;
 - verification that the applicant has been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
 - demonstration that there is a need for a larger farm house, to accommodate existing and / or anticipated workers on the site, through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;
 - submission of a farm plan which is acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements including providing financial security to ensure that the approved farm plan is implemented;
- e) Limit the number of dwelling units to one on lots within the ALR. Any proposal for additional dwelling units would require approval from both Council and the Agricultural Land Commission (ALC).
- f) Seasonal farm labour accommodation, as an additional residential use, may be considered so long as the accommodation is accessory to the principal agricultural purpose and helps to support a farm operation in the Agricultural Land Reserve.

Agricultural Land Reserve Map



OBJECTIVE 2:

Ensure agricultural production remains the primary use of agricultural land.

POLICIES:

Land Use Considerations

- a) Continue to encourage the use of the ALR land for farming and discourage non-farm uses (e.g. residential).
- b) Limit the subdivision of agricultural land into smaller parcels, except where measurable benefits to agriculture can be demonstrated as per the policies and regulations of the *Agricultural Land Commission Act*.
- c) Consider agricultural projects which achieve viable farming while avoiding residential development as a principal use.
- d) Encourage soil-based farming by regulating the amount of hardsurfacing in agricultural buildings, structures and greenhouses.

- e) Ensure agricultural production (e.g. growing of crops and raising animals) remains the primary use of agricultural land and ancillary uses (e.g. farm retail, storing, packing, preparing and processing of farm products) are secondary uses and consistent with the scale of the farm operation.
- f) Ensure soil deposit and removal proposals enhance agricultural capabilities (e.g. greater range of potential crops) and are consistent with City bylaws and policies, and Provincial requirements.

OBJECTIVE 3:

Enhance long-term agricultural viability and opportunities for innovation.

Long-term Viability

- a) Build relationships with farmers and the agricultural community through the City's Food Security and Agricultural Advisory Committee (FSAAC) to address issues impacting agricultural viability and food security.
- b) Increase public awareness of City and other initiatives related to agriculture by disseminating information on farming practices, farm products, and educational programs through the City's website, social media or other forms of communication.
- c) Provide information for new farmers and property owners of agricultural land, including property owners who own small parcels (e.g. less than 5 acres), to encourage active farming or lease the land for farming (e.g. Provincial land matching program).
- d) Encourage value-added agricultural related business initiatives consistent with City and Provincial regulations, while ensuring agricultural production remains the primary use of land.
- e) Develop agriculture-specific signage guidelines in order to support seasonal farm retail activities, including any necessary amendments to the City's Sign Bylaw.
- f) Continue to develop relationships with non-profit, academic and government organizations which promote local agriculture, organic growing, climate adaptation, carbon management and reductions in pesticide use.

OBJECTIVE 4:

Support the use of agricultural land for local food production and encourage a local food network to increase local food supply and consumption.

Local Food Network

- a) Continue to collaborate with Metro Vancouver, the Province, food producers, Vancouver Coastal Health, other municipalities and stakeholders to advance the goals in the Metro Vancouver Regional Food System Strategy.
- b) During the development application process, encourage applicants to consider urban agriculture into development projects outside of the ALR, including rooftop gardens, community gardens, vertical farming, backyard gardening, indoor farming, edible landscaping and the planting of food bearing trees.
- c) Raise public awareness, in coordination with the FSAAC, of local farming, farmer's markets, and local food products, produce and programs.

- d) Support food tourism initiatives, in coordination with Tourism Richmond, the FSAAC, and other local stakeholders to highlight local food production.
- e) Strengthen relationships with external organizations that provide agriculture-related educational opportunities and promote local farming.

OBJECTIVE 5:

Continue improvements to irrigation and drainage infrastructure in support of agricultural production.

Servicing and Infrastructure

- a) Continue improvement of irrigation and drainage infrastructure to provide secure and suitable water supplies and functional drainage systems that support the agricultural sector while protecting environmental assets, in consultation with the agricultural community and relevant City departments.
- b) Consider separate water meters for the principal dwelling and the farm operation and ensure adequate service connections are installed for the farm operation.
- c) Update and implement the East Richmond Agricultural Water Supply Study.
- d) Encourage sustainable farm practices that utilize on-site water drainage, storage and use, and result in the reduction of potable water use.
- e) Continue to monitor the impact of the Fraser River 'salt wedge' on agricultural land and support improvements to supply salt-free irrigation water to affected areas.

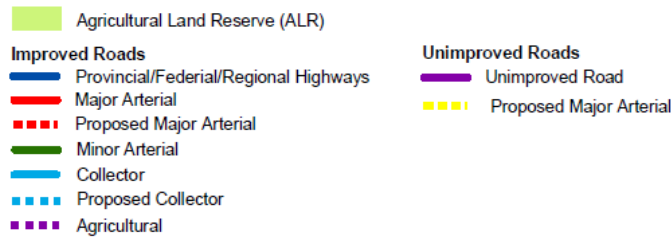
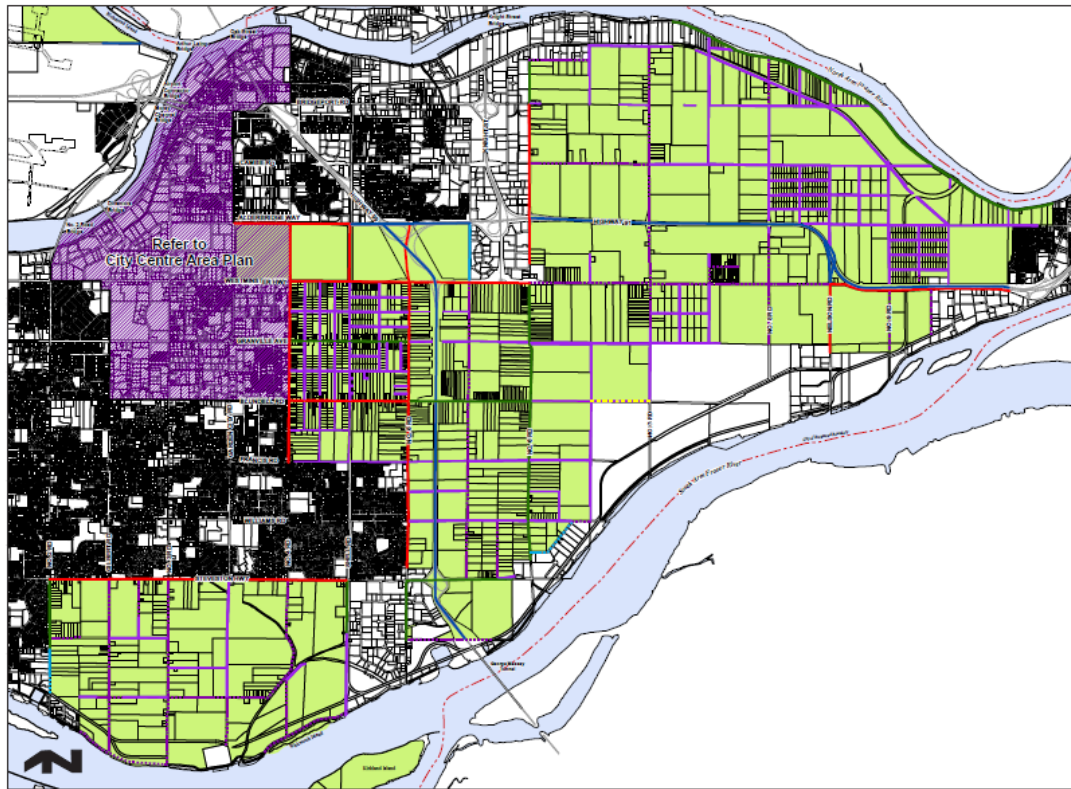
OBJECTIVE 6:

Support farm access to properties located in the ALR.

