



Public Notice is hereby given of a Regular Council Meeting for Public Hearings being held on:

Monday, April 19, 2021 – 7 p.m.

**Council Chambers, 1st Floor
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1**

OPENING STATEMENT

Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10244**
(File Ref. No. 12-08060-20-010244; RZ 20-891369) (REDMS No. 6612247 v. 3; 6614602)

PH-4

See Page **PH-4** for full report

Location: 10620 Williams Road

Applicant: Speera Ventures Incorporated

Purpose: To rezone the subject property from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone to permit the property to be subdivided to create two single-family lots.

First Reading: March 8, 2021

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Page

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10244.

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2. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 10230, 10231 & 10232**

(File Ref. No. 08-4050-10; 12-8060-20-010230/10231/10232) (REDMS No. 6457642 v. 4; 6563936; 6495066; 6471436; 6471444)

PH-26

See Page PH-26 for full report

Location: City-wide

Applicant: City of Richmond

Purpose: To implement the objectives and policies contained in the Farming First Strategy into the Official Community Plan.

First Reading: February 8, 2021

Second Reading: April 6, 2021

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on third reading of Official Community Plan Bylaw 9000, Amendment Bylaw 10230.

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2. Action on third reading of Official Community Plan Bylaw 9000, Amendment Bylaw 10231.

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3. Action on third reading of Official Community Plan Bylaw 9000, Amendment Bylaw 10232.

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Public Hearing Agenda – Monday, April 19, 2021

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4. Adoption of Official Community Plan Bylaw 9000, Amendment Bylaw 10230.

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5. Adoption of Official Community Plan Bylaw 9000, Amendment Bylaw 10231.

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6. Adoption of Official Community Plan Bylaw 9000, Amendment Bylaw 10232.

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ADJOURNMENT

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City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 12, 2021
File: RZ 20-891369

Re: Application by Speera Ventures Incorporated for Rezoning at
10620 Williams Road from the "Single Detached (RS1/E)" Zone to the "Compact
Single Detached (RC2)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10244, for the rezoning of
10620 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single
Detached (RC2)" zone, be introduced and given first reading.

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

WC:na
Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Speera Ventures Incorporated has applied to the City of Richmond, on behalf of the owner AJM Ventures Ltd. – Jeffery Wu, for permission to rezone 10620 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two single-family lots, each with vehicle access from the rear lane (Attachment 1). The proposed subdivision is shown in Attachment 2. The proposed site plan is shown in Attachment 3.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

Subject Site Existing Housing Profile

There is an existing owner-occupied single-family dwelling on the subject property, which is proposed to be demolished. The applicant has confirmed that there are no existing secondary suites in the dwelling.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)”, fronting Williams Road.

To the South: Across the lane, single-family dwellings on lots zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”, fronting Aintree Place.

To the East: Single-family dwellings on a lots zoned “Compact Single Detached (RC1)”, fronting Williams Road.

To the West: Single-family dwellings on a lots zoned “Compact Single Detached (RC1)”, fronting Williams Road.

Related Policies & Studies

Official Community Plan

The subject property is located in the Shellmont planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP). This designation provides for a range of housing including single-family and townhouses. The proposed rezoning and subdivision is consistent with this designation.

Arterial Road Policy

The subject property is designated “Arterial Road Compact Lot Single Detached” on the Arterial Road Housing Development Map. The Arterial Road Land Use Policy requires all compact lot developments to be accessed from the rear lane only. The proposed rezoning and ensuing development are consistent with this Policy.

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director, Development, and deposit a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should comply with the guidelines of the OCP’s Arterial Road Policy and include any required replacement trees identified as a condition of rezoning.

Lot Size Policy 5443

The subject property is located within the area covered by Lot Size Policy 5443 (adopted by Council in 1990; amended in 2006). This Policy permits rezoning and subdivision of lots along this section of Williams Road in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R9) provided there is access to an operational rear lane (Attachment 5). These Districts are equivalent to the “Compact Single Detached (RC2)” and “Coach House (RCH)” zones of the current Zoning Bylaw 8500. This redevelopment proposal would allow for the creation of two lots, each approximately 10.5 m wide and 346 m² in area, which is consistent with the Lot Size Policy.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

This redevelopment proposes to rezone and subdivide one existing single-family property into two new compact single-family lots with vehicular access from the rear laneway. This rezoning and subdivision is consistent with the lot fabric and vehicular access of the adjacent lots on

Williams Road. Similar applications to rezone and subdivide properties have been approved in recent years on both sides of this block of Williams Road, between Aragon Road and Shell Road.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report that demonstrates efforts requested by staff to modify the building envelope of one of the proposed lots to retain a good conditioned and significant tree. The Report identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one bylaw-sized tree (tag# 001) on the subject property and three street trees (tag# CT001, CT002, CT003) on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- 1 tree (tag# 001) is a 97 cm caliper *Cedrus Deodara* Cedar tree in very good condition. This tree should be retained and protected with existing grade maintained within the 4.87 m radius tree protection zone. A tree survival security of \$10,000.00 will be required.
- 3 trees (tag# CT001 (15 cm caliper *Liquidambar styraciflua*), tag# CT002 (35 cm caliper *Liquidambar styraciflua*), and tag# CT003 (17 cm caliper *Liquidambar styraciflua*)), located on adjacent City property are identified to be retained and protected. The applicant is required to provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03. A tree survival security of \$30,000.00 will also be required.

Tree Protection

Four trees (tag# 001, CT001, CT002, CT003) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Careful consideration of the existing grade within the Tree Protection Zone surrounding tree tag# 001 is required. Existing site grade is lower than the sidewalk therefore in order to save tree tag# 001, the grade within the TPZ cannot be manipulated. To ensure existing grade is maintained in the TPZ, a raised wooden deck is proposed. Placement of footings for the deck will be reviewed prior to Building Permit issuance, with the help of a Certified Arborist, to ensure roots of the tree are not impacted and ground drainage is addressed.
- A variance to the rear yard setback and to the location of the required private outdoor space would help achieve tree retention in the front yard of Lot 2 and improve use, accessibility and functionality around tree tag# 001.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$40,000.00 to ensure 4 trees (tag# 001, CT001, CT002, CT003) are retained and protected.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

New Tree Planting

As part of a new subdivision, each lot should have a minimum of two trees (one in the front yard and one in the rear yard). The applicant has agreed to plant two new trees (one in the front yard and one in the rear yard) for Lot 1 and one new tree in the rear yard for Lot 2 (because of the retained tree (tag# 001)); for a total of three new trees. The required new trees are to be of the following minimum sizes:

No. of New Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
3	6 cm	3.5 m

The required new trees are also to be incorporated into a Landscape Plan for the development site, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, prior to rezoning adoption.

Variances Requested

The proposed development is generally in compliance with the "Compact Single Detached (RC2)" zone in Richmond Zoning Bylaw 8500. However, in order to maintain a 4.87 m tree protection zone around tree tag# 001 in the front yard, the applicant is requesting two variances. The first variance is to reduce the minimum rear yard setback from 6.0 m to 3.18 m to accommodate the proposed building on Lot 2. The second variance is to allow the minimum 20 m² of private outdoor space to be located in the front yard on Lot 2.

By reducing the rear yard setback requirement of 6.0 m to 3.18 m, an attached garage can be provided, and the front yard tree can be protected. With the building footprint on Lot 2 shifted towards the rear and tree protection and secondary suite parking requirements reducing available exterior space, the private outdoor space would need to be included in the front yard instead of the rear yard.

Staff support the requested variance as it will enable retention of the tree. The variances are required to be considered through a Development Variance Permit (DVP). The processing of a DVP to the satisfaction of the Director of Development is required prior to the adoption of the rezoning bylaw. Subdivision approval is required prior to DVP issuance as the variances are requested for Lot 2 only.

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant has proposed a secondary suite in both new dwellings each being a minimum of 50 m² (540 ft²) and having minimum two bedrooms each. Parking for both secondary suites will be accessed by the lane, adjacent to each garage. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that no final Building Permit inspection is granted until the secondary suite on Lot 1 and Lot 2 is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Transportation and Site Access

Vehicular access to Williams Road is not permitted in accordance with Bylaw No. 7222 and therefore will be restricted to the rear lane only. Secondary suite parking will also be provided as required by Zoning Bylaw 8500.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant must enter into a City Work Order for the design and construction of the required site servicing and off-site improvements, as described in Attachment 7. A Works and Services Cost Recovery Bylaw charge of \$24,564.51 for lane improvements, is required to be paid prior to rezoning adoption. Provision of a new 2.0 m-wide right-of-way along the development's entire north property line will also be required prior to adoption of the rezoning bylaw for the purpose of containing inspection chambers and water meters.

At the Subdivision stage, the applicant is also required to pay the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, Address Assignment Fees, and the costs associated with the completion of the site servicing and other improvements as described in Attachment 7.

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The purpose of this application is to rezone 10620 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two single-family lots with vehicle access from the rear lane.

The proposed rezoning and subdivision are consistent with the applicable plans and policies affecting the subject site, with the exception of requested variances to the rear yard setback and outdoor private space on Lot 2 which will be addressed through a subsequent Development Variance Permit process.

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10244 be introduced and given first reading.



Nathan Andrews
Planning Technician

NA:rg

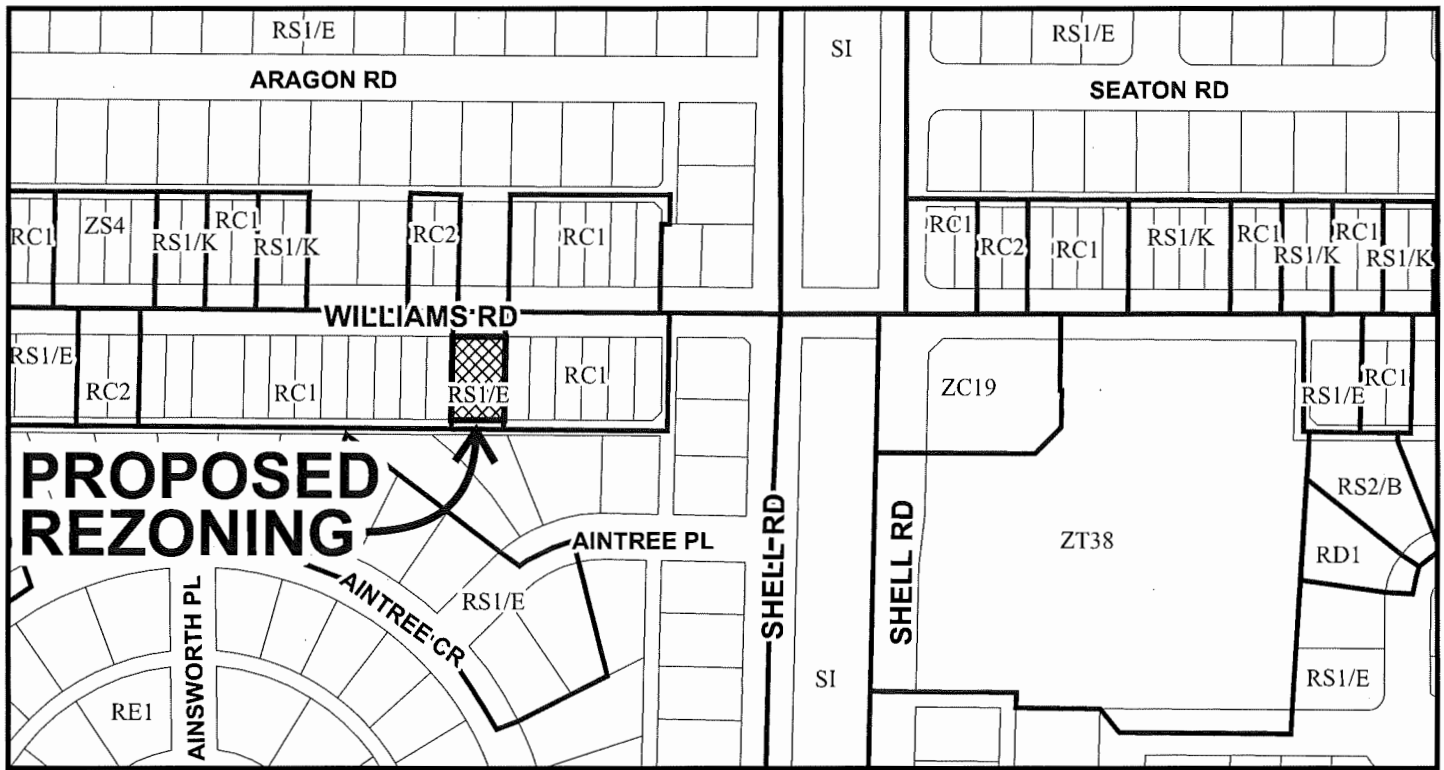
Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Survey Plan and Proposed Subdivision Plan
- Attachment 3: Site Plan and Architectural Drawings
- Attachment 4: Development Application Data Sheet
- Attachment 5: Lot Size Policy 5443
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations



City of Richmond

ATTACHMENT 1



73	10591	10611	10615	10631	10651	10671	10677	10691	10699	10711	10717	10717	10717
6	20.12	20.12	10.06	10.06	20.12	10.06	10.06	10.06	10.06	10.06	10.06	10.06	16.4
WILLIAMS RD													
10.52	10.52	10.52	10.52	10.21	10.21	21.03	10.21	10.21	10.52	10.52	10.47	10.57	
10560	10568	10580	10582	10600	10608	10620	10640	10648	10660	10668	10680	10688	
32.87	32.87	32.87	32.87	32.87	32.87	32.87	32.87	32.87	32.87	32.87	32.87	29.87	
10.52	10.52	10.51	10.51	10.21	10.21	21.03	10.21	10.21	10.52	10.52	10.47	7.57	
25.94		35.66		28.80			37.91			22.86			



RZ 20-891369

PH - 11

Original Date: 01/29/20

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 20-891369

PH - 12

Original Date: 01/29/20

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 27

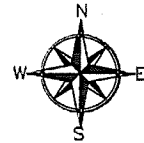
BLOCK 12 SECTION 35 BLOCK 4 NORTH RANGE 6 WEST

NEW WESTMINSTER DISTRICT PLAN 18551

#10620 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 003-625-109

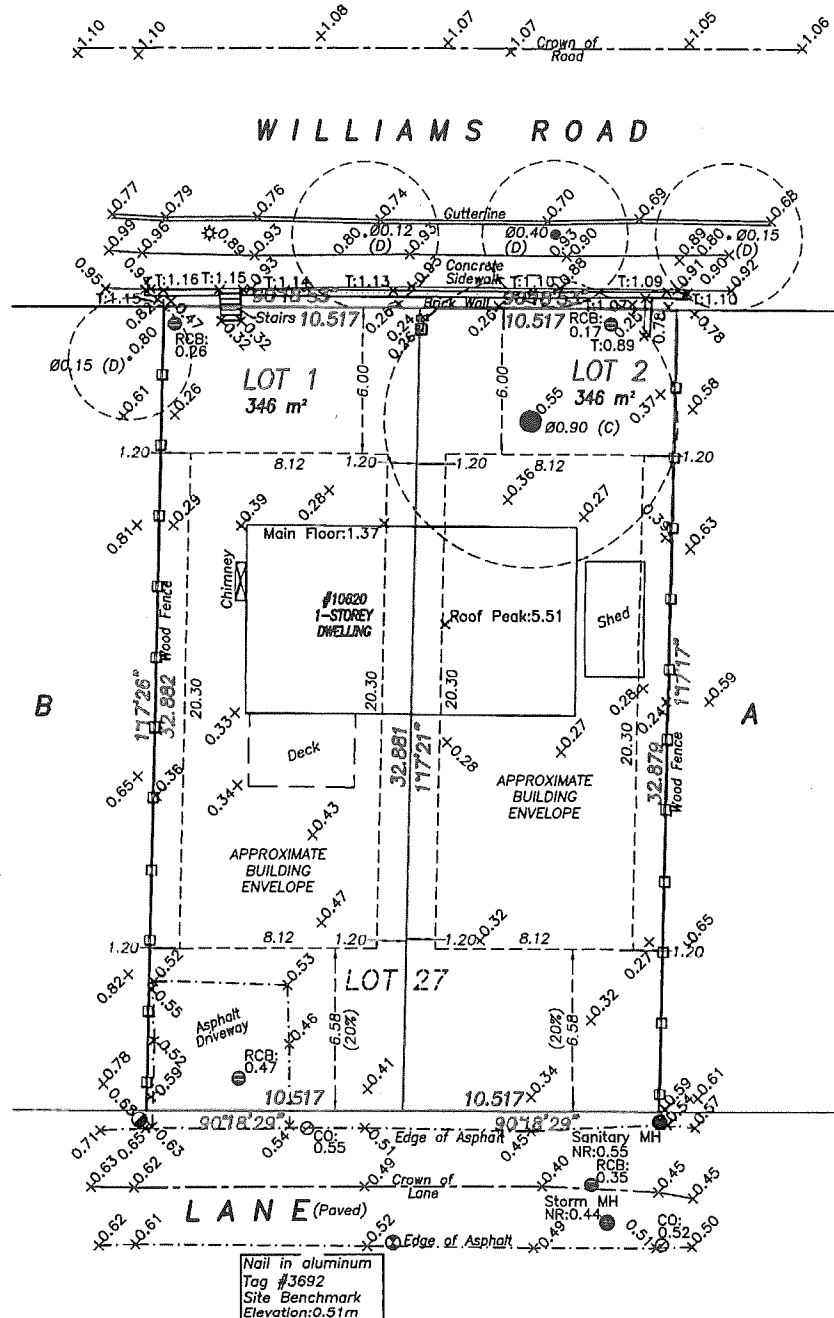
NOTE:

Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #190
Control Monument 94H1624
Elevation: 2.353m
Benchmark: HPN #191
Control Monument 02H2453
Elevation: 1.664m



LEGEND:

- (C) denotes conifer
- (D) denotes deciduous
- ⊙ denotes round catch basin
- ⊕ denotes water valve
- ⊞ denotes water meter
- ⊗ denotes manhole
- ⊘ denotes cleanout
- ⊛ denotes lamp standard
- ⊡ denotes power post
- ⊙ denotes site benchmark
- T: denotes top of wall



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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
Website: www.jctam.com
Job No. 7429
FB-377 P91-93
Drawn By: WK

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

NOTE:

Use site Benchmark Tag #967 for
construction elevation control

CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO
FIELD SURVEY.