Farm Access

- a) Discourage, wherever possible, roads in the ALR, except as noted on the Existing Status of Road Improvements in the ALR Map.
- b) Consider how proposed road improvements (e.g. road widening) on existing City roads may impact farmland.
- c) For agricultural operations on agriculture sites with no direct road access, the City may facilitate farm access only (no new or improved roads) through unopened road allowances (via licensing agreements with the City).
- d) Regulate all soil deposition and removal, including for farm access roads, as permitted by Provincial regulations, through a City permitting process to ensure impacts are mitigated (e.g. adjacent properties, City property, Riparian Management Areas, and Environmentally Sensitive Areas).

Existing Status of Road Improvements in the ALR Map



OBJECTIVE 7:

Mitigate the impacts of climate change on agricultural production.

Climate Change

- a) Coordinate with Metro Vancouver, ALC, and the Ministry of Agriculture to assess the long-term impacts of climate change on agriculture and develop a coordinated response and tools to protect agricultural production.
- b) Continue to protect agricultural land and agricultural production, in coordination with the City’s Dike Master Plan, Flood Protection Management Strategy and climate action initiatives to address sea-level rise.
- c) Encourage sustainable farming practices, in coordination with relevant City departments, the FSAAC, ALC and Ministry of Agriculture, including water and soil conservation, greenhouse gas emissions reductions and soil management.

- d) Ensure soil deposit and removal proposals for agricultural production enhance agricultural capabilities (e.g. greater range of crops) and address environmental issues (e.g. climate change, carbon storage, and groundwater table), consistent with the City's Soil Bylaw.

OBJECTIVE 8:

Maintain a balance between the natural environment and agricultural production.

Environment

- a) Continue to implement standard assessment criteria for farming properties where designated Environmentally Sensitive Area (ESA) or Riparian Management Area (RMA) will be impacted, while continuing to support agricultural production.
- b) Investigate opportunities for reducing emissions from crop and livestock production, in coordination with the FSAAC, ALC and Ministry of Agriculture.
- c) Explore opportunities to promote the relationship between agricultural viability and biodiversity through agricultural practices that benefit wildlife.

OBJECTIVE 9:

Continue to work collaboratively with upper levels of government to enhance agricultural viability.

Coordination and Collaboration

- a) Coordinate with ALC and Ministry of Agriculture to ensure City bylaws and policies are consistent with Provincial policies and regulations, including the *Agricultural Land Commission Act*, ALR Regulations, ALC Policies and the Minister's Bylaw Standards.
- b) Coordinate with ALC and Ministry of Agriculture to ensure development proposals are consistent with Provincial policies and regulations.
- c) Coordinate with Metro Vancouver to support the Regional Growth Strategy, which includes agricultural designations and policies for protection of agricultural land.

Upper-level Government Support

- d) Continue to communicate with upper levels of government to address the following agricultural-related issues:
 - Review income threshold for farm status to encourage legitimate farming operations.
 - Protection for farmers who lease farmland and encourage longer term leases.
 - Strengthening the *Agricultural Land Commission Act* and the ALR Regulations to explicitly prohibit non-farm uses in the ALR and encourage agricultural production.
 - Enforcement of contraventions on ALR property (including monitoring, inspections, and penalties for non-compliance).
 - Improved regulations for non-soil based greenhouses and limiting such structures to areas with lower soil class agricultural land (e.g. Class 4 or lower).

- Explore financial incentives for farming operations (e.g. grants, tax breaks and training opportunities).
- Explore financial incentives for environmental/sustainable farm operations, organic farming and reduction in pesticide use.
- Incorporation of environmental stewardship initiatives into the *Farm Practices Protection (Right to Farm) Act.*”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10230**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10231 (Agricultural Land Reserve Buffers)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 14.0 Development Permit Guidelines by:
 - a. deleting the paragraph under the title “Protection of Farming” from Section 14.1.3 (Legal Authority) and replacing it with the following:

“The principal farming areas in Richmond are in the designated Agricultural Land Reserve (ALR). Farms along the edge of the ALR which abut non-farm development require special protection. Consequently, all significant new development (excluding single-family development) outside of, but along the edge of, the ALR requires a DP to reduce the impact on the existing or potential farms and related uses by adequate setbacks, screening or other appropriate measures.”
 - b. deleting sub-section (b) from Section 14.2.14 (Agricultural Land Reserve (ALR) Landscape Buffers) and replacing it with the following:

“b) For all significant development immediately adjacent to sites designated within the ALR (i.e. no intervening road), a landscaped buffer of approximately 15 m (49.2 ft.) wide, or an alternative width deemed appropriate and acceptable to the Director of Development, should be provided between the development and the agricultural land.”; and
 - c. inserting the following in Section 14.2.14 (Agricultural Land Reserve (ALR) Landscape Buffers) following sub-section (b) and renumbering the existing sections accordingly:
 - “c) Where there is an intervening road between the ALR and the non-ALR lands, provide an appropriate landscaped setback on the non-agricultural lands (e.g. 3 m (9.8 ft.) to parking and 4.5 m (14.8 ft.) to buildings).
 - d) The landscaped buffer should be designed, established and maintained in accordance with the Ministry of Agriculture’s *Guide to Edge Planning*.”
2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10231**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED <i>RK</i>
APPROVED by Director or Solicitor <i>JA</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Bylaw 10232

Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10232
(ESA DP Exemption for Farming)

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 14.0 Development Permit Guidelines, by deleting the fifteenth and sixteenth bullet under Section 14.1.6.2 (Environmentally Sensitive Areas (ESAs) Only) and replacing them with the following:

- “• for new farmers: a farm plan produced by a professional Agrologist to the satisfaction of the City (including information on unimproved/improved agricultural capability/suitability, soils, drainage, irrigation, proposed farm product and operator, and agricultural improvement cost estimate). Where legitimate farming activities are not demonstrated in accordance with the farm plan, or where this permission has not been granted but environmental assets and services have been modified, the City may require the owner to restore and rehabilitate the modified environmental asset and services;”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10232**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>RK</i>
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



City of Richmond

Memorandum Law and Legislative Services Division

To: Mayor and Councillors **Date:** March 15, 2021
From: Matt O'Halloran **File:**
 Manager, Legislative Services
Re: Revisions to Bylaws 10230 and 10231 – Farming First Strategy

The purpose of this memo is to outline and recommend minor revisions for the following bylaws included with the Public Hearing agenda this evening, March 15, 2021:

- Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10230 (Farming First Strategy)
- Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10231 (Agricultural Land Reserve Buffers)

Both Bylaws 10230 and 10231 are attached to the Farming First Strategy Report on page 194 of the agenda.

The revised Bylaws 10230 and 10231, as recommended for revisions, second reading, third reading, and adoption, are included with this memo.

The bylaws received first reading on February 8, 2021 – however, they were intended to be provided to Council at that time in the format attached to this memo. Staff are now recommending that Council consider authorizing the revisions prior to action on second reading, third reading, and adoption.

It should be noted that all proposed revisions to the Bylaws are consistent with the report on the March 15, 2021 Public Hearing agenda, and all attachments. The changes are minor, and only provide further clarification to the proposed policies. The changes are also consistent with public notification that has taken place for both bylaws.

Bylaw 10232, also included with the March 15, 2021 Public Hearing agenda and the Farming First Strategy report, is not affected.

Highlighted versions of Bylaws 10230 and 10231 are also included for further clarification on the changes. Policy Planning staff will also be available at the meeting to answer any questions from Council.

Staff Recommendations

1. That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10230 (Farming First Strategy) be revised in accordance with the updated version of this bylaw attached to the

March 11, 2021

- 2 -

Memorandum "Revisions to Bylaws 10230 and 10231 – Farming First Strategy" dated March 15, 2021, from the Manager, Legislative Services.

2. That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10231 (Agricultural Land Reserve Buffers) be revised in accordance with the updated version of this bylaw attached to the Memorandum "Revisions to Bylaws 10230 and 10231 – Farming First Strategy" dated March 15, 2021, from the Manager, Legislative Services.
3. That Council consider action on second reading, third reading, and adoption of Bylaws 10230, 10231, and 10232, in accordance with the March 15, 2021 Public Hearing Agenda.



Matt O'Halloran
Manager, Legislative Services
604-276-4098

cc SMT

- Att. 1: Highlighted for convenience, as intended for second reading, third reading, and adoption – Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10230 (Farming First Strategy)
- Att. 2: Highlighted for convenience, as intended for second reading, third reading, and adoption – Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10231 (Agricultural Land Reserve Buffers)
- Att. 3: Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10230 (Farming First Strategy)
- Att. 4: Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10231 (Agricultural Land Reserve Buffers)



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10230 (Farming First Strategy)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.0 (Agriculture and Food) by deleting the “Existing Status of Road Improvements in the ALR Map” on p.7-8 and deleting Section 7.1 (Protect Farmland and Enhance Its Viability) and replacing it with the following:

“7.1 Protect Farmland and Enhance Its Viability

OVERVIEW:

Richmond has a rich agricultural tradition and history and today, it remains a vital component of land use in the City. Farmers have made use of the fertile soils to produce a wide variety of crops and livestock. As the fourth largest city in the Metro Vancouver region, Richmond is fortunate to have significant amounts of protected farmland within its boundaries. Nearly 39% (4,993 ha.) of its land base is protected in the Agricultural Land Reserve (ALR). Additional protection and policy support is provided through Metro Vancouver’s Regional Growth Strategy’s goals, objectives and its agriculture land use designations intended to protect the agricultural land base in the region.

The City recognizes the importance of agriculture as a food source, an environmental resource, a heritage asset and an important contributor to the local economy. Agricultural land and farming is sustained by long-term City policies that maintain an urban containment boundary that keeps residential growth outside of the ALR. As well, it is to be noted that the City owns and controls dedicated roads (except for Provincial highways) in the ALR.

Richmond residents have always placed a high value on the protection of the City’s farmlands.

The City’s Farming First Strategy includes themes, objectives and policies to guide decisions on the land use management of agricultural land, enhance public awareness of agriculture and food security issues, and strengthen agricultural viability in Richmond. The Farming First Strategy is a result of a multi-phase process, which included a review of existing policies and practices in Richmond, best practice research from other jurisdictions, and input from the City’s Food Security and Agricultural Advisory Committee (FSAAC) and Richmond residents.

OBJECTIVE 1:

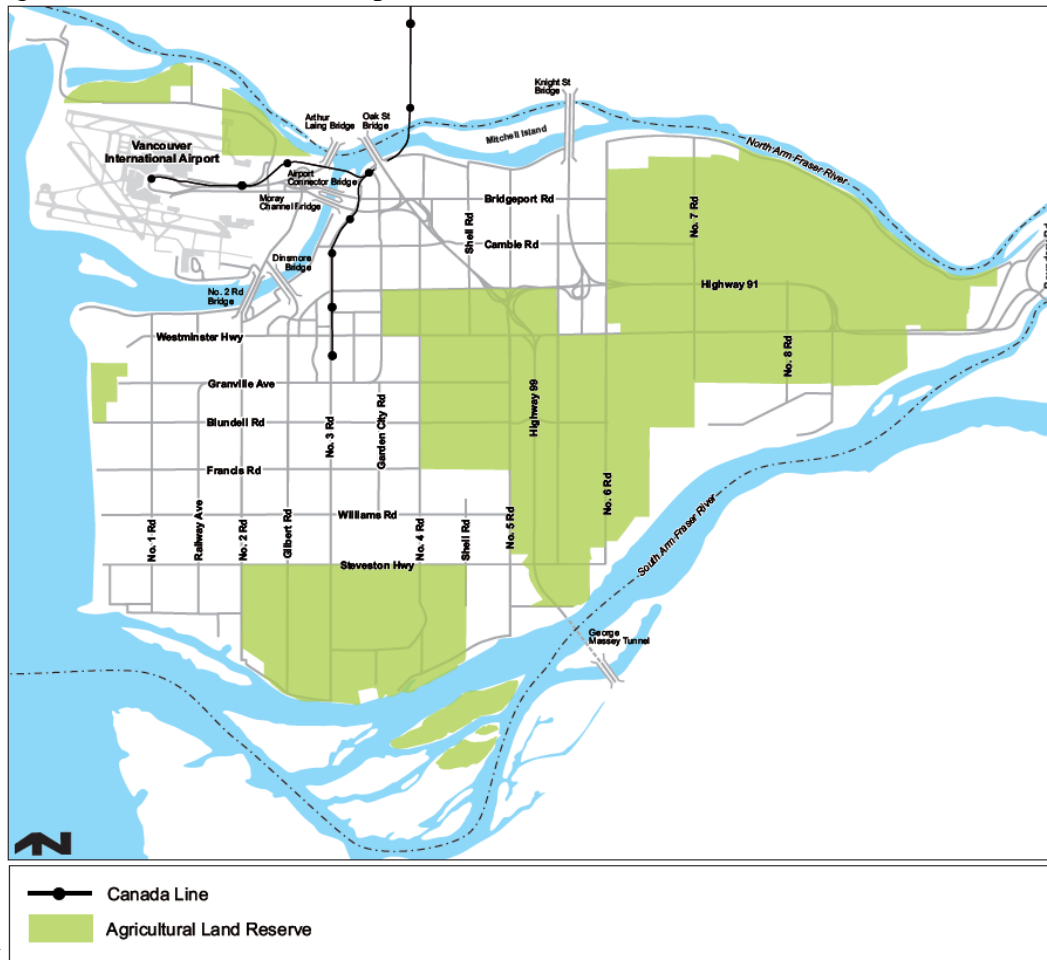
Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR).