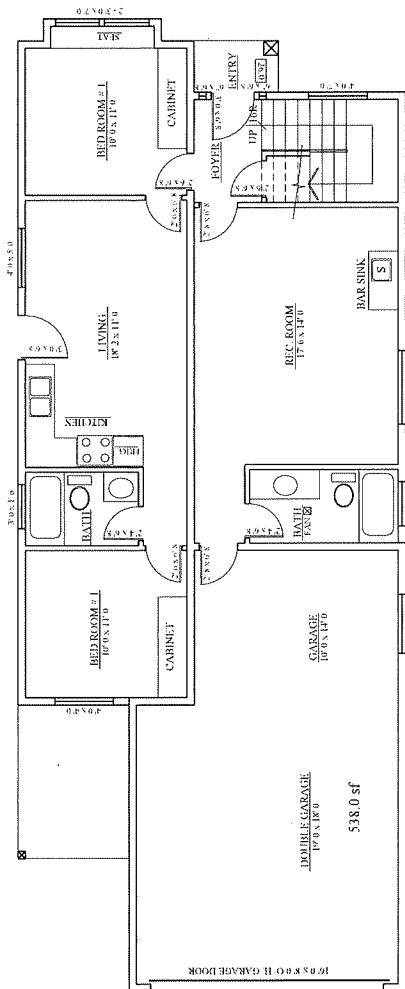
JOHNSON C. TAM, B.C.L.S., C.L.S.

NOVEMBER 19th, 2019.

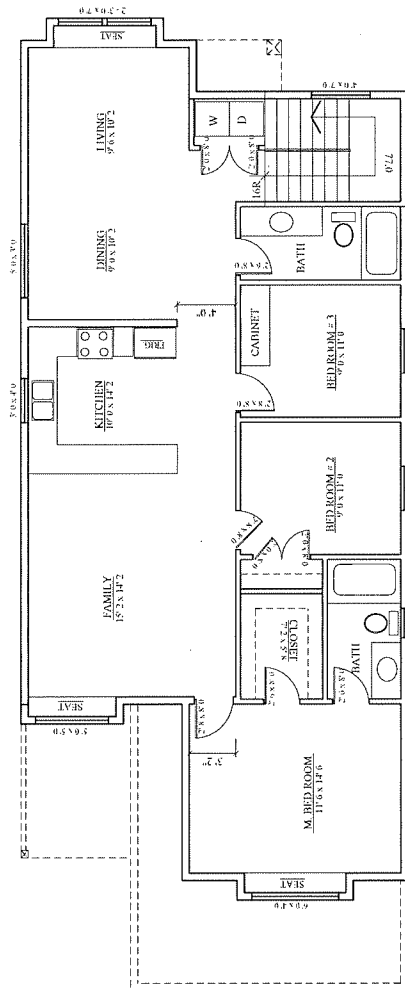
DWG No. 7429-Topo

PH - 13



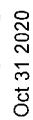
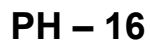


MAIN FLOOR PLAN - AREA = 1517.0 SF INCL. GARAGE



SECOND FLOOR PLAN - AREA = 1255.0 SF

Astonish Design & Detailing Ltd. 10732-7103 Ave Langley B.C. TEL: 1 604 539 1741 FAX: 1 604 539 1741 CELL: 1 604 226 0389 EMAIL: info@astonishdesign.com			
FLOOR PLANS 10420-1 Williams Road Richmond B.C.			
THESE PLANS CONFORM TO B.C.B.C. 2018 EDITION	DRAWN CHECKED SCALE	DATE DATE DATE	PROJECT SHEET NO. TOTAL SHEETS



Astonish Design & Detailing Ltd.
19732 - 71B Ave Langley B.C.
PH 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL: naveed@astonishdesign.com

TOTAL		ELEVATIONS	
REVISION	DATE	REVISION	DATE
1	10/6/02	1	10/6/02

10620 - Williams Road, Richmond B.C.



RZ 20-891369

Attachment 4

Address: 10620 Williams Road

Applicant: Speera Ventures Incorporated

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	AJM Ventures Ltd. – Jeffery Wu	To be determined
Site Size (m²):	692 m ²	Lot 1: 346 m ² Lot 2: 346 m ²
Land Uses:	One single detached dwelling	Two single detached dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Lot Size Policy 5443 permits rezoning and subdivision of lots along the south side of this section of Williams Road to "Compact Single Detached (RC2)" or "Coach House (RCH)".	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Units:	1	2
Other Designations:	Arterial Road Compact Lot Single Detached	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 207.60 m ² (2235 ft ²) Lot B: Max. 207.60 m ² (2235 ft ²)	Lot A: Max. 207.54 m ² (2234 ft ²) Lot B: Max. 207.54 m ² (2234 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 20%	none
Lot Size:	Min. 270 m ²	346 m ²	none
Lot Dimensions (m):	Width: 9.0 m Depth: 24.0 m	Width: 10.52 m Depth: 32.88 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Side: Min. 1.2 m Rear Lot 1: Min. 6.0 m Rear Lot 2: Min. 3.18 m	Variance requested for Lot 2 rear yard only
Height (m):	Max. 2 ½ Storeys (9.0 m)	9.0 m	none
On-site Vehicle Parking with Secondary Suite:	Min. 3 per lot	Lot 1: Min. 3 Lot 2: Min. 3	none
Private Outdoor Space (m ²):	Min. 20 m ² (min.3.0 width and depth) provided on the lot outside front yard	Min. 20 m ² in the front yard	Variance on Lot 2 only

Other: _____

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



City of Richmond

Policy Manual

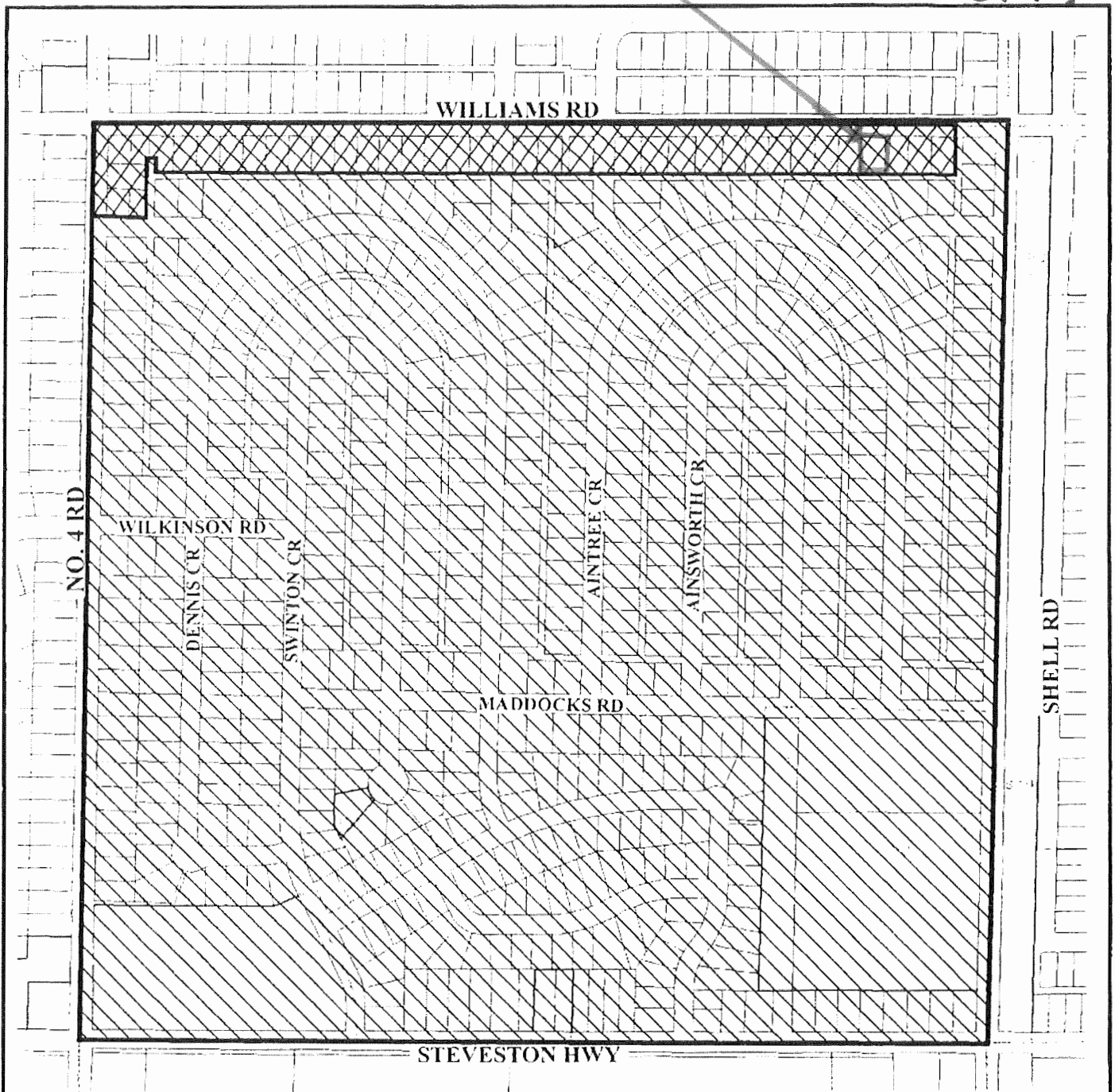
Page 1 of 2	Adopted by Council: December 17, 1990 Amended by Council: December 18, 2006	POLICY 5443
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File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 35-4-6
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POLICY 5443:

The following policy establishes lot sizes in Section 35-4-6 located in the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road:

1. That properties within the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road, in Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) as per Zoning and Development Bylaw 5300, with the exception that:
 - a) Properties fronting on Williams Road from No. 4 Road to Shell Road and properties fronting on No. 4 Road from Williams Road to Dennis Place, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R9) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, except as per the amending procedures contained in the Zoning and Development Bylaw 5300.



Subdivision permitted as per **R1/E**.



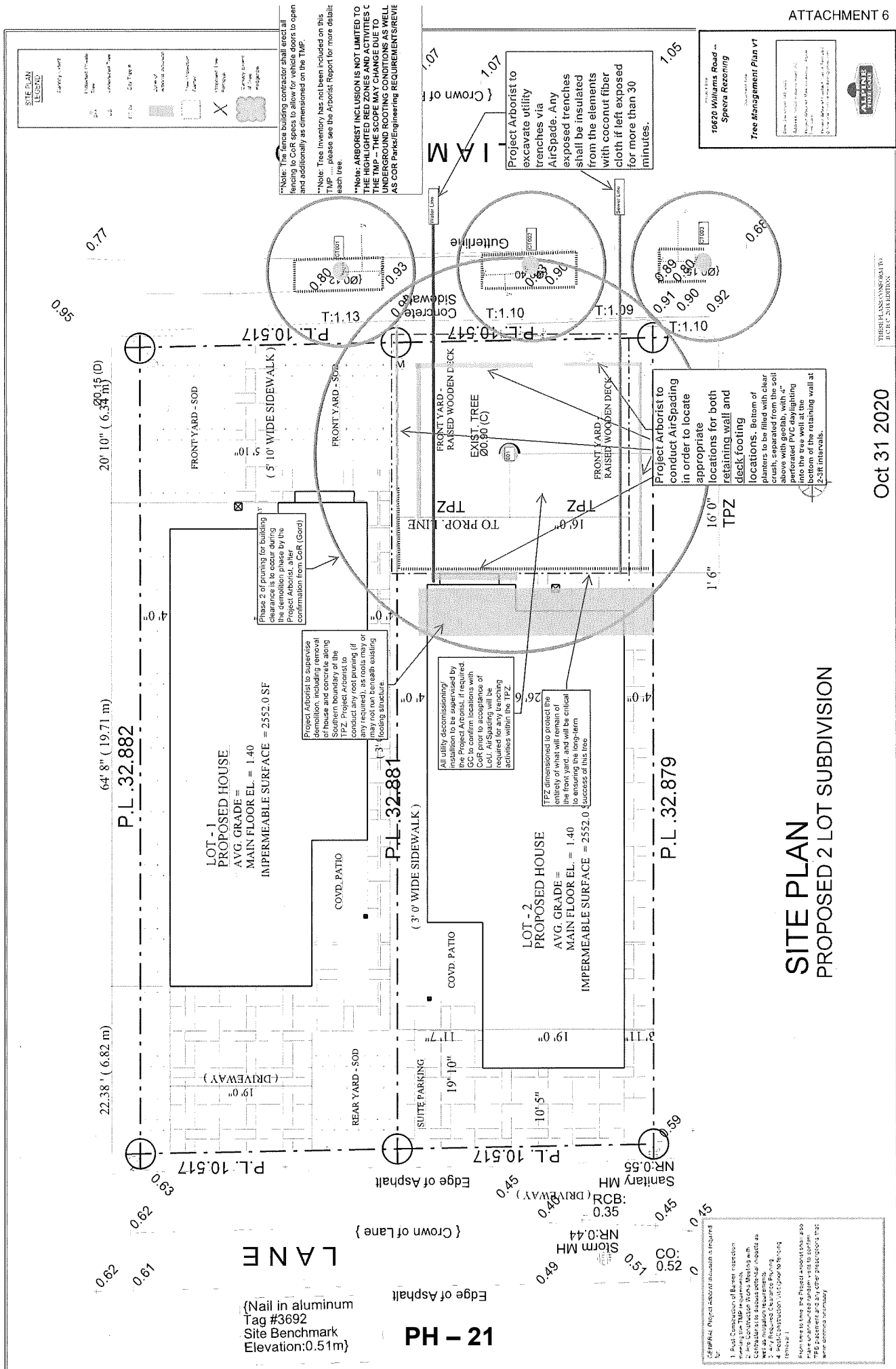
Subdivision permitted as per R1-0.6 or R9 provided that access is to a constructed lane and not to the arterial road.



Policy 5443
Section 35, 4-6
PH - 20

Adopted Date: 12/17/90

Amended Date: 12/18/06





Address: 10620 Williams Road

File No.: RZ 20-891369

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10244, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 3 required new trees with the following minimum sizes:

No. of New Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
3	6 cm		3.5 m

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$40,000.00 for the 4 trees (tag# 001, CT001, CT002, CT003) to be retained. The applicant is required to provide a post-construction impact report upon completion of all construction activities on-site, at which time the City may return all or a portion of the Tree Survival Security. The remainder may be held for a one year monitoring period, to ensure that the trees survive. The City may transfer the remaining security to the City's Tree Compensation Fund if the tree is not successfully retained.
4. Registration of a flood indemnity covenant on title.
5. Lane upgrades completed previously by the City are to be paid in the amount of \$24,564.51 per the Works and Services Cost Recovery Bylaw 8752.
6. Registration of a Statutory Right-of-Way to provide for a 2.0 m-wide right-of-way along the development's entire north property line, for the purpose of containing inspection chambers and water meters. The 2.0 m-wide right-of-way plan shall be replaced with a specific right-of-way plan to encompass just the area where the meters and inspection chambers are located, once the locations of the meters and inspection chambers are finalized.
7. The submission and processing of a Development Variance Permit* for Lot 2 completed to a level deemed acceptable by the Director of Development.
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum two bedroom secondary suite of minimum 50 m² (540 ft²) is constructed on both Lot 1 and Lot 2, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Prior to a Demolition Permit* being issued, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

At Subdivision* stage, the developer must complete the following requirements:

1. Pay Development Cost Charges (City and GVS & DD & TransLink), Cost Recovery Bylaw Charge for lane improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

2. At the developer's sole cost complete the following works via a City Work Order:

Water Works:

- a) Using the OCP Model, there is 861 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- c) At Developer's cost, the City will:
 - i) Cut and cap, at main, the existing water service connection and remove water meter.
 - ii) Install one new water service connection for each proposed lot complete with meter and meter box.

Storm Sewer Works:

- d) At Developer's cost, the City will:
 - i) Inspect and confirm the capacity and condition of the existing storm connections. If the existing storm connections are adequate to be reused, they may be retained. If not, a single service connection and inspection chamber with dual service leads shall be installed for the proposed lot; cut and cap the existing service connections and retain the western inspection chamber to serve the adjacent property.
 - ii) Cut and cap the lawn basin at the south property line of the existing lot once the property is raised to match the surrounding area and the need for the lawn basin is eliminated. The developer is to confirm that removal of the lawn basin will not adversely affect drainage in the area and retain/relocate if required.

Sanitary Sewer Works:

- e) At Developer's cost, the City will:
 - i) Cut and cap, at inspection chamber, the service connection to the existing lot. Retain the inspection chamber to serve adjacent properties.
 - ii) Install a new sanitary service connection complete with inspection chamber and dual service leads.

Frontage Improvements:

- f) At Developer's cost, the Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These should be located onsite.
 - ii) Provide a 2.0 m-wide right-of-way along the development's entire north property line, for the purpose of containing inspection chambers and water meters. The 2.0 m-wide right-of-way plan shall be replaced with a specific right-of-way plan to encompass just the area where the meters and inspection chambers are finalized.
 - iii) Complete other frontage improvements as per Transportation requirements.

General Items:

- g) At Developer's cost, the Developer is required to:

- i) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Registration of Development Variance Permit on Title for Lot 2.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10244 (RZ 20-891369)
10620 Williams Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"COMPACT SINGLE DETACHED (RC2)"**.

P.I.D. 003-625-109

Lot 27 Block 12 Section 35 Block 4 North Range 6 West New Westminster District Plan 18551

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10244"**.

MAR 08 2021

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 



To: Planning Committee
From: Barry Konkin
Director, Policy Planning
Re: Farming First Strategy

Date: January 18, 2021
File: 08-4050-10/2020-Vol 01

Staff Recommendation

1. That the Farming First Strategy, as outlined in the report titled "Farming First Strategy" dated January 18, 2021 from the Director of Policy Planning, be endorsed;
2. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10230, to replace the objectives and policies contained in Section 7.1 (Protect Farmland and Enhance Its Viability) of the OCP with the objectives and policies contained in the Farming First Strategy, be introduced and given first reading;
3. That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10231, to amend the OCP's Development Permit Guidelines to include specific agricultural buffer guidelines for lands adjacent to the Agricultural Land Reserve, be introduced and given first reading;
4. That Richmond Official Community Plan Bylaw 9000 Amendment Bylaw 10232, to amend the OCP's Development Permit Guidelines to revise the Environmentally Sensitive Area (ESA) DP exemption requirements for new farmers to reflect current practice, be introduced and given first reading;
5. That Bylaws 10230, 10231 & 10232, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*;

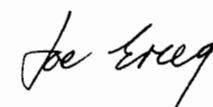

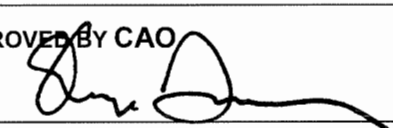
6. That Bylaws 10230, 10231 & 10232, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;
7. That staff be directed to prepare a letter signed by the Mayor to the Minister of Agriculture identifying the agricultural issues identified through the Farming First Strategy consultation process that require Provincial action; and

8. That staff be directed to report back to Council in one year regarding the implementation of the proposed actions associated with the Farming First Strategy.



Barry Konkin
Director, Policy Planning

BK:sds
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Economic Development	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Sustainability and District Energy	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

This report responds to the following Council referral from the Regular Council meeting on June 10, 2019:

That staff be directed to conduct public consultation regarding the update to the Agricultural Viability Strategy, and report back to Planning Committee.

This report responds to the referral and includes the following:

- Background information on the Agricultural Viability Strategy (AVS) approved by Council in 2003;
- Summary of the public consultation process regarding the proposed Farming First Strategy that occurred from November 2019 to February 2020;
- Details regarding the proposed Farming First Strategy, including objectives, policies and actions; and
- Official Community Plan (OCP) amendments associated with the proposed Farming First Strategy for Council's consideration.