POLICIES:

Farmland Protection

- a) Maintain the existing ALR boundary and do not support a loss of ALR land.
- b) Ensure that land uses adjacent to, but outside of, the ALR are compatible with farming by establishing effective agricultural buffers on the non-agricultural lands.
- c) Designate all parcels abutting, but outside of, the ALR boundary as Development Permit Areas with Guidelines for the purpose of protecting farming.
- d) Limit the area used for residential development on properties in the ALR. The following policies are to be regarded as guidelines which may be applied by Council, in a flexible manner, individually or together, on a case-by-case basis, when considering rezoning applications, to increase house size in the City's agricultural areas:
 - the need to accommodate a variety of cultural and intergenerational family needs and farm situations;
 - verification that the site has been or can be used for agricultural production;
 - verification that the applicant has been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
 - demonstration that there is a need for a larger farm house, to accommodate existing and / or anticipated workers on the site, through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;
 - submission of a farm plan which is acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements including providing financial security to ensure that the approved farm plan is implemented;
- e) Limit the number of dwelling units to one on lots within the ALR. Any proposal for additional dwelling units would require approval from both Council and the Agricultural Land Commission (ALC).
- f) Seasonal farm labour accommodation, as an additional residential use, may be considered so long as the accommodation is accessory to the principal agricultural purpose and helps to support a farm operation in the Agricultural Land Reserve.

Agricultural Land Reserve Map

**OBJECTIVE 2:**

Ensure agricultural production remains the primary use of agricultural land.

POLICIES:**Land Use Considerations**

- Continue to encourage the use of the ALR land for farming and discourage non-farm uses (e.g. residential).
- Limit the subdivision of agricultural land into smaller parcels, except where measurable benefits to agriculture can be demonstrated as per the policies and regulations of the *Agricultural Land Commission Act*.
- Consider agricultural projects which achieve viable farming while avoiding residential development as a principal use.
- Encourage soil-based farming by regulating the amount of hardsurfacing in agricultural buildings, structures and greenhouses.

- e) Ensure agricultural production (e.g. growing of crops and raising animals) remains the primary use of agricultural land and ancillary uses (e.g. farm retail, storing, packing, preparing and processing of farm products) are secondary uses and consistent with the scale of the farm operation.
- f) Ensure soil deposit and removal proposals enhance agricultural capabilities (e.g. greater range of potential crops) and are consistent with City bylaws and policies, and Provincial requirements.

OBJECTIVE 3:

Enhance long-term agricultural viability and opportunities for innovation.

Long-term Viability

- a) Build relationships with farmers and the agricultural community through the City's Food Security and Agricultural Advisory Committee (FSAAC) to address issues impacting agricultural viability and food security.
- b) Increase public awareness of City and other initiatives related to agriculture by disseminating information on farming practices, farm products, and educational programs through the City's website, social media or other forms of communication.
- c) Provide information for new farmers and property owners of agricultural land, including property owners who own small parcels (e.g. less than 5 acres), to encourage active farming or lease the land for farming (e.g. Provincial land matching program).
- d) Encourage value-added agricultural related business initiatives consistent with City and Provincial regulations, while ensuring agricultural production remains the primary use of land.
- e) Develop agriculture-specific signage guidelines in order to support seasonal farm retail activities, including any necessary amendments to the City's Sign Bylaw.
- f) Continue to develop relationships with non-profit, academic and government organizations which promote local agriculture, organic growing, climate adaptation, carbon management and reductions in pesticide use.

OBJECTIVE 4:

Support the use of agricultural land for local food production and encourage a local food network to increase local food supply and consumption.

Local Food Network

- a) Continue to collaborate with Metro Vancouver, the Province, food producers, Vancouver Coastal Health, other municipalities and stakeholders to advance the goals in the Metro Vancouver Regional Food System Strategy.
- b) During the development application process, encourage applicants to consider urban agriculture into development projects outside of the ALR, including rooftop gardens, community gardens, vertical farming, backyard gardening, indoor farming, edible landscaping and the planting of food bearing trees.
- c) Raise public awareness, in coordination with the FSAAC, of local farming, farmer's markets, and local food products, produce and programs.

- d) Support food tourism initiatives, in coordination with Tourism Richmond, the FSAAC, and other local stakeholders to highlight local food production.
- e) Strengthen relationships with external organizations that provide agriculture-related educational opportunities and promote local farming.

OBJECTIVE 5:

Continue improvements to irrigation and drainage infrastructure in support of agricultural production.

Servicing and Infrastructure

- a) Continue improvement of irrigation and drainage infrastructure to provide secure and suitable water supplies and functional drainage systems that support the agricultural sector while protecting environmental assets, in consultation with the agricultural community and relevant City departments.
- b) Consider separate water meters for the principal dwelling and the farm operation and ensure adequate service connections are installed for the farm operation.
- c) Update and implement the East Richmond Agricultural Water Supply Study.
- d) Encourage sustainable farm practices that utilize on-site water drainage, storage and use, and result in the reduction of potable water use.
- e) Continue to monitor the impact of the Fraser River 'salt wedge' on agricultural land and support improvements to supply salt-free irrigation water to affected areas.



OBJECTIVE 6:

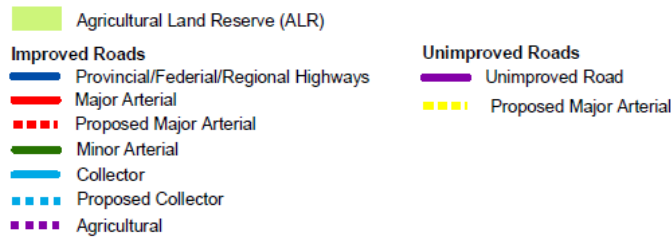
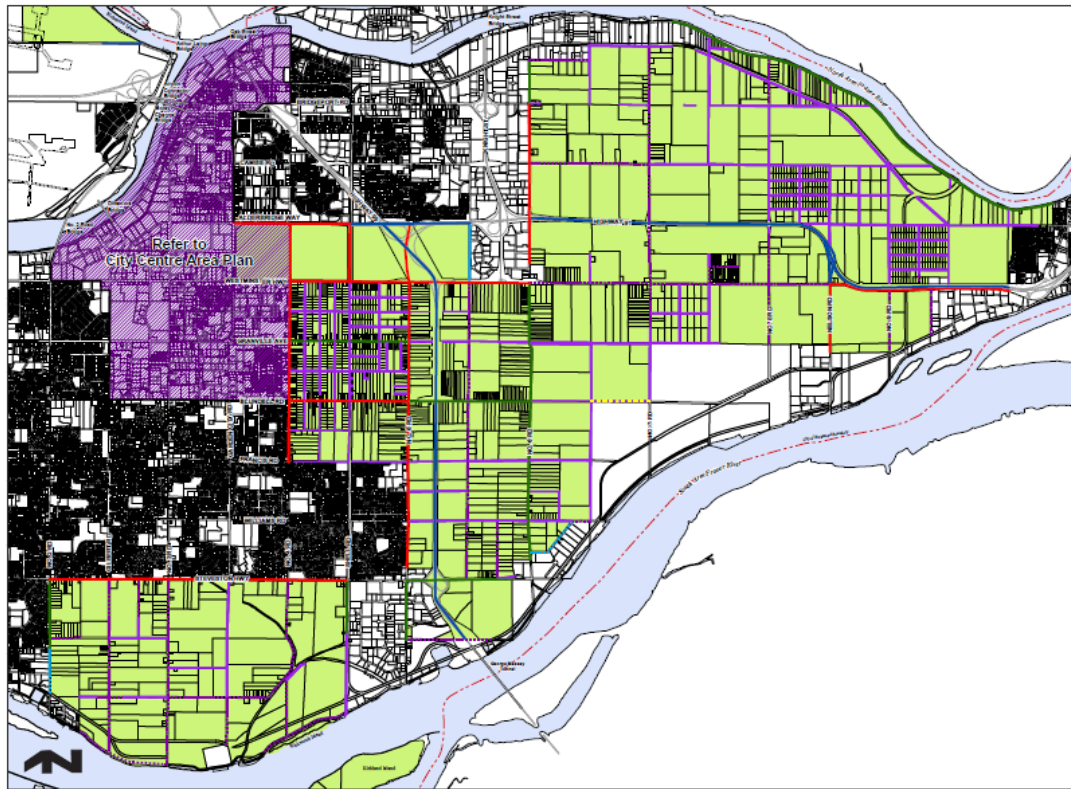
Support farm access to properties located in the ALR.

Farm Access

- a) Discourage, wherever possible, roads in the ALR, except as noted on the Existing Status of Road Improvements in the ALR Map.
- b) Consider how proposed road improvements (e.g. road widening) on existing City roads may impact farmland.
- c) For agricultural operations on agriculture sites with no direct road access, the City may facilitate farm access only (no new or improved roads) through unopened road allowances (via licensing agreements with the City).
- d) Regulate all soil deposition and removal, including for farm access roads, as permitted by Provincial regulations, through a City permitting process to ensure impacts are mitigated (e.g. adjacent properties, City property, Riparian Management Areas, and Environmentally Sensitive Areas).



Existing Status of Road Improvements in the ALR Map



OBJECTIVE 7:

Mitigate the impacts of climate change on agricultural production.

Climate Change

- a) Coordinate with Metro Vancouver, ALC, and the Ministry of Agriculture to assess the long-term impacts of climate change on agriculture and develop a coordinated response and tools to protect agricultural production.
- b) Continue to protect agricultural land and agricultural production, in coordination with the City’s Dike Master Plan, Flood Protection Management Strategy and climate action initiatives to address sea-level rise.
- c) Encourage sustainable farming practices, in coordination with relevant City departments, the FSAAC, ALC and Ministry of Agriculture, including water and soil conservation, greenhouse gas emissions reductions and soil management.

- d) Ensure soil deposit and removal proposals for agricultural production enhance agricultural capabilities (e.g. greater range of crops) and address environmental issues (e.g. climate change, carbon storage, and groundwater table), consistent with the City's Soil Bylaw.

OBJECTIVE 8:

Maintain a balance between the natural environment and agricultural production.

Environment

- a) Continue to implement standard assessment criteria for farming properties where designated Environmentally Sensitive Area (ESA) or Riparian Management Area (RMA) will be impacted, while continuing to support agricultural production.
- b) Investigate opportunities for reducing emissions from crop and livestock production, in coordination with the FSAAC, ALC and Ministry of Agriculture.
- c) Explore opportunities to promote the relationship between agricultural viability and biodiversity through agricultural practices that benefit wildlife.

OBJECTIVE 9:

Continue to work collaboratively with upper levels of government to enhance agricultural viability.

Coordination and Collaboration

- a) Coordinate with ALC and Ministry of Agriculture to ensure City bylaws and policies are consistent with Provincial policies and regulations, including the *Agricultural Land Commission Act*, ALR Regulations, ALC Policies and the Minister's Bylaw Standards.
- b) Coordinate with ALC and Ministry of Agriculture to ensure development proposals are consistent with Provincial policies and regulations.
- c) Coordinate with Metro Vancouver to support the Regional Growth Strategy, which includes agricultural designations and policies for protection of agricultural land.

Upper-level Government Support

- d) Continue to communicate with upper levels of government to address the following agricultural-related issues:
 - Review income threshold for farm status to encourage legitimate farming operations.
 - Protection for farmers who lease farmland and encourage longer term leases.
 - Strengthening the *Agricultural Land Commission Act* and the ALR Regulations to explicitly prohibit non-farm uses in the ALR and encourage agricultural production.
 - Enforcement of contraventions on ALR property (including monitoring, inspections, and penalties for non-compliance).
 - Improved regulations for non-soil based greenhouses and limiting such structures to areas with lower soil class agricultural land (e.g. Class 4 or lower).