This report supports Council's Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

2.3 Increase emphasis on local food systems, urban agriculture and organic farming.

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

6.1 Ensure an effective OCP and ensure development aligns with it.

This report supports Council's Strategic Plan 2018-2022 Strategy #7 A Supported Economic Sector:

7.4 Inspire the farming and fishing cultures of tomorrow.

This report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

8.2 Ensure citizens are well-informed with timely, accurate and easily accessible communication using a variety of methods and tools.

Background

On May 26, 2003, the Agricultural Viability Strategy (AVS) was approved by Council and provided a vision, objectives and policies to strengthen and enhance agricultural viability in Richmond. The AVS included over 60 recommendations designed to:

- Foster and maintain agricultural viability;
- Address the key issues facing the agricultural sector in Richmond; and
- Work within the framework of a 2021 vision and guiding principles for the future of agriculture in the City.

The AVS has guided decisions on development proposals with an impact to agriculture and led to significant City infrastructure (e.g. drainage) and regulatory improvements for agricultural areas. The AVS was also used to assist in preparing agricultural policies as part of the 2041 Official Community Plan (OCP) preparation in 2012, creating and guiding the activities of the Agricultural Advisory Committee, now known as the Food Security and Agricultural Advisory Committee (FSAAC), and enhancing public awareness of agricultural and food security issues in the City.

On June 26, 2017, Council directed staff to prepare a work program, in consultation with the FSAAC, to update the AVS. Staff reported back to Planning Committee on November 17, 2017 with two work plan options to update the AVS (one option to utilize external consultants and the other option to utilize staff). At that meeting, Planning Committee directed staff to examine options to update the AVS and report back utilizing staff resources only.

On June 10, 2019, a proposed Farming First Strategy, including proposed themes, objectives and policies was presented to Council. At that meeting, Council directed staff to conduct public consultation regarding the proposed Farming First Strategy to update the AVS to ensure it remains effective and responds well to the current and future issues, trends and challenges facing the agricultural industry. This report presents the proposed Farming First Strategy for Council's consideration and provides a summary of the public consultation process, and public feedback results.

Analysis

Farming First Strategy

Based on the public consultation process and internal staff review, the proposed Farming First Strategy is provided in Attachment 1 for Council's consideration. The Farming First Strategy is organized around five major themes:

- Theme 1: Agricultural Land Base
- Theme 2: Agricultural Economic Viability
- Theme 3: Infrastructure for Agriculture
- Theme 4: Agriculture and the Environment
- Theme 5: Inter-Governmental Support for Agriculture

The proposed Farming First Strategy includes objectives, policies and actions for each theme 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.

Proposed Bylaw Amendments

Official Community Plan Bylaw 9000

Farming First Strategy (Amendment Bylaw 10230)

The purpose of Amendment Bylaw 10230 is to implement the proposed Farming First Strategy by replacing the objectives and policies contained in Section 7.1 of the OCP (Protect Farmland and Enhance Its Viability) with the proposed objectives and policies contained in the Farming First Strategy. Generally, a significant portion of the proposed policies are consistent with the existing policies contained in the OCP, and some with minor revisions and additions. Staff have provided a summary of the proposed changes to the OCP, including identifying new policies, which is provided in Attachment 2.

The proposed OCP bylaw amendment also includes updating the language in the preamble section of Section 7.1 to reflect current names, legislation and practice. The proposed OCP bylaw amendment will ensure the current OCP is up-to-date in regards to agricultural policy and align with the proposed Farming First Strategy to ensure consistency across City documents.

Agricultural Buffer Requirements (Amendment Bylaw 10231)

The purpose of Amendment Bylaw 10231 is to include specific agricultural buffer guidelines in the OCP DP Guidelines for lands adjacent to the ALR that are subject to a development application (e.g. rezoning, development permit, etc.), including the following:

- For significant development immediately adjacent to sites designated within the ALR (i.e., no intervening road), a 15 m (49.2 ft.) landscaped buffer would be considered, consistent with existing Development Permit (DP) Guidelines. The guideline allows alternative setbacks when deemed appropriate and acceptable by the Director of Development (e.g. site constraints). Most of the properties with direct adjacency to the ALR boundary are industrial (less than 40 properties) or single-family development, however, single-family development would not be subject to the development application process in this case.
- Where there is an intervening road between the ALR and the non-ALR lands, an agriculture-friendly landscaped setback on the non-agricultural lands would be considered, including 3 m (9.8 ft.) to parking; and 4.5 m (14.8 ft.) to buildings. This is consistent with existing OCP policy and current practice in the review of development applications where there is an intervening road between the ALR and the non-ALR lands.
- The landscaped buffer should also be designed, established and maintained in accordance with the Ministry of Agriculture's *Guide to Edge Planning*, which includes:
 - Mixture of native, low-maintenance and drought tolerant species;
 - Species which will not harbour insects or diseases harmful to nearby farm crops; and

- Species that will filter dust and spray drift from the agricultural area.

Environmentally Sensitive Area DP Exemption (Amendment Bylaw 10232)

The purpose of Amendment Bylaw 10232 is to amend the Development Permit Guidelines to revise the requirements for new farmers to receive an Environmentally Sensitive Area (ESA) DP Exemption. The proposed bylaw updates the current ESA DP exemption criteria to allow new farmers to use ESA for agricultural purposes, subject to the following:

- Submission of 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, agricultural improvement cost estimate and projected income statement).

Approximately 596 properties in the ALR have some portion of ESA (Attachment 3). The Provincial *Farm Practices Protection (Right to Farm) Act* protects normal farm practices within the Agricultural Land Reserve and has legal precedence over the City's ESA designation. Currently, the DP Guidelines allow existing farmers to receive an ESA DP exemption by proving they have generated legitimate agricultural income on the site (e.g. farm status). The revision will allow new farmers to also receive an ESA DP exemption, subject to demonstrating an intention to farm through the submission of a farm plan. The ESA DP exemption only applies to agricultural activities, not including proposed residences.

Letter to the Ministry

As per Theme 5 (Inter-Governmental Support for Agriculture), Objective 2, Policy 1, staff recommend that a letter to the Minister of Agriculture by signature of the Mayor be prepared and delivered to identify the issues which arose during the preparation of the Farming First Strategy that are outside of the scope of local governments, including the following:

- 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* (ALCA) and the ALR Regulations to explicitly prohibit non-farm uses in the ALR and encourage agricultural production;
- Enforcement of contraventions in the ALR; and
- Financial incentives for farming operations, including environmental/sustainable farming operations, organic farming and reductions in pesticide use.

In order to address these important issues impacting the agricultural industry, support from the Provincial government is necessary.

Implementation

In addition to the themes, objectives and policies of the proposed Farming First Strategy, staff have also identified actions to ensure the intent of the Strategy is implemented. The proposed actions are identified below and organized based on the themes and objectives contained in the Strategy. In order to ensure the Farming First Strategy is implemented, staff recommend to

report back to Council in one year regarding the implementation of the proposed actions below. Staff note that implementation of these actions will require coordination across a number of City departments.

Theme 1: Agricultural Land Base

Objective 1: Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR).

Actions:

- Continue regular reporting on the status of agricultural land in Richmond (“Agricultural Hot Facts”), including total land in the ALR and agricultural production.
- Continue to process Development Permits for parcels abutting, but outside of, the ALR boundary to manage the urban/rural interface.

Objective 2: Ensure agricultural production remains the primary use of agricultural land.

Actions:

- Maintain the current lot coverage limit for hardsurfacing in agricultural buildings and structures and continue to prohibit concrete in greenhouses as per the “Agriculture (AG1)” zone.
- Continue to process Non-Farm Use, Subdivision and Soil Deposit/Removal applications consistent with the OCP and applicable City bylaws.

Theme 2: Agricultural Economic Viability

Objective 1: Enhance long-term agricultural viability and opportunities for innovation.

Actions:

- Continue to meet regularly with the FSAAC to address emerging issues impacting agriculture and food security and review development applications impacting agricultural land.
- Update the City’s website to provide resources for new and existing farmers and continue to provide relevant information regarding agriculture and food security to the community through the City’s social media.

Objective 2: Support the use of agricultural land for local food production and encourage a local food network to increase local food supply and consumption.

Actions:

- Work with developers to integrate urban agriculture (e.g. rooftop gardens, community gardens, vertical farming, backyard gardening, indoor farming, edible landscaping and the planting of food bearing trees) into development projects outside of the ALR.
- Update the Richmond Local Food Map in coordination with the FSAAC and Tourism Richmond, to identify local farms and roadside stands to increase awareness and demand for locally grown agricultural products and to highlight local farmers.

Theme 3: Infrastructure for Agriculture

Objective 1: Continue improvements to irrigation and drainage infrastructure in support of agricultural production.

Actions:

- Continue to provide real-time salinity monitoring of water at the City's drainage pump stations to ensure dike water is suitable for irrigation purposes.
- Continue improvement of irrigation and drainage infrastructure to provide secure and suitable water supplies and functional drainage systems that support the agricultural sector.

Objective 2: Support farm access to properties located in the ALR.

Actions:

- Develop a streamlined coordinated review process through the City's Engineering Department for farm access requests and ensure compliance with all City bylaws and Provincial policies and regulations.
- Implement a licensing agreement process through the City's Engineering Department to allow farm access to agricultural sites with no direct road access through unopened road allowances (all costs to be borne by the property owner).

Theme 4: Agriculture and the Environment

Objective 1: Mitigate the impacts of climate change on agricultural production.

Actions:

- Continue to assess the impacts of climate change on agricultural land while implementing the City's Dike Master Plan, Flood Protection Management Strategy and climate action initiatives. Staff are continuing to work on the outstanding referral regarding a long-term soil disposal management strategy, and the issue of land raising in response to anticipated climate change impacts, consistent with the Flood Protection Management Strategy.
- Coordinate with the Ministry of Agriculture, ALC and the FSAAC to provide resources to farmers regarding sustainable farming practices.

Objective 2: Maintain a balance between the natural environment and agricultural production.

Actions:

- In the review of agricultural development applications, consider the balance between agricultural and environmental objectives (e.g. RMA & ESA).
- Coordinate with the Ministry of Agriculture, ALC and the FSAAC to provide resources to farmers regarding reducing emissions from crop and livestock production.

Theme 5: Inter-Governmental Support for Agriculture

Objective 1: Continue to work collaboratively with upper levels of government to enhance agricultural viability.

Actions:

- Review the “Agriculture (AG1)” zone and Zoning Bylaw regularly to assess consistency with Provincial policies and regulations.
- Continue to refer applicable agricultural policy and development proposals to the ALC and Ministry of Agriculture.

Objective 2: Liaise with upper levels of government for legislative changes to support agricultural production.

Actions:

- Deliver a letter to the Minister of Agriculture regarding the need to address the agricultural-related issues that require Provincial support as identified in the Farming First Strategy.

Public Consultation

Consistent with the City’s public consultation practices, display boards and feedback forms regarding the proposed Farming First Strategy were available on LetsTalkRichmond.ca from November 8, 2019 to December 1, 2019 (Phase 1). The City also hosted three public open house events at Hamilton Community Centre, Cambie Secondary School and City Hall. The public open house events were attended by 35 persons, with an average of 12 persons per event.

Staff were pleased with the level of response after Phase 1, however, it was identified that responses were received from a relatively small percentage of participants who identify as farmers or own land in the Agricultural Land Reserve (ALR). In order to provide an additional opportunity for farmers and ALR landowners to be notified and provide feedback regarding the proposed Farming First Strategy, a mail-out was conducted in January 2020 to all properties in the ALR (approximately 1,800 properties) and the LetsTalkRichmond page was reopened from January 27, 2020 to February 16, 2020 (Phase 2).

The LetsTalkRichmond feedback form was submitted by a total of 166 persons (140 from Phase 1 and 26 from Phase 2). A complete summary of the public consultation process is provided in Attachment 4.

The feedback form asked participants to identify the importance of the proposed Farming First objectives and policies. Participants had the choice to provide feedback on the proposed objectives and each individual policy. Generally, all of the proposed objectives and policies were supported and identified as important. The complete results of the Farming First Strategy feedback form are provided in Attachment 5, including a summary of additional comments and correspondence from the public.

Food Security and Agricultural Advisory Committee

The Food Security and Agricultural Advisory Committee (FSAAC) has been involved in the process of updating the AVS since 2017 and staff continue to work closely with the FSAAC throughout the process. The final proposed Farming First Strategy was presented to the FSAAC on November 26, 2020. At the November 26, 2020 FSAAC meeting, the Committee passed the following motion:

That the Food Security and Agricultural Advisory Committee support the proposed Farming First Strategy as presented.

An excerpt of the relevant FSAAC meeting minutes regarding the Farming First Strategy is provided in Attachment 6.

OCP Consultation Summary

Stakeholder	Referral Comment (No Referral necessary)
Agricultural Land Commission and Ministry of Agriculture	The proposed themes, objectives and policies were referred to ALC and Ministry staff and no concerns were identified.
Richmond School Board	No referral necessary.
The Board of Metro Vancouver	No referral necessary.
The Councils of adjacent Municipalities	No referral necessary.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary.
TransLink	No referral necessary.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary.
Richmond Coastal Health Authority	No referral necessary.
Community Groups and Neighbours	See "Public Consultation" section of this report.
All relevant Federal and Provincial Government Agencies	See "Agricultural Land Commission and Ministry of Agriculture" above.

To date, the following groups have been consulted in the preparation of the proposed OCP and Zoning Bylaw amendments:

- Ministry of Agriculture;
- Agricultural Land Commission; and
- Richmond Food Security and Agricultural Advisory Committee.

Feedback was received from these groups and considered during refinement of the proposed amendments. If further discussion is required with any of these groups, it can occur, if requested, prior to the Public Hearing.

Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10230, 10231 & 10232, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing.

Financial Impact

None.

Conclusion

The proposed Farming First Strategy will update the 2003 Agricultural Viability Strategy and ensure the City's agricultural and food security policies remain effective and respond to the current and future issues, trends and challenges facing the agricultural industry. In association with the proposed Farming First Strategy, this report recommends amendments to the Official Community Plan which would:

- Replace the agricultural policies and objectives in the Official Community Plan with the proposed policies contained in the Farming First Strategy;
- Include specific agricultural buffer requirements in the Development Permit Guidelines; and
- Revise the Environmentally Sensitive Area Development Permit exemption criteria for agricultural activities in the Development Permit Guidelines to require new farmers to provide an acceptable farm plan.

It is recommended that Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10230, 10231 & 10232 be introduced and given first reading.



Steven De Sousa
Planner 1

SDS:cas

Attachment 1: Proposed Farming First Strategy
Attachment 2: Summary of Changes to the OCP
Attachment 3: Map of Properties in the ALR with ESA
Attachment 4: Farming First Strategy Public Consultation Summary
Attachment 5: Farming First Strategy Public Consultation Results
Attachment 6: Excerpt from the Minutes of the relevant FSAAC Meetings



CITY OF RICHMOND
**FARMING FIRST
STRATEGY**



PH – 37



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Summary

Agriculture is an important part of Richmond's history and current economy. Early settlers were attracted to Richmond by the fertile soils of Lulu and Sea Islands and promise of agricultural productivity. Over the years, Richmond has grown and evolved into a vibrant urban centre, while retaining a significant portion of Richmond's land area as agricultural. Today, agriculture forms an important part of the local and regional economy as well as a major land use in the city. Approximately 4,993 ha (12,338 ac) of Richmond's land base, or 39% of the City, is within the Agricultural Land Reserve (ALR).

Council directed staff to update the 2003 Agricultural Viability Strategy (AVS) to ensure that it remains effective, and responds well to the current and future issues, trends and challenges facing the agricultural industry.

The City of Richmond 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 focused around the following five major themes:



THEME 1
Agricultural
Land Base



THEME 2
Agricultural
Economic
Viability



THEME 3
Infrastructure for
Agriculture



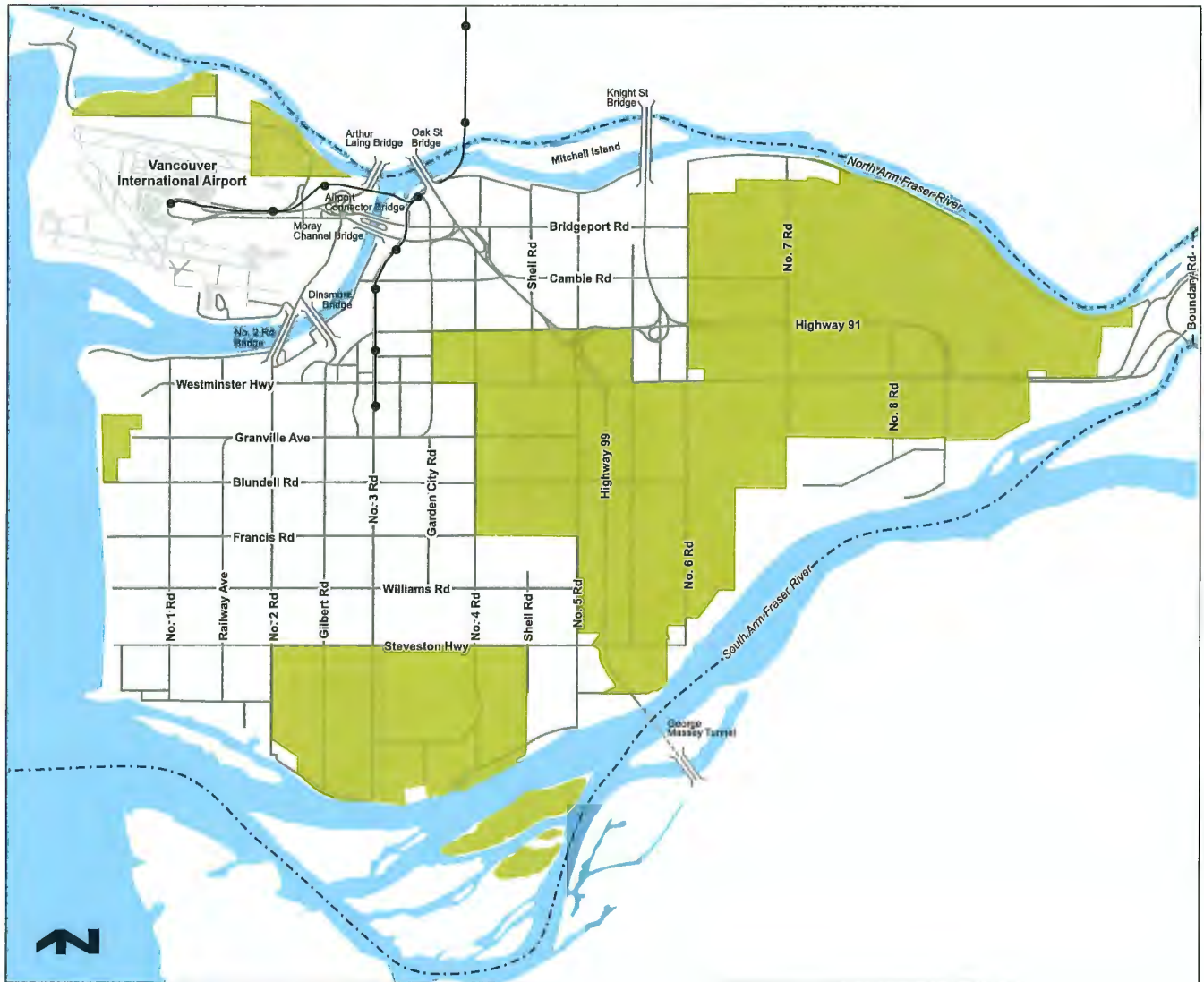
THEME 4
Agriculture
and the
Environment



THEME 5
Inter-
Governmental
Support for
Agriculture

The themes, objectives and policies contained in 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.

ALR in Richmond



- Canada Line
- Agricultural Land Reserve



Theme 1: Agricultural Land Base

Objective 1: Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR).

- 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.
- 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.

Objective 2: Ensure agricultural production remains the primary use of agricultural land.

- 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.

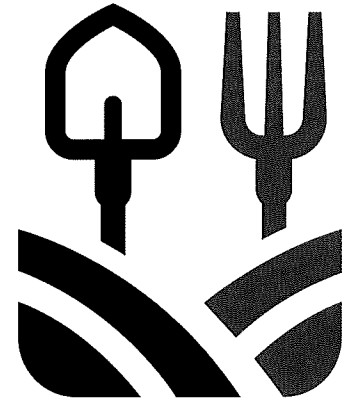




Photo Credit: Wade Comer Photography

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Theme 2: Agricultural Economic Viability

Objective 1: Enhance long-term agricultural viability and opportunities for innovation.

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

- 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.





Photo Credit: Wade Comer Photography

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Theme 3: Infrastructure for Agriculture

Objective 1: Continue improvements to irrigation and drainage infrastructure in support of agricultural production.

- 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 2: Support farm access to properties located in the ALR.

- 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).





Theme 4: Agriculture and the Environment

Objective 1: Mitigate the impacts of climate change on agricultural production.

- 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 2: Maintain a balance between the natural environment and agricultural production.

- 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.





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Theme 5: Inter-Governmental Support for Agriculture

Objective 1: Continue to work collaboratively with upper levels of government to enhance agricultural viability.

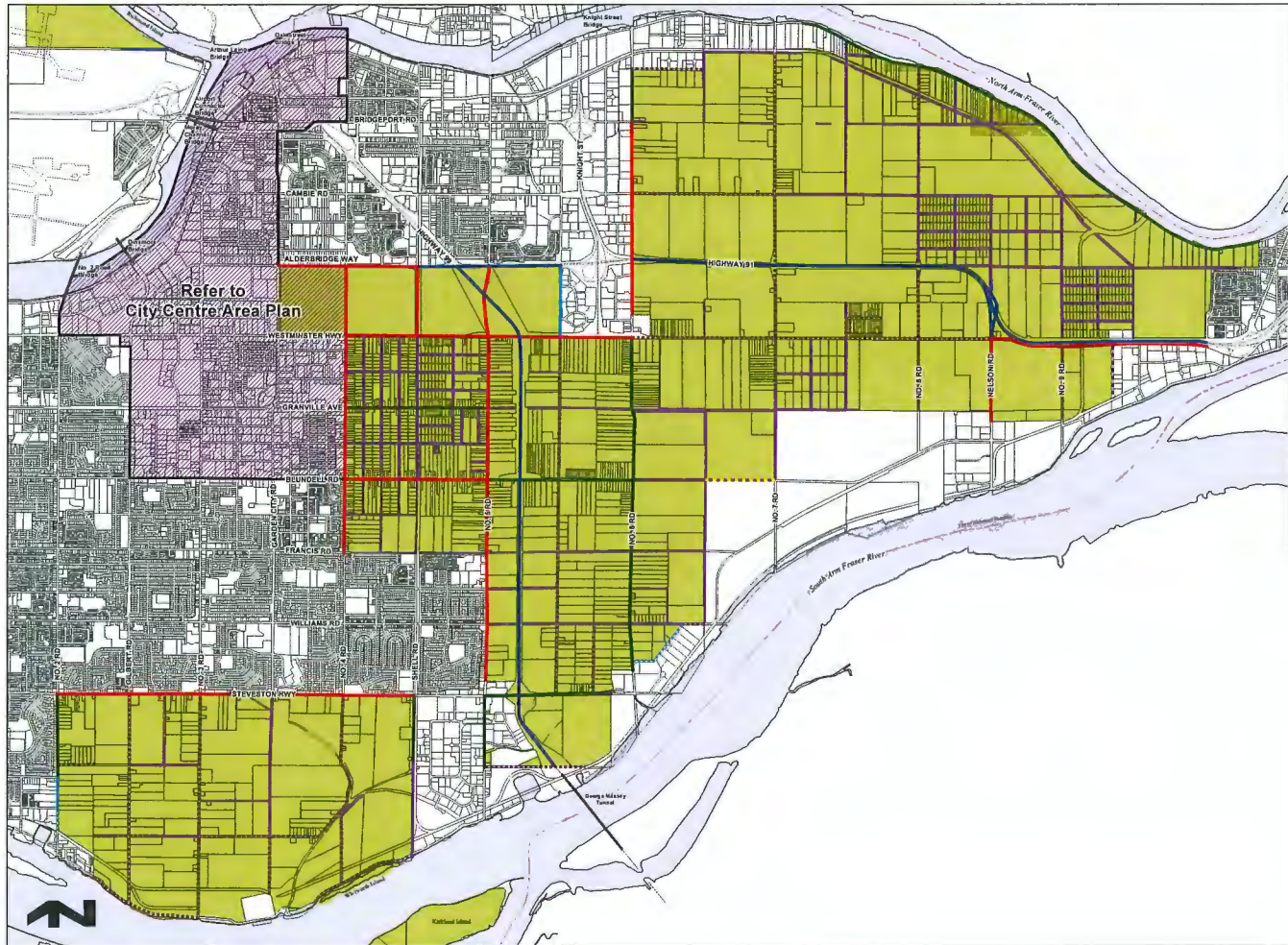
- a. Coordinate with ALC and Ministry of Agriculture to ensure City bylaws and policies are consistent with Provincial policies and regulations, including the *Agricultural Land Commission Act*, ALR Regulations, ALC Policies and the Minister's Bylaw Standards.
- b. Coordinate with ALC and Ministry of 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.

Objective 2: Liaise with upper levels of government for legislative changes to support agricultural production.

- a. 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*.



Existing Status of Road Improvements in the ALR



Agricultural Land Reserve (ALR)

Improved Roads

- Provincial/Federal/Regional Highways
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Collector
- Proposed Collector
- Agricultural

Unimproved Roads

- Unimproved Road
- Proposed Major Arterial

Conclusion

The City of Richmond Farming First Strategy is a result of a multi-phased consultation process regarding the current and future issues, trends and challenges facing the agricultural industry. The 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. Given that the City can only act within its legislative authority, the Farming First Strategy is also critical in identifying the need to work collaboratively with upper levels of government, including the Agricultural Land Commission (ALC), to ensure local agricultural production is supported.

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



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

Telephone: 604-276-4000

www.richmond.ca

Existing policy contained in the OCP (Section 7.1)	Proposed policy as part of the Farming First Strategy	Comments
Theme 1: Agricultural Land Base		
Objective 1: Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR).		
Maintain the existing ALR boundary and do not support a loss of ALR land unless there is a substantial net benefit to agriculture and the agricultural community is consulted.	Maintain the existing ALR boundary and do not support a loss of ALR land.	Removed the clause where the loss of ALR land may be supported.
Ensure that land uses adjacent to, but outside of, the ALR are compatible with farming by establishing effective buffers on the non-agricultural lands.	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.	No change.
Designate all parcels abutting, but outside of, the ALR boundary as Development Permit Areas with Guidelines for the purpose of protecting farming.	Designate all parcels abutting, but outside of, the ALR boundary as Development Permit Areas with Guidelines for the purpose of protecting farming.	No change.
Limit the area used for residential development on properties in the Agricultural Land Reserve. *Note: this policy also contains a number of guidelines which may be applied by Council when considering rezoning applications to increase house size.	Limit the area used for residential development on properties in the ALR. *Note: this policy also contains a number of guidelines which may be applied by Council when considering rezoning applications to increase house size.	No change.
Limit the number of dwelling units to one on lots within the Agricultural Land Reserve (ALR). Any proposal for additional dwelling units would require approval from both Council and the Agricultural Land Commission (ALC).	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).	No change.
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.	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.	No change.
Objective 2: Ensure agricultural production remains the primary use of agricultural land.		
Continue to encourage the use of the ALR land for farming and discourage non-farm uses (e.g., residential).	Continue to encourage the use of the ALR land for farming and discourage non-farm uses (e.g., residential).	No change.
Limit the subdivision of agricultural land into smaller parcels, except where possible benefits to agriculture can be demonstrated.	Limit the subdivision of agricultural land into smaller parcels, except where measurable benefits to agriculture can be demonstrated as per the policies	Revised to include permitted subdivision as per Provincial regulation.

	and regulations of the <i>Agricultural Land Commission Act</i> .	
Consider agricultural projects which achieve viable farming while avoiding residential development as a principal use.	Consider agricultural projects which achieve viable farming while avoiding residential development as a principal use.	No change.
N/A	Encourage soil-based farming by regulating the amount of hardsurfacing in agricultural buildings, structures and greenhouses.	Reflects existing regulations included in the "Agriculture (AG1)" zone.
N/A	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.	New policy (Agricultural Land Base)
N/A	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.	New policy (Agricultural Land Base)
Theme 2: Agricultural Economic Viability		
Objective 1: Enhance long-term agricultural viability and opportunities for innovation.		
N/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.	New policy (Agricultural Economic Viability)
Increase public awareness of farming practices, farm products and support educational programs that provide information on agriculture and its importance to the local economy and local food systems.	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.	Minor revisions.
Pursue incentives to increase actively farmed agricultural land and encourage new farmers.	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).	Revised to include small parcels.
Encourage value-added business initiatives.	Encourage value-added agricultural related business initiatives consistent with City and Provincial	Revised to prioritize agricultural production.

	regulations, while ensuring agricultural production remains the primary use of land.	
N/A	Develop agriculture-specific signage guidelines in order to support seasonal farm retail activities, including any necessary amendments to the City's Sign Bylaw.	New policy (Agricultural Economic Viability)
N/A	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.	New policy (Agricultural Economic Viability)
Objective 2: Support the use of agricultural land for local food production and encourage a local food network to increase local food supply and consumption.		
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.	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.	No change.
Encourage the retention of open space for food production (e.g., edible landscaping, gardens, rooftop gardens, food bearing trees) for the use of residents in new residential developments.	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.	Revised to include all development outside of the ALR.
N/A	Raise public awareness, in coordination with the FSAAC, of local farming, farmer's markets, and local food products, produce and programs.	New policy (Agricultural Economic Viability)
N/A	Support food tourism initiatives, in coordination with Tourism Richmond, the FSAAC, and other local stakeholders to highlight local food production.	New policy (Agricultural Economic Viability)
N/A	Strengthen relationships with external organizations that provide agriculture-related educational opportunities and promote local farming.	New policy (Agricultural Economic Viability)
Theme 3: Infrastructure for Agriculture		
Objective 1: Continue improvements to irrigation and drainage infrastructure in support of agricultural production.		
Support the City's Master Drainage Plans:	Continue improvement of irrigation and drainage infrastructure to provide secure and suitable water	Simplified.

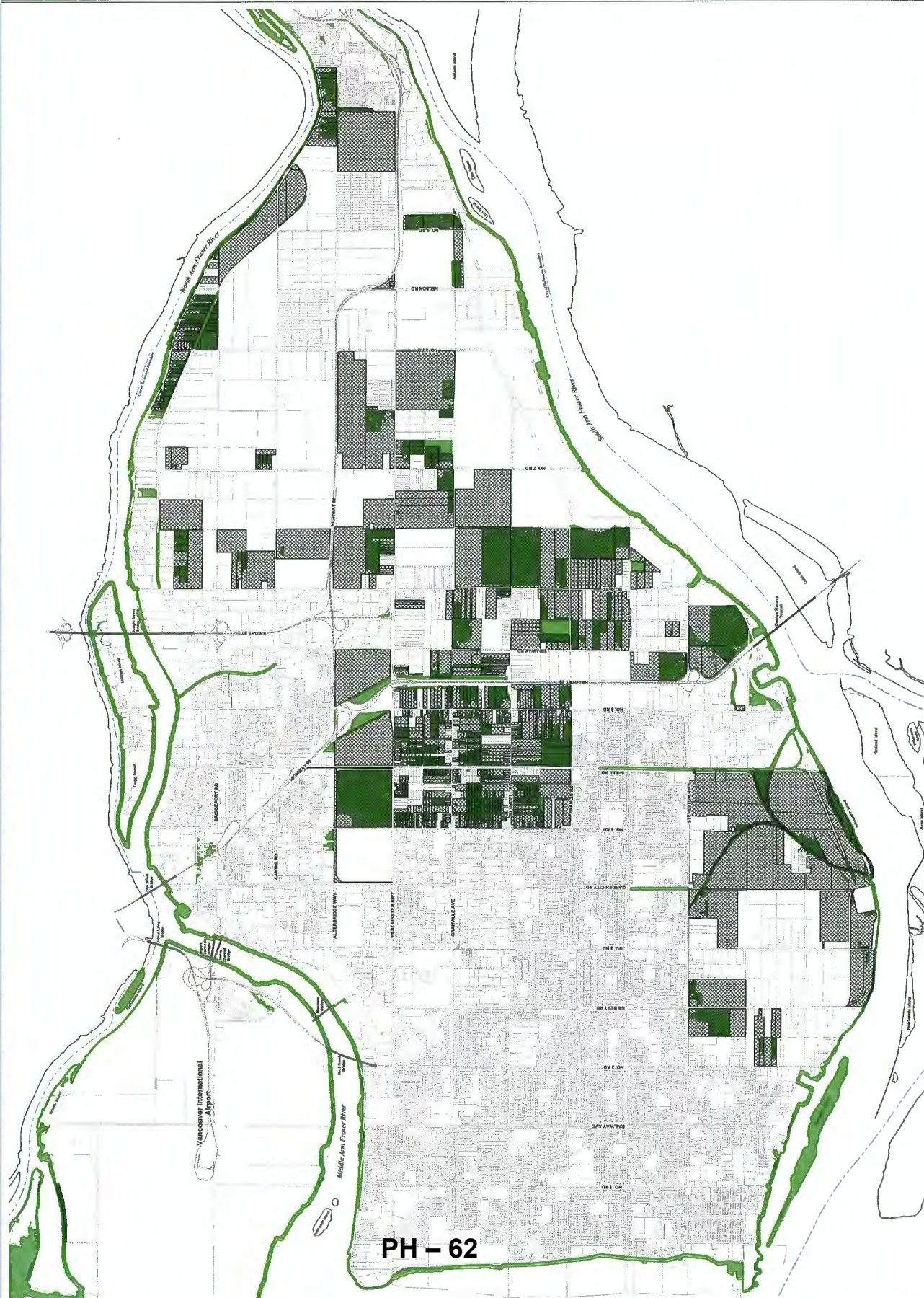
<ul style="list-style-type: none"> identify and ensure that drainage improvements to the ALR occur in order of priority and according to ARDSA performance standards; ensure that drainage improvements are considered in a comprehensive manner in consultation with the agricultural community and relevant City departments; encourage sufficient notification to the agricultural sector of ditch cleaning plans in order to achieve beneficial, effective and timely agricultural drainage. 	supplies and functional drainage systems that support the agricultural sector while protecting environmental assets, in consultation with the agricultural community and relevant City departments.	
Facilitate the improvement of irrigation and drainage infrastructure to provide secure and affordable water supplies that support the agricultural sector.	See above.	Combined with the policy noted above.
N/A	Consider separate water meters for the principal dwelling and the farm operation and ensure adequate service connections are installed for the farm operation.	New policy (Infrastructure for Agriculture)
N/A	Update and implement the East Richmond Agricultural Water Supply Study.	New policy (Infrastructure for Agriculture)
N/A	Encourage sustainable farm practices that utilize on-site water drainage, storage and use, and result in the reduction of potable water use.	New policy (Infrastructure for Agriculture)
N/A	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.	New policy (Infrastructure for Agriculture)
Objective 2: Support farm access to properties located in the ALR.		
Discourage, wherever possible, roads in the ALR, except as noted on the Existing Status of Road Improvements in the ALR Map.	Discourage, wherever possible, roads in the ALR, except as noted on the Existing Status of Road Improvements in the ALR Map.	No change to policy, updated map in the OCP.
N/A	Consider how proposed road improvements (e.g. road widening) on existing City roads may impact farmland.	New policy (Infrastructure for Agriculture)
For agricultural operations on agriculture sites with no direct road access, the City may facilitate access (via driveways, lease arrangements with owners to existing improved roads, but not new or improved roads).	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).	Minor revisions to clarify licensing agreement process.

N/A	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).	New policy (Infrastructure for Agriculture)
Theme 4: Agriculture and the Environment		
Objective 1: Mitigate the impacts of climate change on agricultural production.		
<p>Explore with farmers ways to protect the Ecological Network values of their lands such as:</p> <ul style="list-style-type: none"> • explore programs contained in the 2012 Environmentally Sensitive Area Management Strategy; • encourage environmentally sound agricultural practices by promoting the BC Environmental Farm Program; • explore the viability of leasing agricultural lands that have important environmental values from farmers to manage these lands for both agricultural and environmental goals; • explore mechanisms that compensate farmers for the loss of cultivation to maintain key ecological objectives. 	See below.	New section "Agriculture and the Environment" proposed, see below.
N/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.	New policy (Agriculture and the Environment)
N/A	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.	New policy (Agriculture and the Environment)
N/A	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.	New policy (Agriculture and the Environment)

N/A	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.	New policy (Agriculture and the Environment)
Objective 2: Maintain a balance between the natural environment and agricultural production.		
N/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.	New policy (Agriculture and the Environment)
N/A	Investigate opportunities for reducing emissions from crop and livestock production, in coordination with the FSAAC, ALC and Ministry of Agriculture.	New policy (Agriculture and the Environment)
N/A	Explore opportunities to promote the relationship between agricultural viability and biodiversity through agricultural practices that benefit wildlife.	New policy (Agriculture and the Environment)
Theme 5: Inter-Governmental Support for Agriculture		
Objective 1: Continue to work collaboratively with upper levels of government to enhance agricultural viability.		
Ensure that all City bylaws (e.g., OCP, Zoning, noise control) which affect farmland and farm operations are consistent with: <ul style="list-style-type: none"> the Agricultural Land Commission Act, Procedure Regulations and General Orders; the standards in the Ministry of Agriculture, Fisheries and Food's "Guide for Bylaw Development in Farming Areas". 	Coordinate with ALC and Ministry of Agriculture to ensure City bylaws and policies are consistent with Provincial policies and regulations, including the <i>Agricultural Land Commission Act</i> , ALR Regulations, ALC Policies and the Minister's Bylaw Standards.	Minor revisions.
N/A	Coordinate with ALC and Ministry of Agriculture to ensure development proposals are consistent with Provincial policies and regulations.	New policy (Inter-Governmental Support for Agriculture)
Support the 2040 Metro Vancouver Regional Growth Strategy which includes agricultural designations and policies for protection of agricultural land.	Coordinate with Metro Vancouver to support the Regional Growth Strategy, which includes agricultural designations and policies for protection of agricultural land.	Minor revisions.
Objective 2: Liaise with upper levels of government for legislative changes to support agricultural production.		