- Explore financial incentives for farming operations (e.g. grants, tax breaks and training opportunities).
- Explore financial incentives for environmental/sustainable farm operations, organic farming and reduction in pesticide use.
- Incorporation of environmental stewardship initiatives into the *Farm Practices Protection (Right to Farm) Act.*”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10230**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER





**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10231 (Agricultural Land Reserve Buffers)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 14.0 Development Permit Guidelines by:
 - a. deleting the paragraph under the title “Protection of Farming” from Section 14.1.3 (Legal Authority) and replacing it with the following:

“The principal farming areas in Richmond are in the designated Agricultural Land Reserve (ALR). Farms along the edge of the ALR which abut non-farm development require special protection. Consequently, all significant new development (excluding single-family development) outside of, but along the edge of, the ALR requires a DP to reduce the impact on the existing or potential farms and related uses by adequate setbacks, screening or other appropriate measures.”
 - b. deleting sub-section (b) from Section 14.2.14 (Agricultural Land Reserve (ALR) Landscape Buffers) and replacing it with the following:

“b) For all significant development immediately adjacent to sites designated within the ALR (i.e. no intervening road), a landscaped buffer of approximately 15 m (49.2 ft.) wide, or an alternative width deemed appropriate and acceptable to the Director of Development, should be provided between the development and the agricultural land.”; and
 - c. inserting the following in Section 14.2.14 (Agricultural Land Reserve (ALR) Landscape Buffers) following sub-section (b) and renumbering the existing sections accordingly:
 - “c) Where there is an intervening road between the ALR and the non-ALR lands, provide an appropriate landscaped setback on the non-agricultural lands (e.g. 3 m (9.8 ft.) to parking and 4.5 m (14.8 ft.) to buildings).
 - d) The landscaped buffer should be designed, established and maintained in accordance with the Ministry of Agriculture’s *Guide to Edge Planning*.”
2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10231**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED <i>RK</i>
APPROVED by Director or Solicitor <i>JA</i>

MAYOR

CORPORATE OFFICER



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10230 (Farming First Strategy)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.0 (Agriculture and Food) by deleting the “Existing Status of Road Improvements in the ALR Map” on p.7-8 and deleting Section 7.1 (Protect Farmland and Enhance Its Viability) and replacing it with the following:

“7.1 Protect Farmland and Enhance Its Viability

OVERVIEW:

Richmond has a rich agricultural tradition and history and today, it remains a vital component of land use in the City. Farmers have made use of the fertile soils to produce a wide variety of crops and livestock. As the fourth largest city in the Metro Vancouver region, Richmond is fortunate to have significant amounts of protected farmland within its boundaries. Nearly 39% (4,993 ha.) of its land base is protected in the Agricultural Land Reserve (ALR). Additional protection and policy support is provided through Metro Vancouver’s Regional Growth Strategy’s goals, objectives and its agriculture land use designations intended to protect the agricultural land base in the region.

The City recognizes the importance of agriculture as a food source, an environmental resource, a heritage asset and an important contributor to the local economy. Agricultural land and farming is sustained by long-term City policies that maintain an urban containment boundary that keeps residential growth outside of the ALR. As well, it is to be noted that the City owns and controls dedicated roads (except for Provincial highways) in the ALR.

Richmond residents have always placed a high value on the protection of the City’s farmlands.

The City’s Farming First Strategy includes themes, objectives and policies to guide decisions on the land use management of agricultural land, enhance public awareness of agriculture and food security issues, and strengthen agricultural viability in Richmond. The Farming First Strategy is a result of a multi-phase process, which included a review of existing policies and practices in Richmond, best practice research from other jurisdictions, and input from the City’s Food Security and Agricultural Advisory Committee (FSAAC) and Richmond residents.

OBJECTIVE 1:

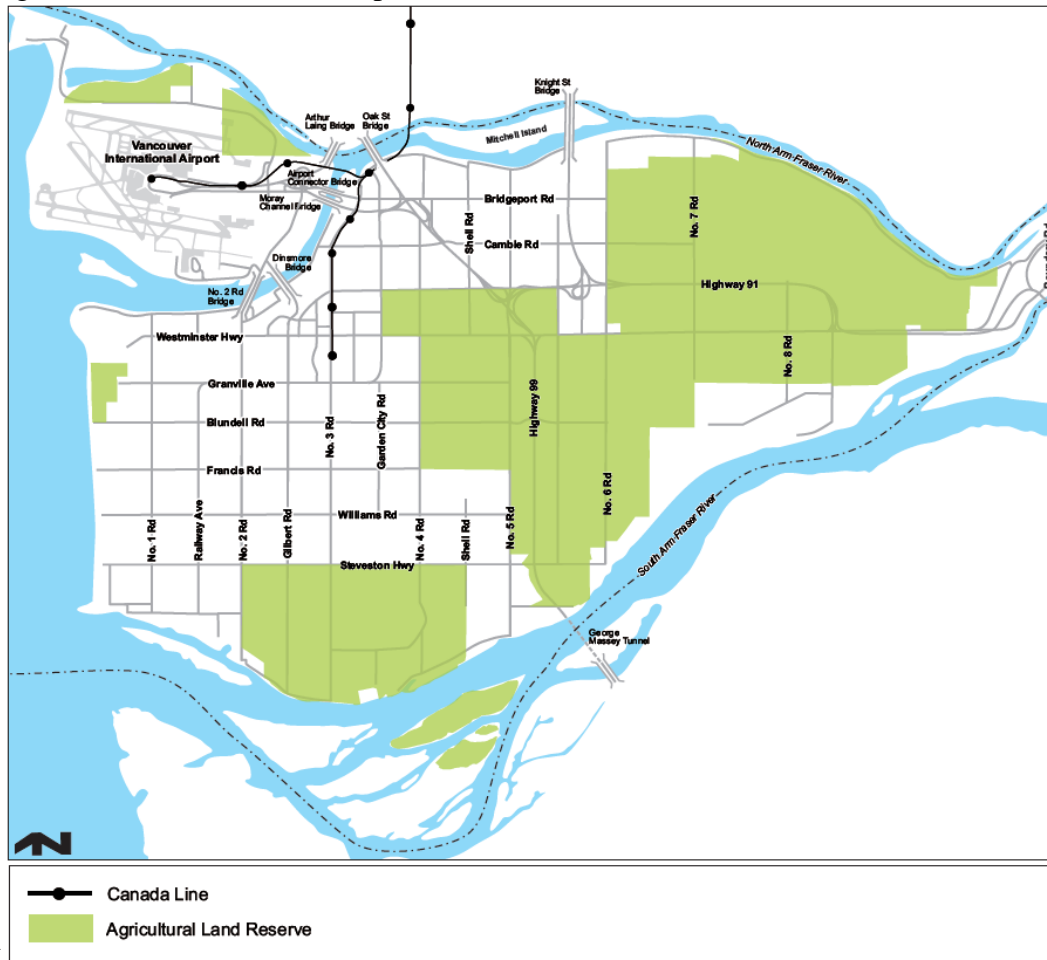
Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR).