N/A	<p>Continue to communicate with upper levels of government to address the following agricultural-related issues:</p> <ul style="list-style-type: none"> • 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. 	New policy (Inter-Governmental Support for Agriculture)
<p>Other</p> <p>Where there is an intervening road between the ALR and the non-ALR lands:</p> <ul style="list-style-type: none"> • encourage appropriate landscaping within the road right-of-way in front of the non-agricultural lands (e.g., between the road curb, any sidewalk and the property line) through the servicing agreement process; • encourage an appropriate landscaped setback on the non-agricultural lands (e.g., 3 m or 9.84 ft. to parking and 6 m or 19.68 ft. to buildings) through the: <ul style="list-style-type: none"> ◦ Rezoning and/or Building Permit process for industrial and institutional uses; 	<ul style="list-style-type: none"> • 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). • 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. 	<p>Revised to reflect current practice and standards, added specific building setbacks, and moved to the Development Permit Guidelines section of the OCP.</p> <p>*Note: an OCP amendment is also proposed in association with this policy.</p>

<ul style="list-style-type: none"> Rezoning and/or Development Permit process for commercial and multiple family residential sites; Rezoning and/or Subdivision process for single family residential sites. <p>For all developments 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, should be provided between the development and the agricultural land.</p>	<ul style="list-style-type: none"> The landscaped buffer should be designed, established and maintained in accordance with the Ministry of Agriculture's <i>Guide to Edge Planning</i>. 	
<p>For new farmers: For example, written information from a government source that they have been granted a period of time (e.g., two years) to demonstrate that they will and can generate legitimate agricultural income and this information is to be supplemented by other sources (e.g., a government Farm Number, BC Assessment information, City tax or assessment information). Where this permission has been granted and not achieved, the City may require the owner to restore and rehabilitate the modified environmental asset and services.</p>	<p>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.</p>	<p>Revised to reflect current practice and standards for new farmers to receive ESA DP exemptions. *Note: an OCP amendment is also proposed in association with this policy.</p>
<p>Continue to explore with the Province maximum residential floor area and setback regulations for development within the ALR.</p>	N/A	<p>Removed, maximum floor area and setback regulations have been implemented.</p>
<p>Support farm activities which follow normal farm practices and do not create health hazards.</p>	N/A	<p>Removed, policy intent covered by applicable Provincial and Federal legislation.</p>
<p>Minimize conflicts among agricultural, recreation, conservation and urban activities.</p>	N/A	<p>Removed, policy intent covered by other policies.</p>



May 21, 2020
Prepared by Onkar Butani

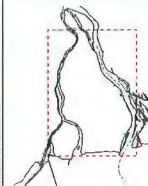
Prepared by Onkar Buttar

The subcommittee agrees on this (map) to satisfactory terms, various insurance and other provisions, and no warranties. Expressed or implied, as to the accuracy and completeness of the information.

There are no controls that let factors and legal descriptions must be recorded in the Land Title office in New Westminster.

On 15 May 1997, a legal document, and it published for its construction and convenience purposes only.

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Farming First Strategy – Public Consultation Summary

On June 10, 2019, Council directed staff to conduct public consultation regarding the proposed Farming First Strategy, which included objectives, policies and actions 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.

Consistent with the City's public consultation practices, display boards and feedback forms regarding the proposed Farming First Strategy were available on LetsTalkRichmond.ca from November 8, 2019 to December 1, 2019 (Phase 1). The City also hosted three public open house events at Hamilton Community Centre, Cambie Secondary School and City Hall. The public open house events were attended by 35 persons, with an average of 12 persons per event.

The LetsTalkRichmond page and open house events were advertised through an advertisement in the newspaper, the Food Security and Agricultural Advisory Committee (FSAAC), and an email to all subscribers of LetsTalkRichmond (approximately 4,500 registered users at the time) at the beginning and near the end of the consultation period.

Staff were pleased with the level of response after Phase 1, however, it was identified that responses were received from a relatively small percentage of participants who identify as farmers or own land in the ALR. In order to provide an additional opportunity for farmers and ALR landowners to be notified and provide feedback regarding the proposed Farming First Strategy, a mail-out was conducted in January 2020 to all properties in the ALR (approximately 1,800 properties) and the LetsTalkRichmond page was reopened from January 27, 2020 to February 16, 2020 (Phase 2).

Public Open Houses

The details of the public open house events and participation are summarized below:

Date/Time	Location	Participation
Saturday, November 9, 2019 (11 am to 3 pm)	Hamilton Community Centre	12
Thursday, November 14, 2019 (4 pm to 8 pm)	Cambie Secondary School	11
Thursday, November 21, 2019 (4 pm to 8 pm)	City Hall	12
TOTAL		35

Staff were present at the public open houses to answer questions and encourage participants to submit the feedback form available on the LetsTalkRichmond page.

Feedback Form

The LetsTalkRichmond feedback form was submitted by a total of 166 persons (140 from Phase 1 and 26 from Phase 2), of which identified as the following (user can check all that apply):

Self-identification	Participation
Richmond farmer	10
Richmond resident	141
Richmond builder/developer	2
Richmond ALR owner	25
Richmond non-ALR owner	38
Other	12

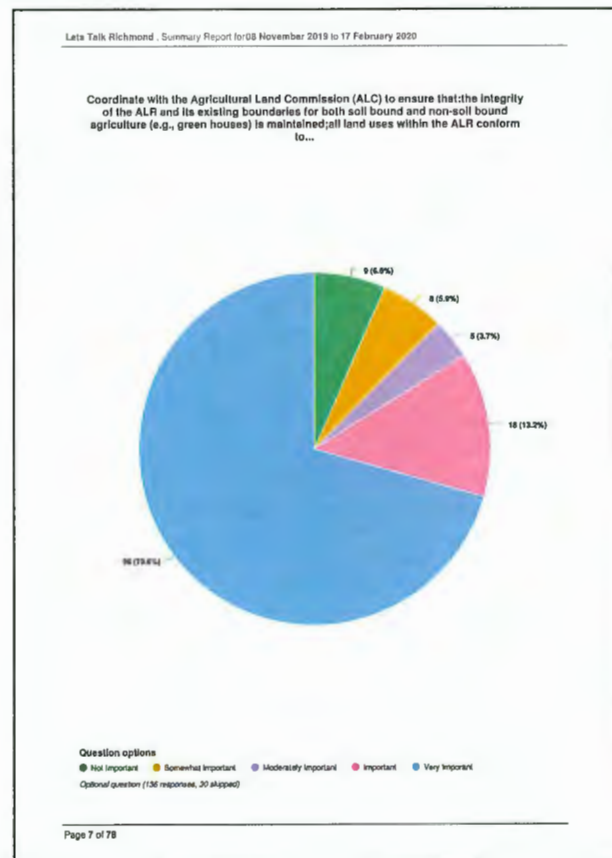
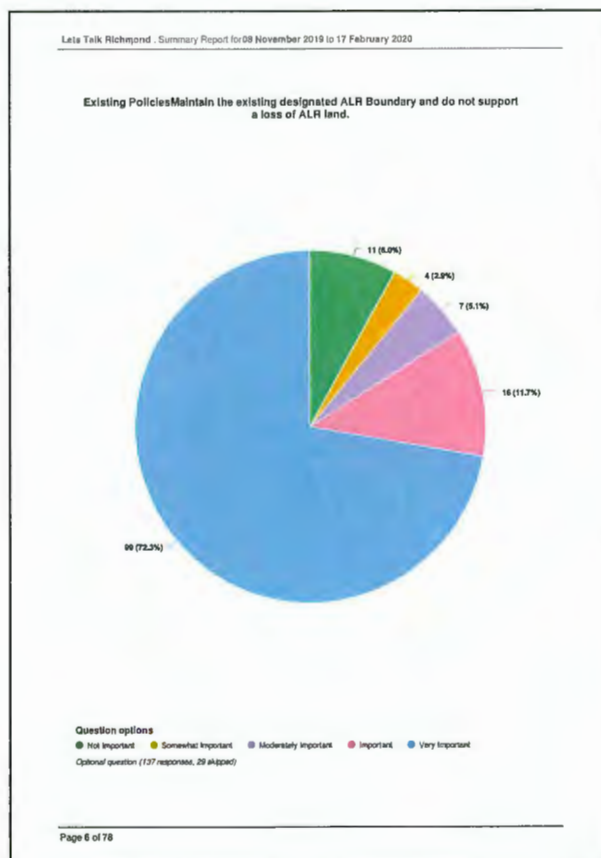
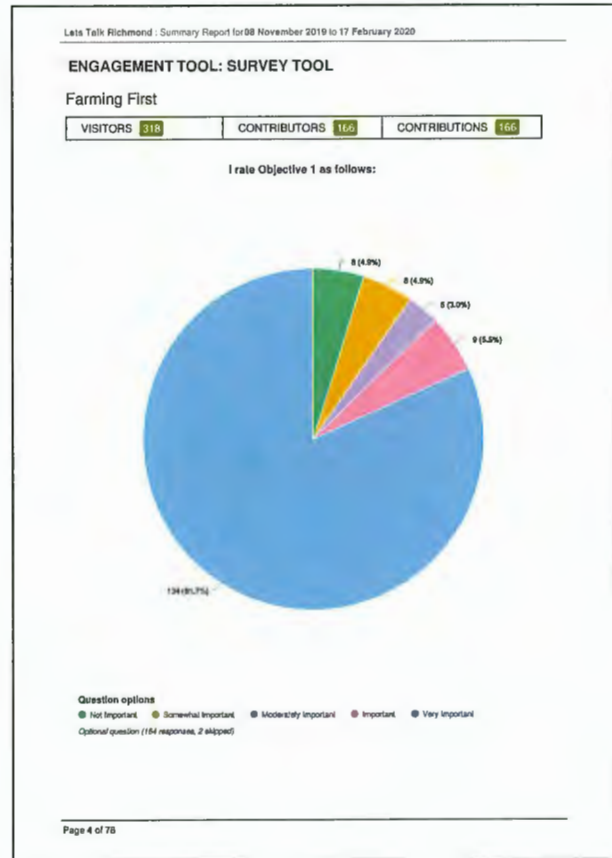
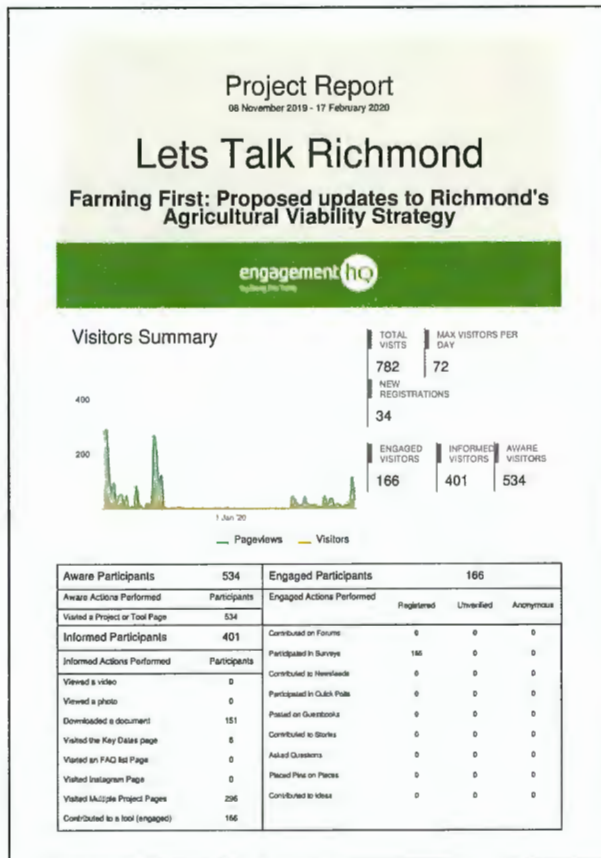
In total, the proposed Farming First Strategy LetsTalkRichmond page was visited 782 times and the associated documents (including the staff report, display boards and agricultural fact sheet) were downloaded 151 times.

Farming First Strategy - Public Consultation Results Summary (Feedback Form - Objectives & Policies)

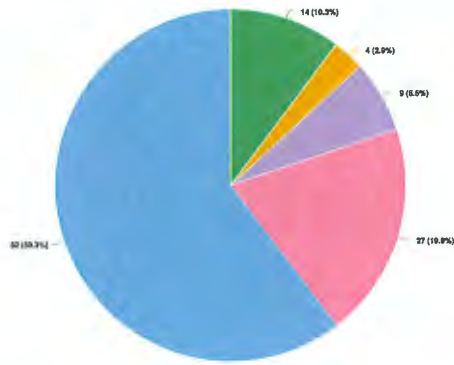
	Not Important	Somewhat Important	Moderately Important	Important	Very Important
Theme 1					
Objective 1	4.9%	4.9%	3.0%	5.5%	81.7%
Policy 1	8.0%	2.9%	5.1%	11.7%	72.3%
Policy 2	6.6%	5.9%	3.7%	13.2%	70.6%
Policy 3	10.3%	2.9%	6.6%	19.9%	60.3%
Policy 4	9.2%	6.1%	6.1%	16.0%	62.6%
Policy 5	9.6%	5.2%	5.2%	20.7%	59.3%
Policy 6	15.3%	2.9%	4.4%	10.2%	67.2%
Objective 2	6.7%	3.7%	3.1%	11.0%	75.5%
Policy 1	15.5%	0.0%	2.3%	5.4%	76.7%
Policy 2	12.5%	7.8%	6.3%	13.3%	60.2%
Policy 3	12.4%	3.9%	7.8%	10.9%	65.1%
Policy 4	11.5%	3.8%	4.6%	15.3%	64.9%
Policy 5	11.5%	3.8%	7.6%	22.9%	54.2%
Policy 6	6.2%	3.1%	5.4%	13.8%	71.5%
Theme 2					
Objective 1	7.3%	2.4%	6.7%	20.0%	63.6%
Policy 1	5.5%	6.4%	5.5%	27.3%	55.5%
Policy 2	5.5%	8.3%	5.5%	33.0%	47.7%
Policy 3	6.4%	2.8%	3.7%	20.2%	67.0%
Policy 4	6.5%	6.5%	12.0%	25.0%	50.0%
Policy 5	8.3%	6.5%	17.6%	25.9%	41.7%
Policy 6	9.3%	1.9%	11.2%	15.9%	61.7%
Objective 2	4.8%	5.5%	6.1%	12.7%	70.9%
Policy 1	5.3%	6.2%	7.1%	28.3%	53.1%
Policy 2	3.5%	2.7%	7.1%	23.0%	63.7%
Policy 3	2.7%	2.7%	9.7%	24.8%	60.2%
Policy 4	4.4%	7.1%	7.1%	29.2%	52.2%
Policy 5	7.0%	3.5%	4.4%	21.1%	64.0%
Policy 6	8.0%	8.8%	15.9%	31.0%	36.3%
Policy 7	5.3%	7.9%	8.8%	26.3%	51.8%
Theme 3					
Objective 1	1.2%	1.8%	4.9%	32.9%	59.1%
Policy 1	3.2%	2.1%	1.1%	22.3%	71.3%
Policy 2	6.4%	4.3%	4.3%	31.9%	53.2%
Policy 3	2.2%	4.4%	5.5%	37.4%	50.5%
Policy 4	3.2%	5.4%	4.3%	20.4%	66.7%
Policy 5	2.2%	8.7%	6.5%	26.1%	56.5%
Policy 6	4.3%	7.4%	14.9%	39.4%	34.0%
Objective 2	3.1%	1.2%	11.8%	35.4%	48.4%
Policy 1	8.2%	4.1%	7.1%	25.5%	55.1%
Policy 2	9.1%	3.0%	6.1%	16.2%	65.7%
Policy 3	6.1%	3.0%	6.1%	41.4%	43.4%
Policy 4	5.1%	7.1%	10.2%	33.7%	43.9%
Policy 5	3.0%	2.0%	9.1%	17.2%	68.7%
Theme 4					
Objective 1	5.5%	6.1%	8.5%	19.5%	60.4%
Policy 1	2.1%	3.2%	4.3%	17.0%	73.4%
Policy 2	2.2%	1.1%	0.0%	12.9%	83.9%
Policy 3	3.2%	5.4%	5.4%	15.1%	71.0%
Policy 4	5.4%	8.6%	7.5%	21.5%	57.0%
Policy 5	3.3%	2.2%	6.5%	13.0%	75.0%
Policy 6	2.1%	6.4%	9.6%	18.1%	63.8%
Objective 2	6.7%	2.5%	7.4%	22.7%	60.7%
Policy 1	5.4%	5.4%	4.3%	21.5%	63.4%
Policy 2	4.3%	6.4%	5.3%	29.8%	54.3%
Policy 3	4.3%	4.3%	10.8%	31.2%	49.5%
Policy 4	3.2%	11.8%	8.6%	26.9%	49.5%
Policy 5	3.2%	3.2%	5.3%	23.4%	64.9%
Theme 5					
Objective 1	6.1%	6.1%	6.7%	20.9%	60.1%
Policy 1	4.7%	9.4%	5.9%	25.9%	54.1%
Policy 2	3.4%	5.7%	9.2%	24.1%	57.5%
Policy 3	7.1%	9.4%	8.2%	16.5%	58.8%
Objective 2	4.9%	7.9%	6.7%	20.7%	59.8%
Policy 1	8.8%	4.4%	5.5%	9.9%	71.4%

Farming First Strategy - Public Consultation Results Summary (Feedback Form - General Comments)

Comments	Total
Focus on the importance of farmland for food security purposes and support local farming	28
Protect farmland for agriculture and not for urban development	24
Maintain and enforce the maximum size of homes on farmland	20
Allow farmers to develop based on a case-by-case basis as needed rather than apply restrictions	18
General support for the proposed strategy and policies	15
Manage the balance between environmental and agricultural objectives (e.g. invasive species control and ecological protection)	9
Encourage and support sustainable and organic farming operations	8
Increase enforcement in the ALR and penalize non-compliance	8
Utilize smaller agricultural parcels (e.g. less than 1 acre) and parcels unsuitable for agriculture for non-agricultural uses	8
Allow farm access through unopened roads for agricultural purposes only	8
Tax properties in the ALR that are not actively farming	5
Increase the Provincial income threshold for farm status	5
Utilize land in the ALR for non-agricultural uses, including affordable housing and health care	4
Support for facilitating both farm access and water access to farmland to increase agricultural viability	4
Protect farmland from speculation and foreign ownership	3
Support for soil-based farming and restrictions on hardsurfacing	3
Support the use of City-owned land to provide agriculture opportunities	3
Promote public awareness of agriculture and local farms throughout the community	3
Ensure materials used for farm access roads are not contaminated and increase enforcement of dumping	3
Rely on Provincial legislation and guidelines for agricultural policies	3
Limit the production of cannabis as much as permitted by Provincial regulations	2
Investigate technological alternatives for traditional soil farming	2
Allow some value-added opportunities for farmers to enhance agricultural viability	2
Work with upper levels of government to strengthen lease agreements for farmers	2
Maintain the existing Provincial income threshold for farm status	2
Develop financial penalties for properties misrepresenting as farmland for tax purposes	1
Support agri-tourism as a secondary use on farm properties	1
Revise the Provincial tax structure to encourage more significant farming	1
Revise the maximum size of homes on farmland to be proportional to lot size	1
Consider opening up no access parcels in the ALR for residential development	1
Allow subdivision in the ALR to create smaller farms and encourage crop diversity	1
Prohibit the use of farmland for uses that do not produce food (e.g. equestrian facilities and nurseries)	1
Seek improvements to farm access, drainage and irrigation to support agricultural viability	1
Collaborate with external agencies that are committed to farming (e.g. Kwantlen Polytechnic University)	1
Explore options for agriculture-specific water rates (e.g. subsidized water rates for farming)	1
Request for the City to maintain ditches and continuously manage water levels	1
Pursue a mentorship program between retired farmers and new farmers	1
Focus on the raising of the dikes and flood protection to protect agricultural land	1

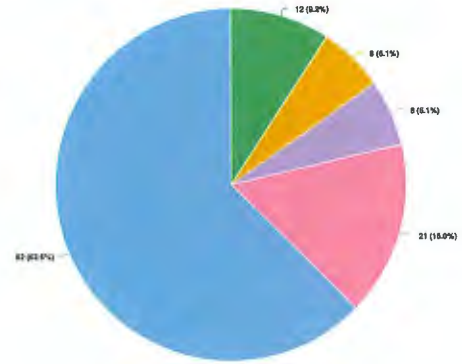


Ensure that land uses adjacent to, but outside of, the ALR are compatible with farming by establishing effective agricultural buffer requirements on the non-agricultural lands.



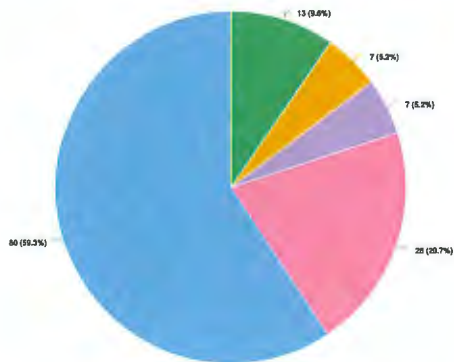
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (126 responses, 30 skipped)

Designate, all parcels abutting, but outside of the ALR boundary as Development Permit Areas with specific Guidelines for the purpose of protecting farming.



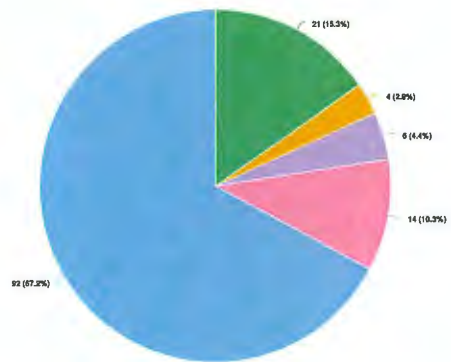
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (131 responses, 35 skipped)

Develop Standard ALR buffer requirements for parcels adjacent to the ALR (including where there is an intervening road), but outside of the ALR, in order to minimize impacts on agricultural land.



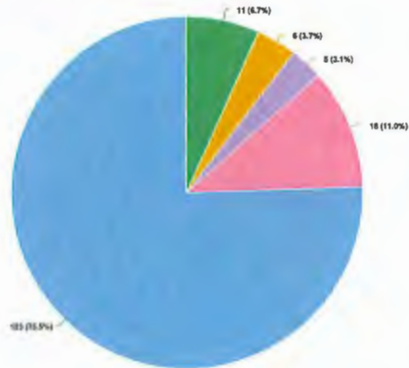
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (135 responses, 31 skipped)

Limit the area used for residential development and the number of dwelling units to one on properties in the ALR.



Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (137 responses, 20 skipped)

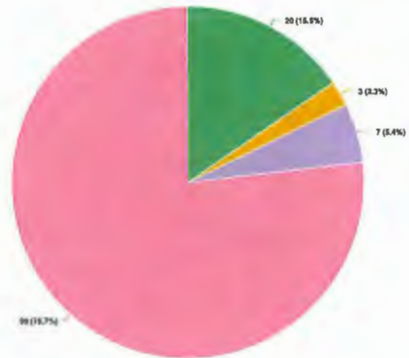
I rate Objective 2 as follows:



Question options

● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
Optional question (162 responses, 3 skipped)

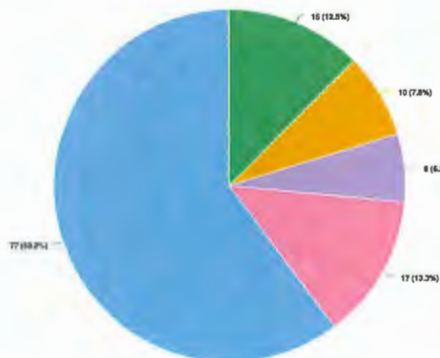
Objective 2: Existing PoliciesContinue to regulate the use of ALR land for farming only and discourage non-farm uses (e.g., residential).



Question options

● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
Optional question (128 responses, 37 skipped)

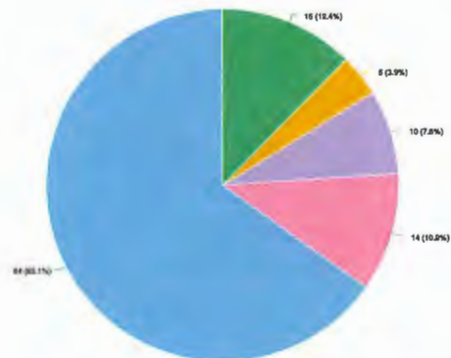
Proposed PoliciesDiscourage the subdivision of agricultural land into smaller parcels, except as per the policies and regulations of the Agricultural Land Commission Act.



Question options

● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
Optional question (128 responses, 38 skipped)

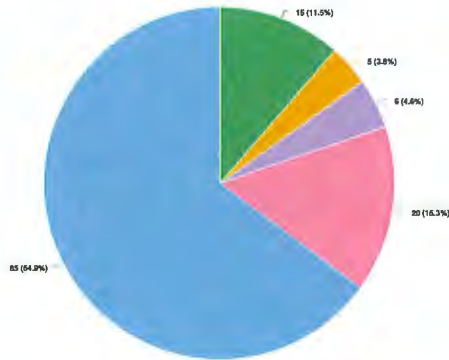
Continue to limit the amount of hardsurfacing permitted in agricultural buildings, structures and greenhouses.



Question options

● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
Optional question (129 responses, 37 skipped)

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 cons...



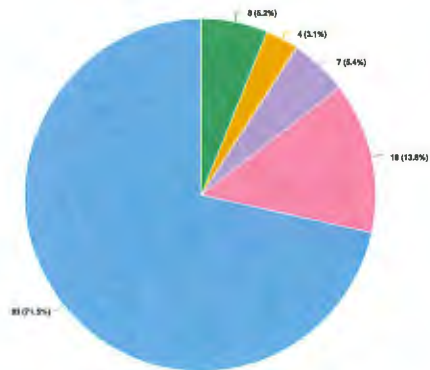
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (131 responses, 35 skipped)

Develop a maximum development area (e.g., 1.0 ha or 5% of the lot area, whichever is less) for farm-related commercial uses (e.g., farm retail, facilities for the storing, packing, preparing and processing of farm products), including buildings and...



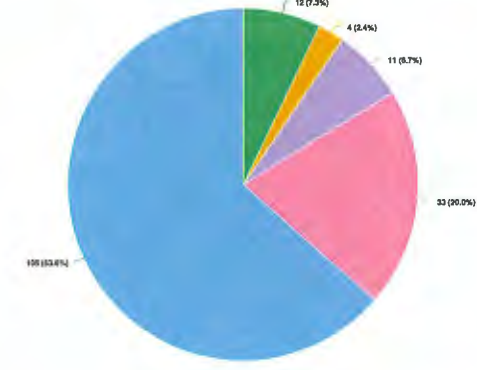
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (131 responses, 35 skipped)

Ensure soil deposit and removal proposals for agricultural production are consistent with City bylaw and policies, and Provincial regulations.



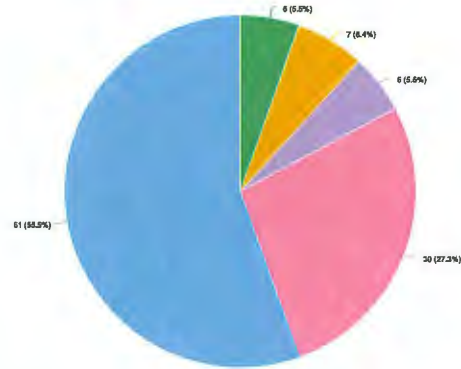
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (130 responses, 36 skipped)

I rate Objective 1 as follows:



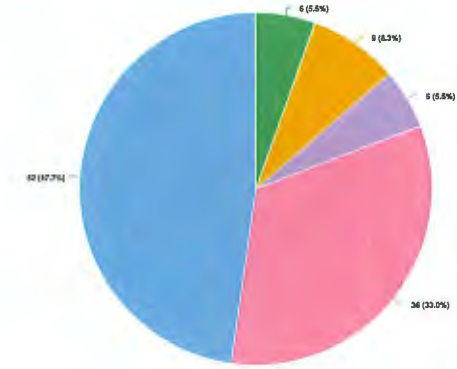
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (163 responses, 7 skipped)

Existing Policies Build relationships with farmers through the City's Food Security and Agricultural Advisory Committee (FSAAC) to address issues impacting agricultural viability and food security.



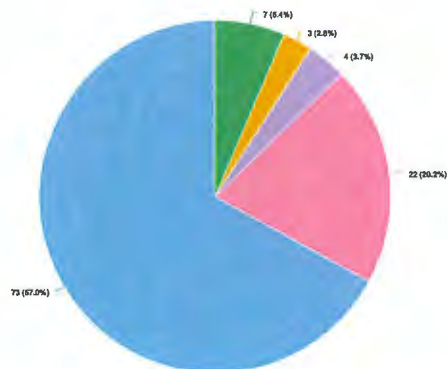
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (110 responses, 56 skipped)

Proposed Policies 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 co...



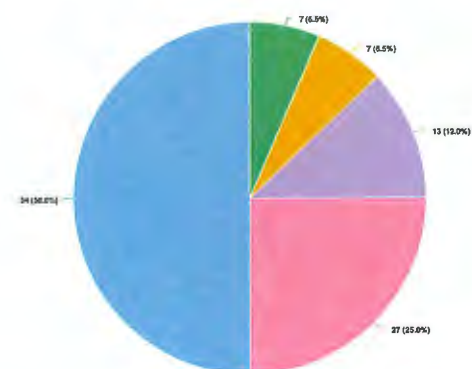
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (109 responses, 57 skipped)

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., land matching).



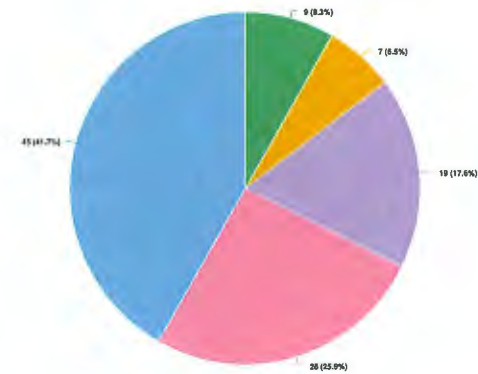
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (109 responses, 57 skipped)

Encourage value-added agricultural related business initiatives consistent with Zoning and Provincial regulations, while ensuring that agricultural production remains the primary use of land.



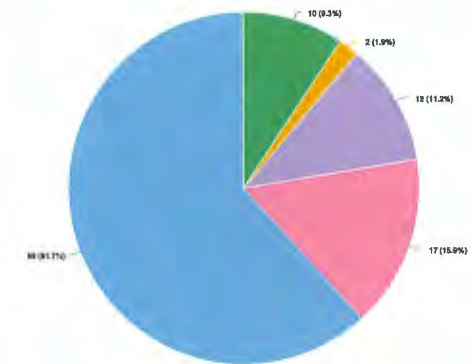
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (109 responses, 56 skipped)

Develop agriculture-specific signage requirements in order to support seasonal farm retail activities.



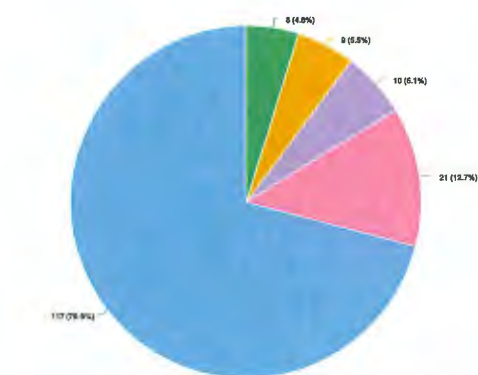
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (108 responses, 58 skipped)

Develop relationships with non-profit and government organizations which promote local agriculture, organic growing, climate adaptation, carbon management and reductions in pesticide use.



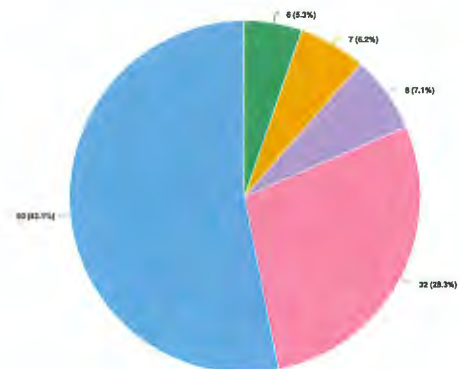
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (107 responses, 57 skipped)

I rate Objective 2 as follows:



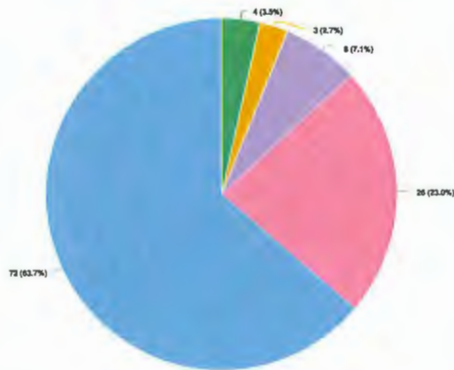
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (163 responses, 1 skipped)

Existing Policies Collaborate with Metro Vancouver, the Province, food producers, and various stakeholders to advance the Metro Vancouver Regional Food System Strategy and Richmond Food Charter.



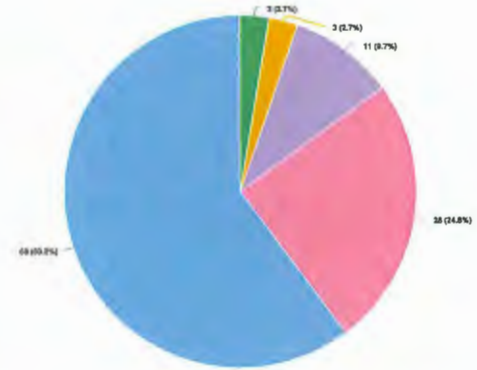
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (113 responses, 57 skipped)

Continue to seek out opportunities to collaborate with others to increase urban agriculture, the number of community gardens, edible landscapes and food-bearing trees.



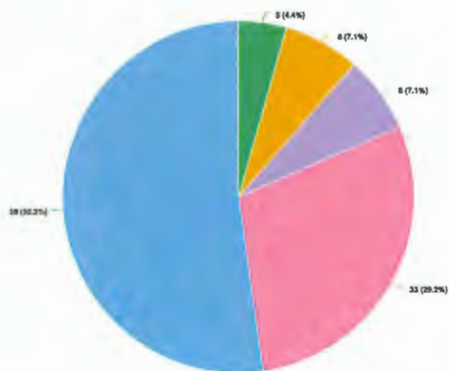
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (113 responses, 53 skipped)

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.



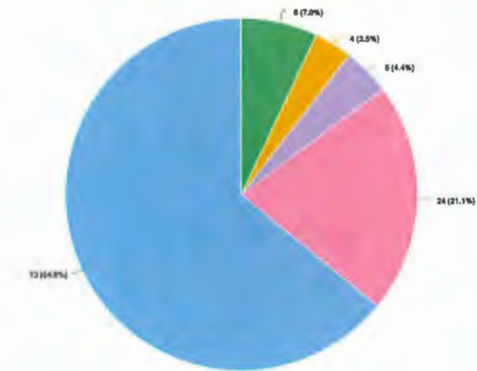
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (113 responses, 53 skipped)

Proposed Policies Raise public awareness, in coordination with the Food Security and Agricultural Advisory Committee (FSAAC), of local farming, farmer's markets, and local food products, produce and programs (e.g., Kwantlen Farm School).



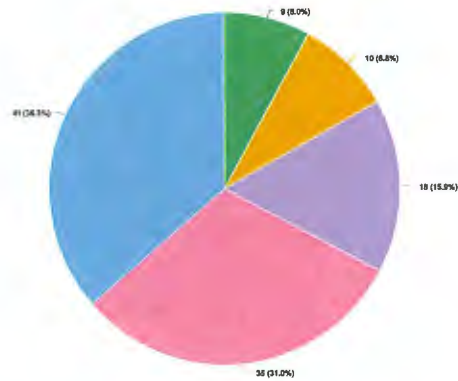
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (113 responses, 53 skipped)

Investigate "buy local" or "farm-to-table" marketing initiatives, in coordination with the FSAAC and the Province, to increase awareness and demand for locally grown agricultural products and to highlight local farmers.



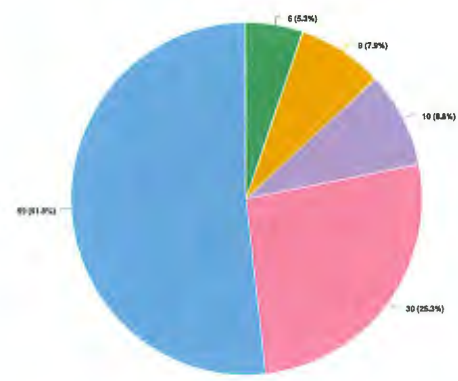
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (114 responses, 52 skipped)

Support food tourism initiatives, in coordination with Richmond Tourism and the FSAAC to highlight local food production.