POLICIES:

Farmland Protection

- a) Maintain the existing ALR boundary and do not support a loss of ALR land.
- b) Ensure that land uses adjacent to, but outside of, the ALR are compatible with farming by establishing effective agricultural buffers on the non-agricultural lands.
- c) Designate all parcels abutting, but outside of, the ALR boundary as Development Permit Areas with Guidelines for the purpose of protecting farming.
- d) Limit the area used for residential development on properties in the ALR. The following policies are to be regarded as guidelines which may be applied by Council, in a flexible manner, individually or together, on a case-by-case basis, when considering rezoning applications, to increase house size in the City's agricultural areas:
 - the need to accommodate a variety of cultural and intergenerational family needs and farm situations;
 - verification that the site has been or can be used for agricultural production;
 - verification that the applicant has been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
 - demonstration that there is a need for a larger farm house, to accommodate existing and / or anticipated workers on the site, through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;
 - submission of a farm plan which is acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements including providing financial security to ensure that the approved farm plan is implemented;
- e) Limit the number of dwelling units to one on lots within the ALR. Any proposal for additional dwelling units would require approval from both Council and the Agricultural Land Commission (ALC).
- f) Seasonal farm labour accommodation, as an additional residential use, may be considered so long as the accommodation is accessory to the principal agricultural purpose and helps to support a farm operation in the Agricultural Land Reserve.

Agricultural Land Reserve Map

**OBJECTIVE 2:**

Ensure agricultural production remains the primary use of agricultural land.

POLICIES:**Land Use Considerations**

- Continue to encourage the use of the ALR land for farming and discourage non-farm uses (e.g. residential).
- Limit the subdivision of agricultural land into smaller parcels, except where measurable benefits to agriculture can be demonstrated as per the policies and regulations of the *Agricultural Land Commission Act*.
- Consider agricultural projects which achieve viable farming while avoiding residential development as a principal use.
- Encourage soil-based farming by regulating the amount of hardsurfacing in agricultural buildings, structures and greenhouses.

- e) Ensure agricultural production (e.g. growing of crops and raising animals) remains the primary use of agricultural land and ancillary uses (e.g. farm retail, storing, packing, preparing and processing of farm products) are secondary uses and consistent with the scale of the farm operation.
- f) Ensure soil deposit and removal proposals enhance agricultural capabilities (e.g. greater range of potential crops) and are consistent with City bylaws and policies, and Provincial requirements.

OBJECTIVE 3:

Enhance long-term agricultural viability and opportunities for innovation.

Long-term Viability

- a) Build relationships with farmers and the agricultural community through the City's Food Security and Agricultural Advisory Committee (FSAAC) to address issues impacting agricultural viability and food security.
- b) Increase public awareness of City and other initiatives related to agriculture by disseminating information on farming practices, farm products, and educational programs through the City's website, social media or other forms of communication.
- c) Provide information for new farmers and property owners of agricultural land, including property owners who own small parcels (e.g. less than 5 acres), to encourage active farming or lease the land for farming (e.g. Provincial land matching program).
- d) Encourage value-added agricultural related business initiatives consistent with City and Provincial regulations, while ensuring agricultural production remains the primary use of land.
- e) Develop agriculture-specific signage guidelines in order to support seasonal farm retail activities, including any necessary amendments to the City's Sign Bylaw.
- f) Continue to develop relationships with non-profit, academic and government organizations which promote local agriculture, organic growing, climate adaptation, carbon management and reductions in pesticide use.

OBJECTIVE 4:

Support the use of agricultural land for local food production and encourage a local food network to increase local food supply and consumption.

Local Food Network

- a) Continue to collaborate with Metro Vancouver, the Province, food producers, Vancouver Coastal Health, other municipalities and stakeholders to advance the goals in the Metro Vancouver Regional Food System Strategy.
- b) During the development application process, encourage applicants to consider urban agriculture into development projects outside of the ALR, including rooftop gardens, community gardens, vertical farming, backyard gardening, indoor farming, edible landscaping and the planting of food bearing trees.
- c) Raise public awareness, in coordination with the FSAAC, of local farming, farmer's markets, and local food products, produce and programs.

- d) Support food tourism initiatives, in coordination with Tourism Richmond, the FSAAC, and other local stakeholders to highlight local food production.
- e) Strengthen relationships with external organizations that provide agriculture-related educational opportunities and promote local farming.

OBJECTIVE 5:

Continue improvements to irrigation and drainage infrastructure in support of agricultural production.

Servicing and Infrastructure

- a) Continue improvement of irrigation and drainage infrastructure to provide secure and suitable water supplies and functional drainage systems that support the agricultural sector while protecting environmental assets, in consultation with the agricultural community and relevant City departments.
- b) Consider separate water meters for the principal dwelling and the farm operation and ensure adequate service connections are installed for the farm operation.
- c) Update and implement the East Richmond Agricultural Water Supply Study.
- d) Encourage sustainable farm practices that utilize on-site water drainage, storage and use, and result in the reduction of potable water use.
- e) Continue to monitor the impact of the Fraser River 'salt wedge' on agricultural land and support improvements to supply salt-free irrigation water to affected areas.

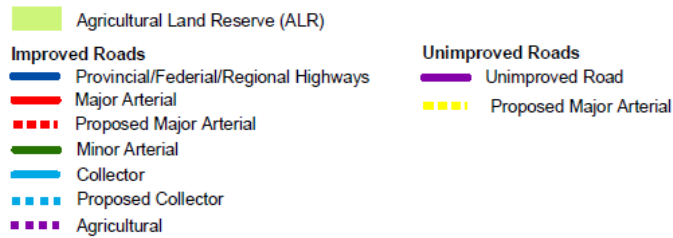
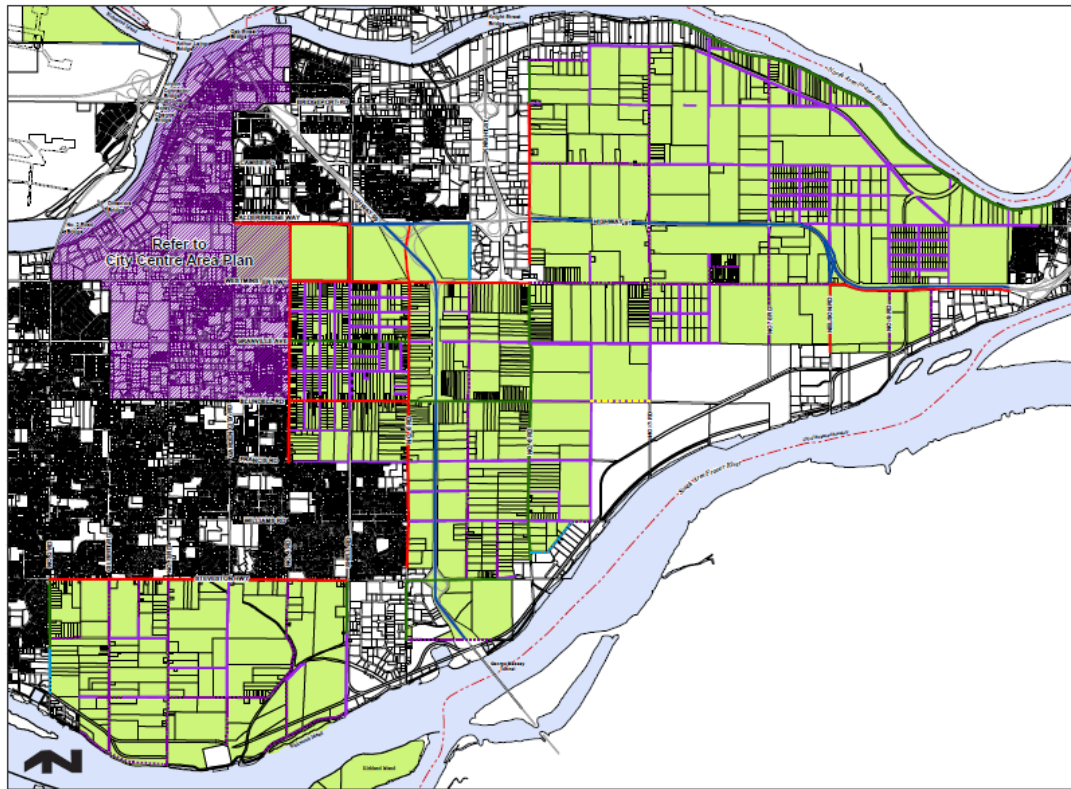
OBJECTIVE 6:

Support farm access to properties located in the ALR.

Farm Access

- a) Discourage, wherever possible, roads in the ALR, except as noted on the Existing Status of Road Improvements in the ALR Map.
- b) Consider how proposed road improvements (e.g. road widening) on existing City roads may impact farmland.
- c) For agricultural operations on agriculture sites with no direct road access, the City may facilitate farm access only (no new or improved roads) through unopened road allowances (via licensing agreements with the City).
- d) Regulate all soil deposition and removal, including for farm access roads, as permitted by Provincial regulations, through a City permitting process to ensure impacts are mitigated (e.g. adjacent properties, City property, Riparian Management Areas, and Environmentally Sensitive Areas).

Existing Status of Road Improvements in the ALR Map



OBJECTIVE 7:

Mitigate the impacts of climate change on agricultural production.

Climate Change

- a) Coordinate with Metro Vancouver, ALC, and the Ministry of Agriculture to assess the long-term impacts of climate change on agriculture and develop a coordinated response and tools to protect agricultural production.
- b) Continue to protect agricultural land and agricultural production, in coordination with the City’s Dike Master Plan, Flood Protection Management Strategy and climate action initiatives to address sea-level rise.
- c) Encourage sustainable farming practices, in coordination with relevant City departments, the FSAAC, ALC and Ministry of Agriculture, including water and soil conservation, greenhouse gas emissions reductions and soil management.

- d) Ensure soil deposit and removal proposals for agricultural production enhance agricultural capabilities (e.g. greater range of crops) and address environmental issues (e.g. climate change, carbon storage, and groundwater table), consistent with the City's Soil Bylaw.

OBJECTIVE 8:

Maintain a balance between the natural environment and agricultural production.

Environment

- a) Continue to implement standard assessment criteria for farming properties where designated Environmentally Sensitive Area (ESA) or Riparian Management Area (RMA) will be impacted, while continuing to support agricultural production.
- b) Investigate opportunities for reducing emissions from crop and livestock production, in coordination with the FSAAC, ALC and Ministry of Agriculture.
- c) Explore opportunities to promote the relationship between agricultural viability and biodiversity through agricultural practices that benefit wildlife.

OBJECTIVE 9:

Continue to work collaboratively with upper levels of government to enhance agricultural viability.

Coordination and Collaboration

- a) Coordinate with ALC and Ministry of Agriculture to ensure City bylaws and policies are consistent with Provincial policies and regulations, including the *Agricultural Land Commission Act*, ALR Regulations, ALC Policies and the Minister's Bylaw Standards.
- b) Coordinate with ALC and Ministry of Agriculture to ensure development proposals are consistent with Provincial policies and regulations.
- c) Coordinate with Metro Vancouver to support the Regional Growth Strategy, which includes agricultural designations and policies for protection of agricultural land.

Upper-level Government Support

- d) Continue to communicate with upper levels of government to address the following agricultural-related issues:
 - Review income threshold for farm status to encourage legitimate farming operations.
 - Protection for farmers who lease farmland and encourage longer term leases.
 - Strengthening the *Agricultural Land Commission Act* and the ALR Regulations to explicitly prohibit non-farm uses in the ALR and encourage agricultural production.
 - Enforcement of contraventions on ALR property (including monitoring, inspections, and penalties for non-compliance).
 - Improved regulations for non-soil based greenhouses and limiting such structures to areas with lower soil class agricultural land (e.g. Class 4 or lower).

- Explore financial incentives for farming operations (e.g. grants, tax breaks and training opportunities).
- Explore financial incentives for environmental/sustainable farm operations, organic farming and reduction in pesticide use.
- Incorporation of environmental stewardship initiatives into the *Farm Practices Protection (Right to Farm) Act.*”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10230**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 10231 (Agricultural Land Reserve Buffers)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 14.0 Development Permit Guidelines by:
 - a. deleting the paragraph under the title “Protection of Farming” from Section 14.1.3 (Legal Authority) and replacing it with the following:

“The principal farming areas in Richmond are in the designated Agricultural Land Reserve (ALR). Farms along the edge of the ALR which abut non-farm development require special protection. Consequently, all significant new development (excluding single-family development) outside of, but along the edge of, the ALR requires a DP to reduce the impact on the existing or potential farms and related uses by adequate setbacks, screening or other appropriate measures.”
 - b. deleting sub-section (b) from Section 14.2.14 (Agricultural Land Reserve (ALR) Landscape Buffers) and replacing it with the following:

“b) For all significant development immediately adjacent to sites designated within the ALR (i.e. no intervening road), a landscaped buffer of approximately 15 m (49.2 ft.) wide, or an alternative width deemed appropriate and acceptable to the Director of Development, should be provided between the development and the agricultural land.”; and
 - c. inserting the following in Section 14.2.14 (Agricultural Land Reserve (ALR) Landscape Buffers) following sub-section (b) and renumbering the existing sections accordingly:
 - “c) Where there is an intervening road between the ALR and the non-ALR lands, provide an appropriate landscaped setback on the non-agricultural lands (e.g. 3 m (9.8 ft.) to parking and 4.5 m (14.8 ft.) to buildings).
 - d) The landscaped buffer should be designed, established and maintained in accordance with the Ministry of Agriculture’s *Guide to Edge Planning*.”
2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10231**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED <i>RK</i>
APPROVED by Director or Solicitor <i>JA</i>

MAYOR

CORPORATE OFFICER