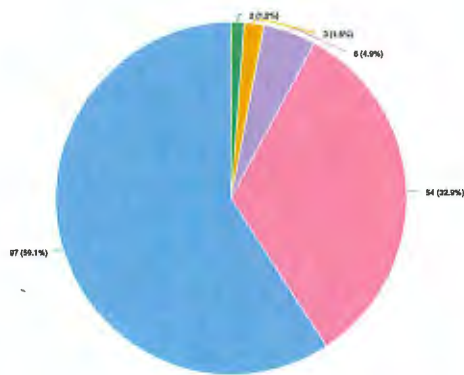
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (113 responses, 53 skipped)

Strengthen relationships with outside organizations that provide agriculture-related educational opportunities and promote local farming (e.g., Kwantlen Polytechnic University).



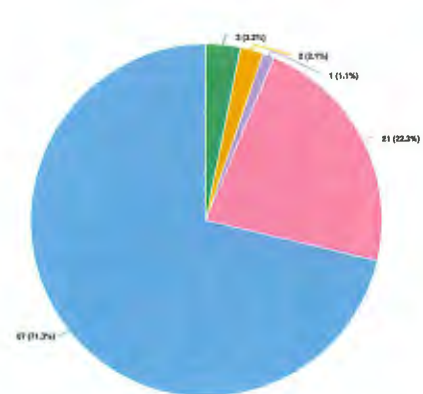
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (114 responses, 52 skipped)

I rate Objective 1 as follows:



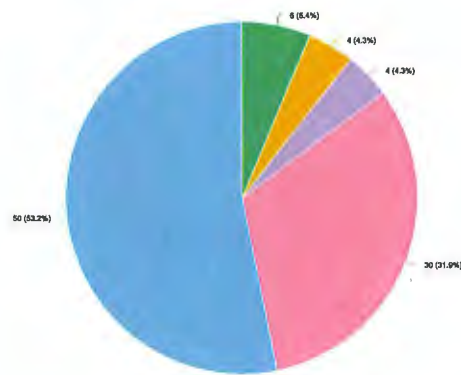
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (164 responses, 2 skipped)

Existing PoliciesContinue improvements to irrigation and drainage infrastructure to provide secure water supplies and functional drainage systems that support the agricultural sector.



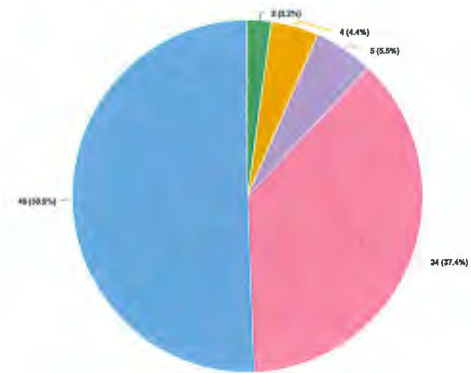
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (94 responses, 72 skipped)

Proposed Policies Consider separate water meters for the principal dwelling and the farm operation and ensure adequate service connections are installed for the farm operation.



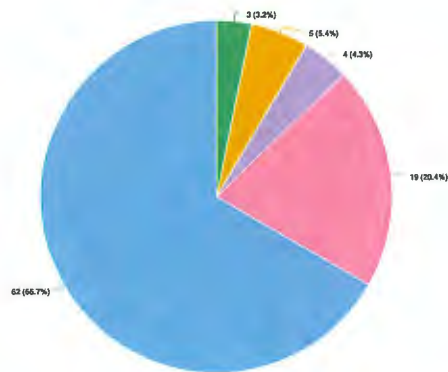
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (94 responses, 72 skipped)

Coordinate with the City's Engineering Department to update and implement the East Richmond Agricultural Water Supply Study.



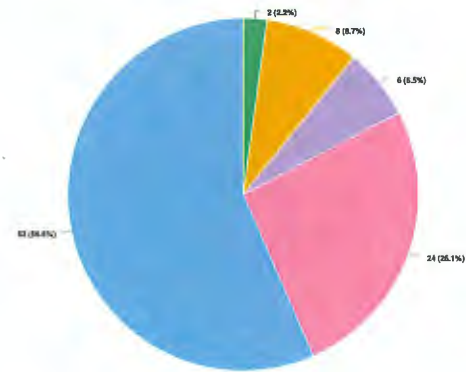
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (91 responses, 72 skipped)

Support sustainable farm practices that utilize on-site water drainage, store and use, and result in the reduction of potable water use.



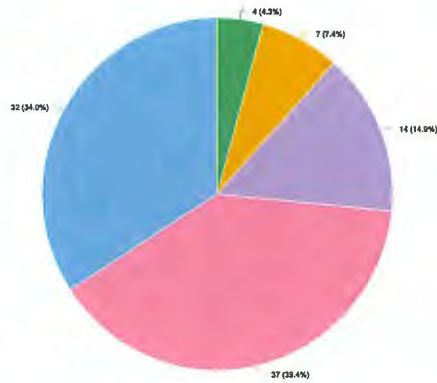
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (93 responses, 73 skipped)

Evaluate the impact of the Fraser River 'salt-wedge' on agricultural land and review possible improvements to supply salt-free irrigation water to affected areas.



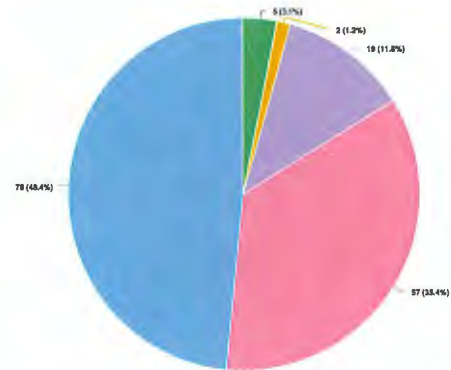
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (92 responses, 74 skipped)

Consider where there are no alternatives, options for allowing water service to agricultural sites with no direct road access through unopened road allowances through licensing agreements, subject to compliance with all City bylaws and Provincial p...



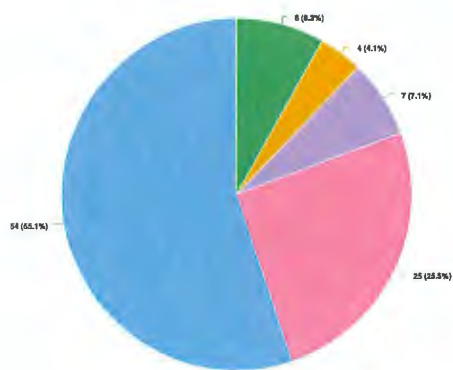
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (34 responses, 72 skipped)

I rate Objective 2 as follows:



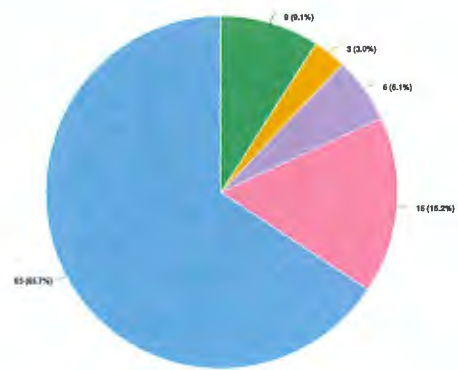
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (161 responses, 5 skipped)

Existing Policies Discourage roads in the ALR, except as noted on the Existing Status of Road Improvements in the ALR Map (DCP p.7-5).



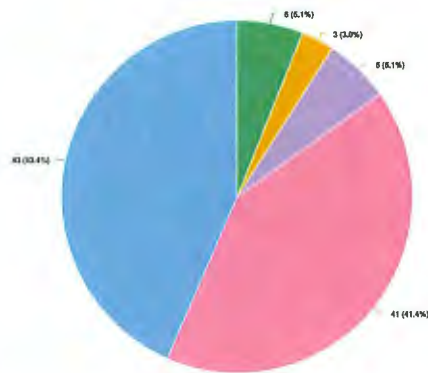
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (38 responses, 60 skipped)

Consider how proposed road improvements (e.g., road widening) on existing City roads may impact farmland.



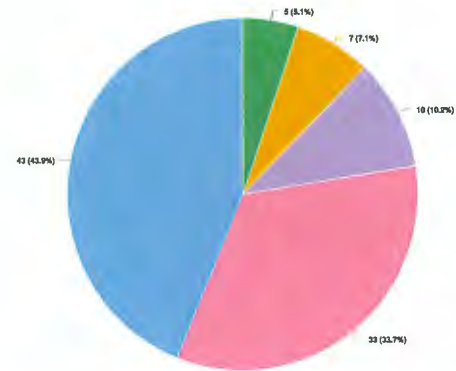
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (79 responses, 67 skipped)

Proposed Policies Consider, for agricultural operations on agricultural sites with no direct road access, allowing access through unopened road allowances for farm access only (no new or improved roads) through licensing agreements, subject to compl...



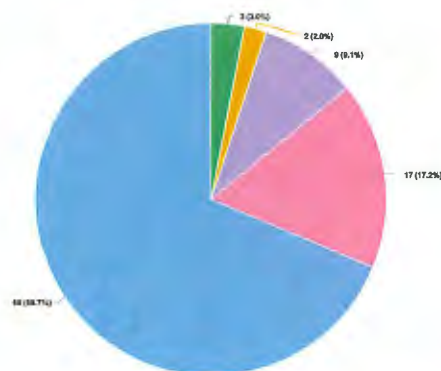
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (99 responses, 67 skipped)

Continue to review requests for separate farm access subject to applicable bylaws and the City's Planning, Engineering, Transportation and Environmental requirements.



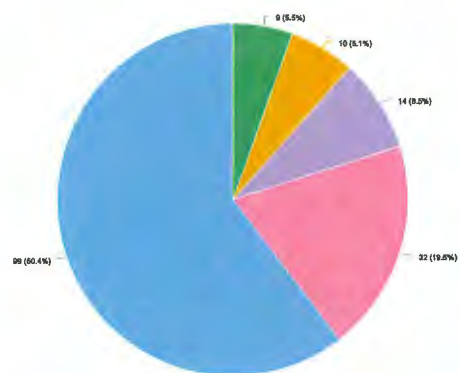
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (99 responses, 67 skipped)

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 Sensiti...



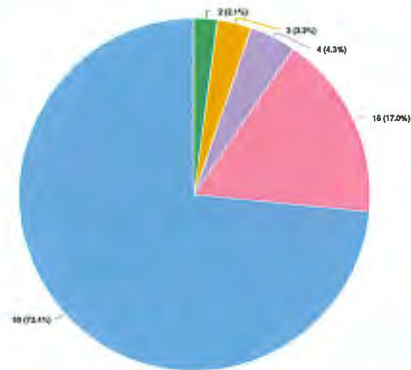
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (99 responses, 67 skipped)

I rate Objective 1 as follows:



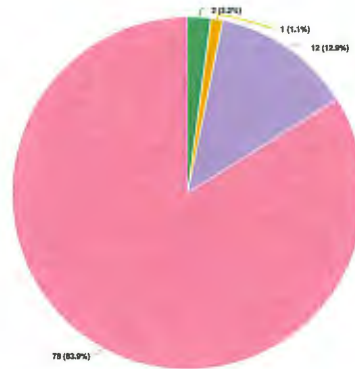
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (164 responses, 2 skipped)

Proposed Policies Assess the current and long term potential impacts of climate change and expected sea-level rise on agriculture and develop agricultural specific responses and tools to protect and enhance current and future agricultural production.



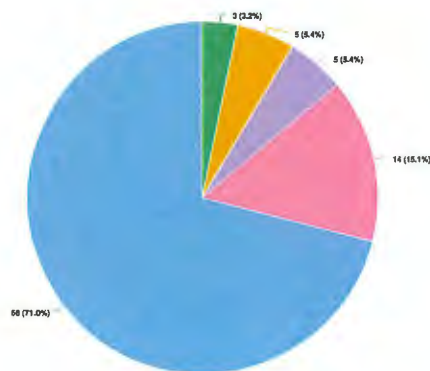
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (54 responses, 72 skipped)

Coordinate with Engineering on the Implementation of the City's Dyke Master Plan and Flood Protection Management Strategy, for those areas where dykes involve or protect agricultural land.



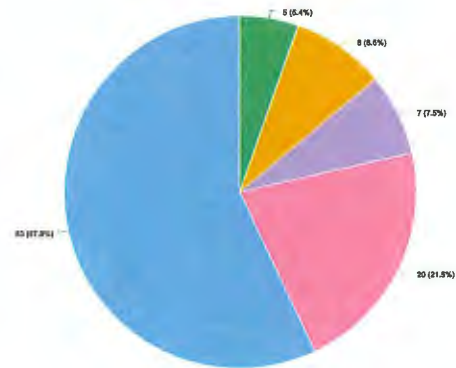
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (52 responses, 73 skipped)

Encourage sustainable farming practices, in coordination with the FSAAC, Agricultural Land Commission and Ministry of Agriculture, such as water conservation, renewable energy use and improved soil management through education and sharing informati...



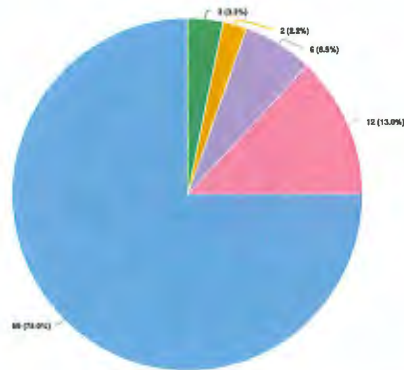
Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (53 responses, 73 skipped)

Work with industry to develop crop strategies that can adapt to climate change, in coordination with the FSAAC.

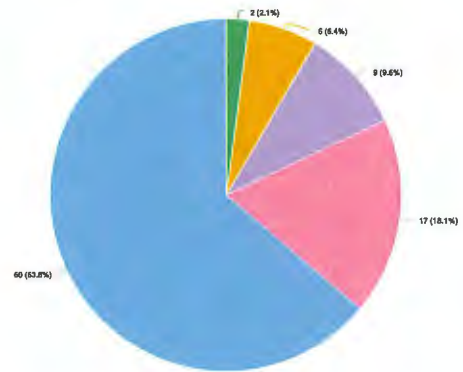


Question options
 ● Not Important ● Somewhat Important ● Moderately Important ● Important ● Very Important
 Optional question (53 responses, 73 skipped)

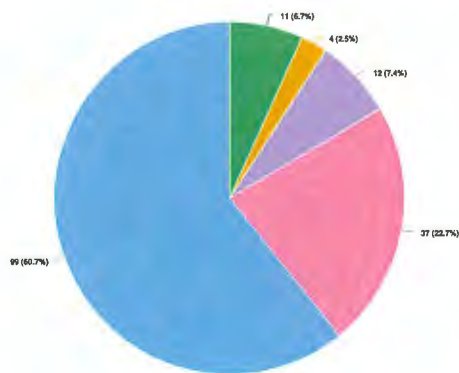
Ensure soil deposit and removal proposals for agricultural production are based on enhancing and protecting current and future agricultural viability, through consideration of environmental issues (e.g., climate change, sea-level rise, carbon store...



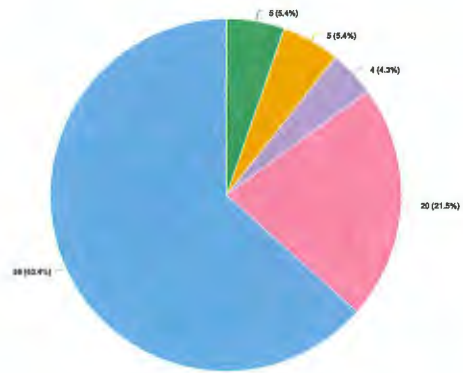
Coordinate with Metro Vancouver, Agricultural Land Commission, and the Ministry of Agriculture to develop a long-term response to mitigate the impacts of climate change on farmland.



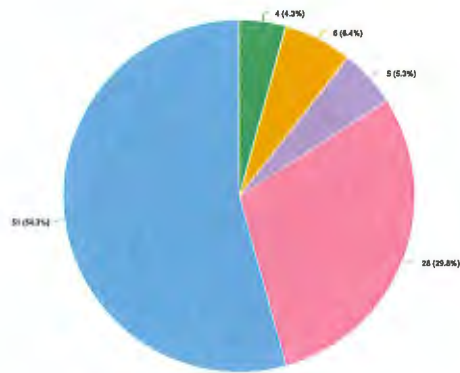
I rate Objective 2 as follows:



Proposed PoliciesContinue to review development proposals on properties that include a designated Environmentally Sensitive Area (ESA) or Riparian Management Area (RMA) to ensure a balance between farming opportunities and environmental management ...

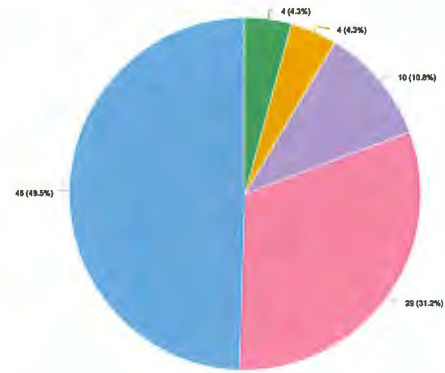


Develop standard assessment criteria for farming properties where designated ESA or RMA will be impacted, while continuing to support agricultural production.



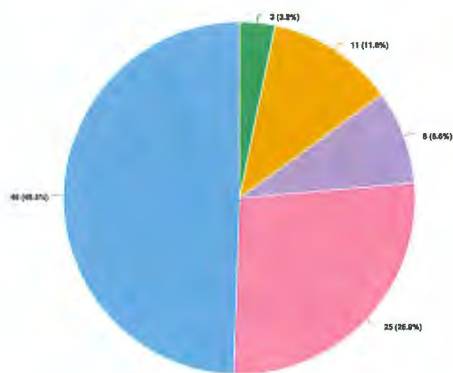
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (84 responses, 72 skipped)

Continue to review City park and recreational trail projects to ensure that conflict with agriculture is minimized.



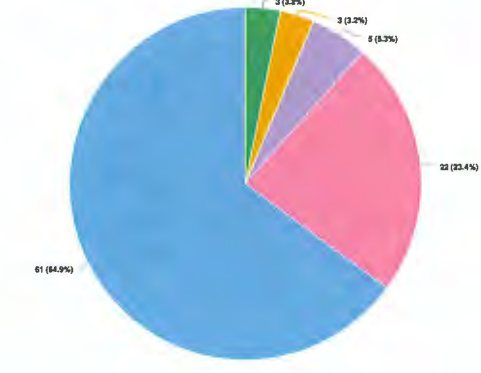
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (87 responses, 72 skipped)

Investigate opportunities for reducing emissions from crop and livestock production by increasing agricultural production efficiencies, in coordination with the Food Security and Agricultural Advisory Committee (FSAAC), Agricultural Land Commission...



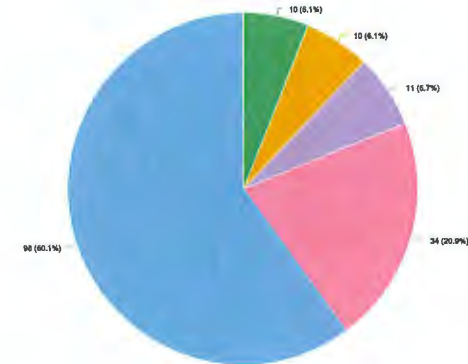
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (83 responses, 73 skipped)

Explore opportunities to promote the relationships between agricultural viability and biodiversity through agricultural practices that benefit wildlife (e.g., maintaining farm buffers, hedgerows, cover crops).



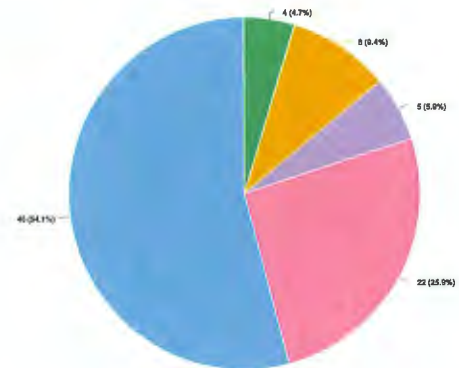
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (84 responses, 72 skipped)

I rate Objective 1 as follows:



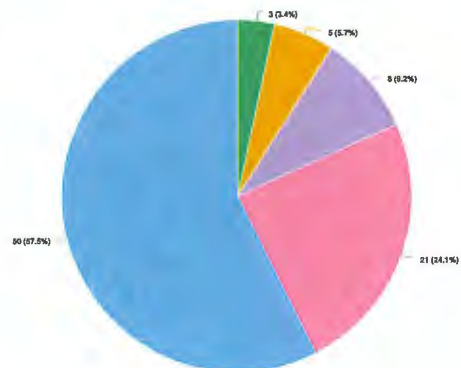
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (163 responses, 3 skipped)

Existing Policies Coordinate with Agricultural Land Commission (ALC) and Ministry of Agriculture to ensure City bylaws and policies are consistent with Provincial policies and regulations, including the Agricultural Land Commission Act, Agricultural...



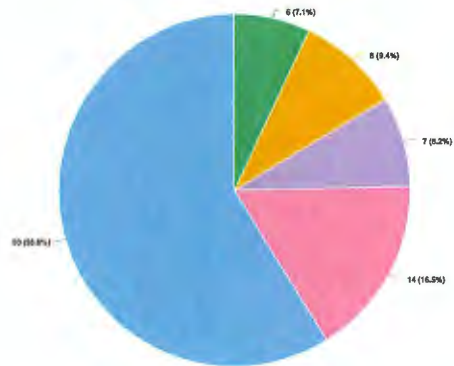
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (83 responses, 81 skipped)

Coordinate with the Agricultural Land Commission and the Ministry of Agriculture to ensure development proposals are consistent with Provincial policies and regulations.



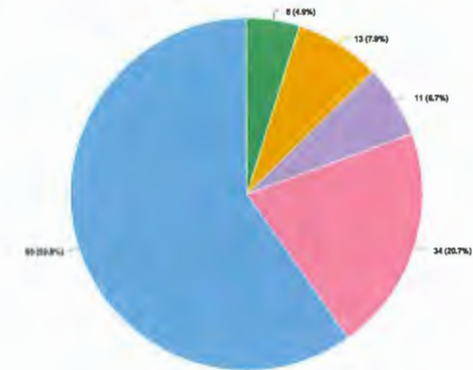
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (87 responses, 79 skipped)

Coordinate with Metro Vancouver to support the Regional Growth Strategy, which includes agricultural designations and policies for protection of agricultural land.



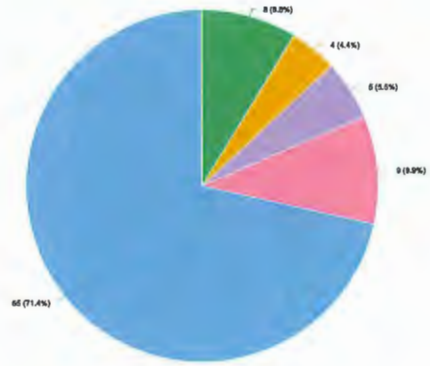
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (85 responses, 81 skipped)

I rate Objective 2 as follows:



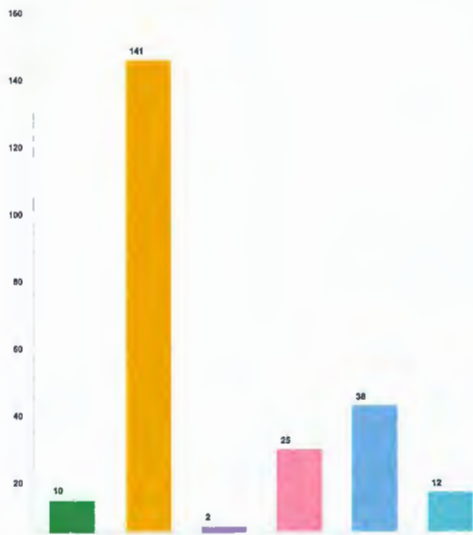
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (154 responses, 2 skipped)

Proposed PoliciesContinue to communicate with upper levels of government to address the following agricultural-related issues:Income threshold for farm status to encourage legitimate farming operations.Protection for farmers who lease farmland and ...



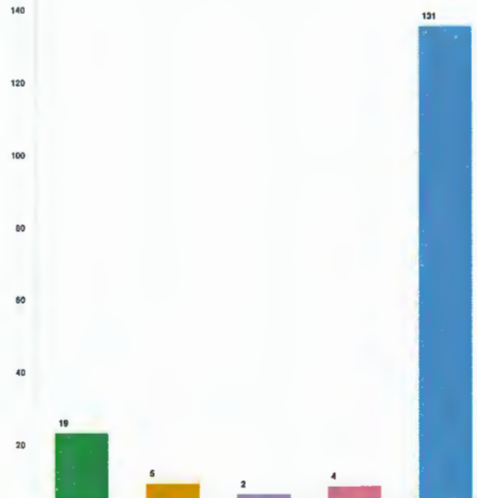
Question options
 Not Important Somewhat Important Moderately Important Important Very Important
 Optional question (91 responses, 75 skipped)

I am interested in the Farming First Strategy as I am: (check all that apply)



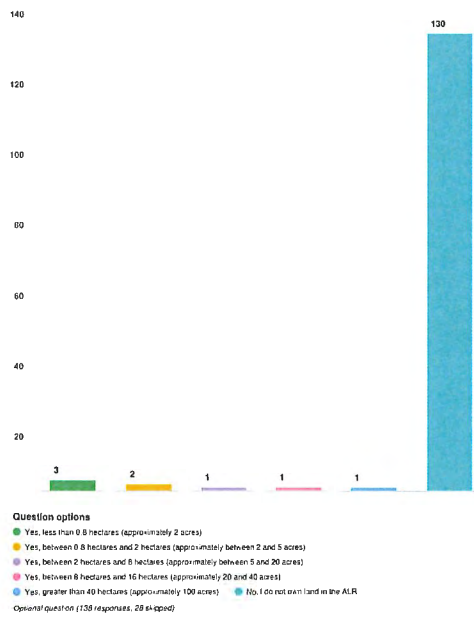
Question options
 A Richmond farmer A Richmond resident A Richmond builder/developer A Richmond ALR owner
 A Richmond non-ALR owner Other
 Optional question (156 responses, 0 skipped)

I own land in the ALR:

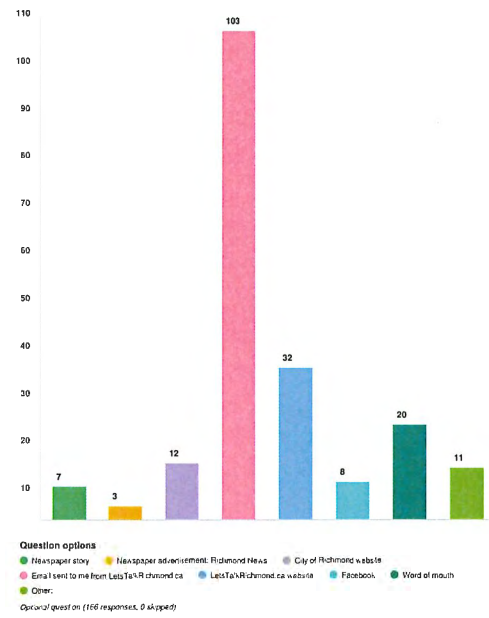


Question options
 Yes, less than 0.8 hectares (approximately 2 acres)
 Yes, between 0.8 hectares and 2 hectares (approximately between 2 and 5 acres)
 Yes, between 2 hectares and 8 hectares (approximately between 5 and 20 acres)
 Yes, between 8 hectares and 16 hectares (approximately 20 and 40 acres)
 No, I do not own land in the ALR
 Optional question (139 responses, 7 skipped)

I lease or rent land in the ALR:



I heard about this public consultation process via



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

November 7, 2019

Proposed Farming First Strategy (Agricultural Viability Strategy Update)

Steven De Sousa, Planner 1, presented on the proposed Farming First Strategy—an update to the 2003 Agricultural Viability Strategy (AVS), including the following comments:

- Council has directed staff to update the 2003 AVS to ensure it remains effective and is relevant to current and future agricultural-related issues in Richmond;
- The proposed Farming First Strategy is organized around five major themes, which each contain objectives and existing and proposed policies;
- The purpose of the upcoming Farming First consultation phase is to receive feedback on the general policy directions proposed, which will then inform specific bylaw changes in a subsequent report to Council;
- Education and public awareness are also key objectives of the Farming First consultation phase; and
- Staff are inviting the Committee to review the proposed Farming First Strategy and provide feedback at the following Committee meeting on November 28.

Staff provided a brief overview of the five themes and the various objectives and policies contained within each theme. Eric Sparolin, Acting Manager of Engineering Design and Construction, provided a brief overview of the latest Engineering infrastructure upgrades in agricultural areas.

Staff noted that further information and materials related to the proposed Farming First Strategy will be distributed to all Committee members.

November 28, 2019

Proposed Farming First Strategy (Agricultural Viability Strategy Update)

Steven De Sousa, Planner 1, and John Hopkins, Senior Policy Coordinator, provided an update on the public consultation phase of the proposed Farming First Strategy, which ends on December 2, and encouraged the Committee to provide feedback.

Discussion ensued regarding parcels less than two acres in the ALR, farm status income threshold, and small farming operations.

In response to questions from the Committee, Staff noted a report to Council will be prepared in the new year summarizing the results of the public consultation phase and providing recommendations.

Laura Gillanders, Committee Member, distributed a document with comments on the proposed objectives and policies.

As a result of the discussion, the Committee made the following comments:

- Providing a subsidized agricultural rate for potable water;
- Monitoring and managing ditch water levels that provide irrigation and/or drainage for agricultural properties and developing a strategy to address any conflicts;
- Investigating traffic impacts for farm vehicles delivering farm products;
- Developing a funding program to provide farm access, water supply and drainage for no access parcels;
- Monitoring ditch levels and salinity levels and reporting online for farmers to access;
- Requiring separate water connections for single-family dwellings and the farm, sized appropriately;
- Increasing enforcement on illegal fill by strengthening the City's Soil Removal and Fill Deposit Bylaw.

In response to questions from the Committee, Staff noted that the Committee can provide additional feedback at the next meeting in the new year, submit feedback through [LetsTalkRichmond.ca](https://lets.talk.richmond.ca), or email staff directly.

November 26, 2020

Farming First Strategy Update

Steven De Sousa, Planner 1, introduced the Farming First Strategy and provided the following comments:

- The history of this project began in 2017, where Council directed staff to prepare a work program to update the City's Agricultural Viability Strategy which was adopted in 2003;
- The Committee has been involved from the beginning and contribute to the proposed themes, objectives and policies of the proposed Farming First Strategy, which was presented to Council in June 2019. At the meeting, Council directed staff to conduct public consultation;
- Public consultation included a LetsTalkRichmond page for feedback, open house events across the City, and a direct mail-out to all properties in the ALR;
- Overall the response was generally positive, and the proposed Farming First Strategy was revised to incorporate feedback, which is provided for FSAAC review and comment.

Staff provided a high-level overview of the proposed themes, objectives and policies included in the Farming First Strategy.

Discussion ensued regarding house size regulations, hardsurfacing limitations for agricultural buildings, agriculture-specific signage, integrating urban agriculture into development outside of the ALR, ESA DP exemptions for farming, and the need for upper level government support for issues outside of local government jurisdiction.

The Committee passed the following motion:

That the Food Security and Agricultural Advisory Committee support the proposed Farming First Strategy as presented.

Carried Unanimously



**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:

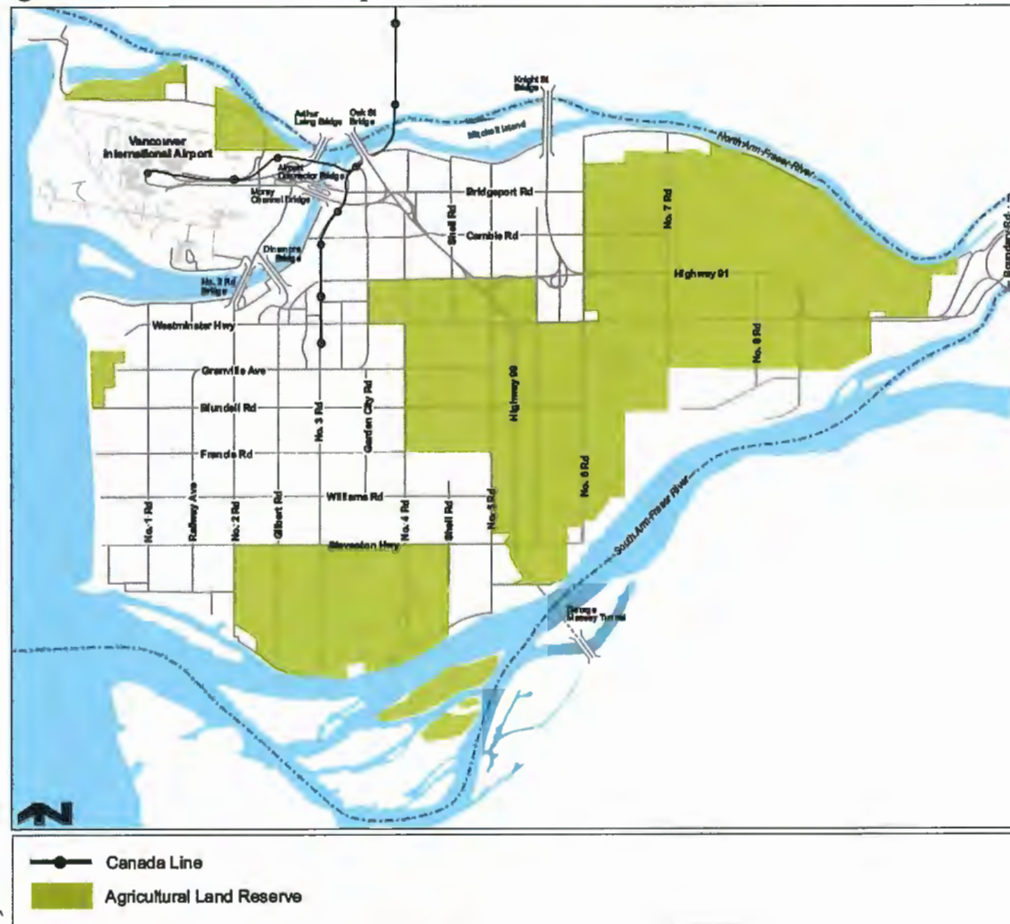
Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR).

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.

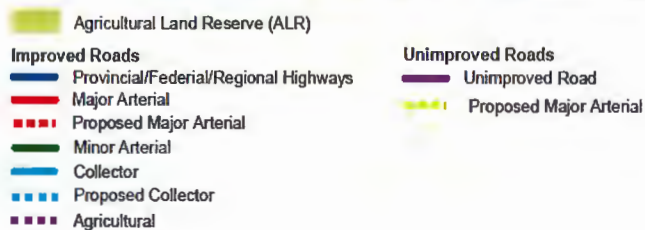
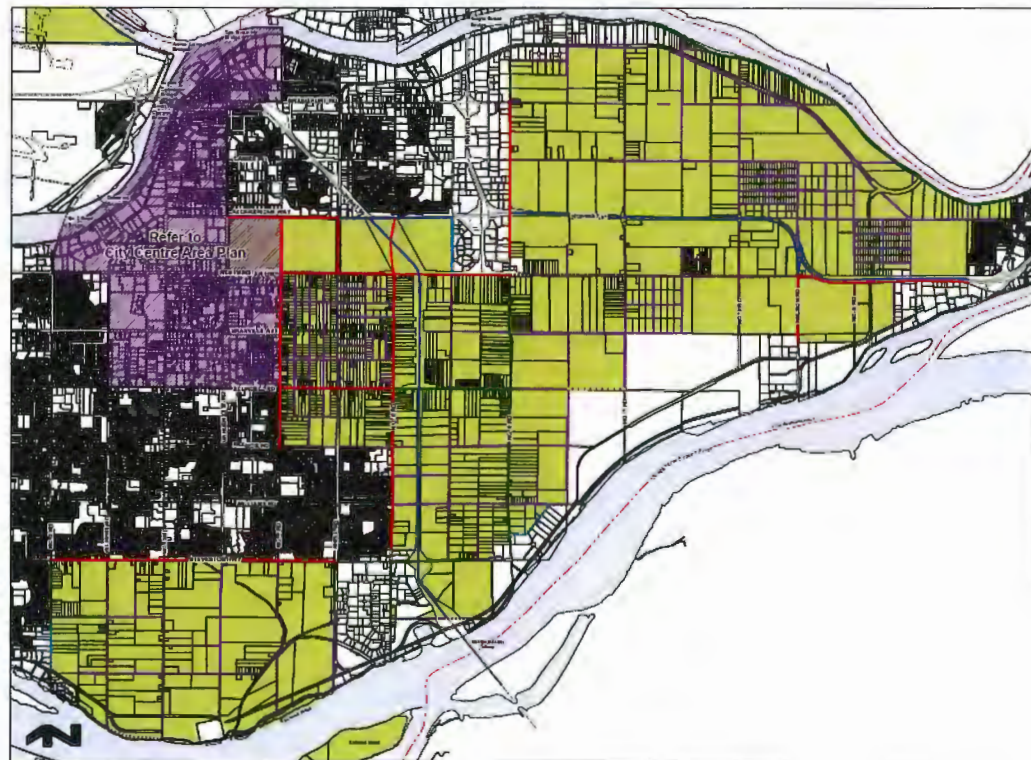
OBJECTIVE 6:

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

- 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.
- 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.
- 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

FEB 08 2021

APR 06 2021



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

FEB 08 2021

APR 06 2021



MAYOR

CORPORATE OFFICER



**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

FEB 08 2021

PUBLIC HEARING

SECOND READING

APR 06 2021

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER