



City of
Richmond

Malcolm D. Brodie
Mayor

6911 No. 3 Road
Richmond, BC V6Y 2C1

Telephone: 604-276-4123

Fax No: 604-276-4332

www.richmond.ca

July 27, 2016

Honourable Norm Letnick
BC Minister of Agriculture
PO Box 9043, Stn Prov Govt
Victoria, BC, V8W 9E2

Dear Honourable Norm Letnick,

SECTION 2
COUNCIL CORRESPONDENCE
City Manager
Deputy City Manager
Dir. Planning & Building
Planning & Development Committee (Sept. 20)

Re: Request to Limit Large Homes in the Agricultural Land Reserve (ALR)

This is to advise that Richmond City Council, at its Regular meeting held on Monday, July 11, 2016, considered the above matter and adopted the following resolution:

That a letter be sent to the Agricultural Land Commission and the Ministry of Agriculture, with copies to neighbouring municipalities, requesting that they introduce Provincial regulations to control the maximum house size and house location on properties within the ALR.

Since its inception, the Richmond Council has been committed to supporting the Province in protecting and enhancing the viability of the Agricultural Land Reserve (ALR), and avoiding uses which jeopardize farming.

In recent years, Council has become concerned about a disturbing trend - that house sizes in the ALR have been increasing to the point where they are becoming too large and do not support agricultural viability. For example, in Richmond, in 2010, the average built ALR house size was 678 m² (7,300 ft²), in 2015, it was an average of 1,114 m² (12,000 ft²) and lately some have been in excess of 2,230m² (24,000 ft²). Recently, Richmond staff turned down a Building Permit application for a house in the ALR which proposed 41,000 sq. ft. (0.94 acres), as it did not have the characteristics of an ALR single-family house, but rather of a hotel or a multi-family building. Attachments 1, 2 and 3 provide examples. These types of mega houses / buildings were never envisioned in the ALR, as they do not support agricultural viability and detract from achieving it. Richmond Council in discussions with other municipalities has noticed that they too are facing similar unacceptable large house size proposals in the ALR.

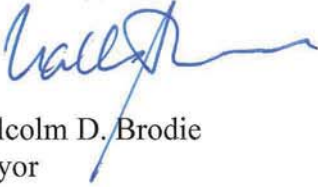
The Ministry's 2015 'Guide for Bylaw Development in Farming Areas' was a good step in the right direction; however, as this issue is province-wide, to better protect the ALR, the Richmond Council requests that the BC Ministry of Agriculture work with the Agricultural Land Commission (ALC), to establish uniform ALR regulations to limit the maximum house size and

house location (e.g., floorplate). This next step would better achieve the provincial ALR vision and agricultural viability.

Your consideration of this matter is appreciated. A similar letter has been sent to Frank Leonard, ALC Chair (attached).

If you have any questions or require additional information, please do not hesitate to contact Terry Crowe, Manager, Policy Planning at 604-276-4139.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Malcolm D. Brodie', with a long horizontal flourish extending to the right.

Malcolm D. Brodie
Mayor

Att 4

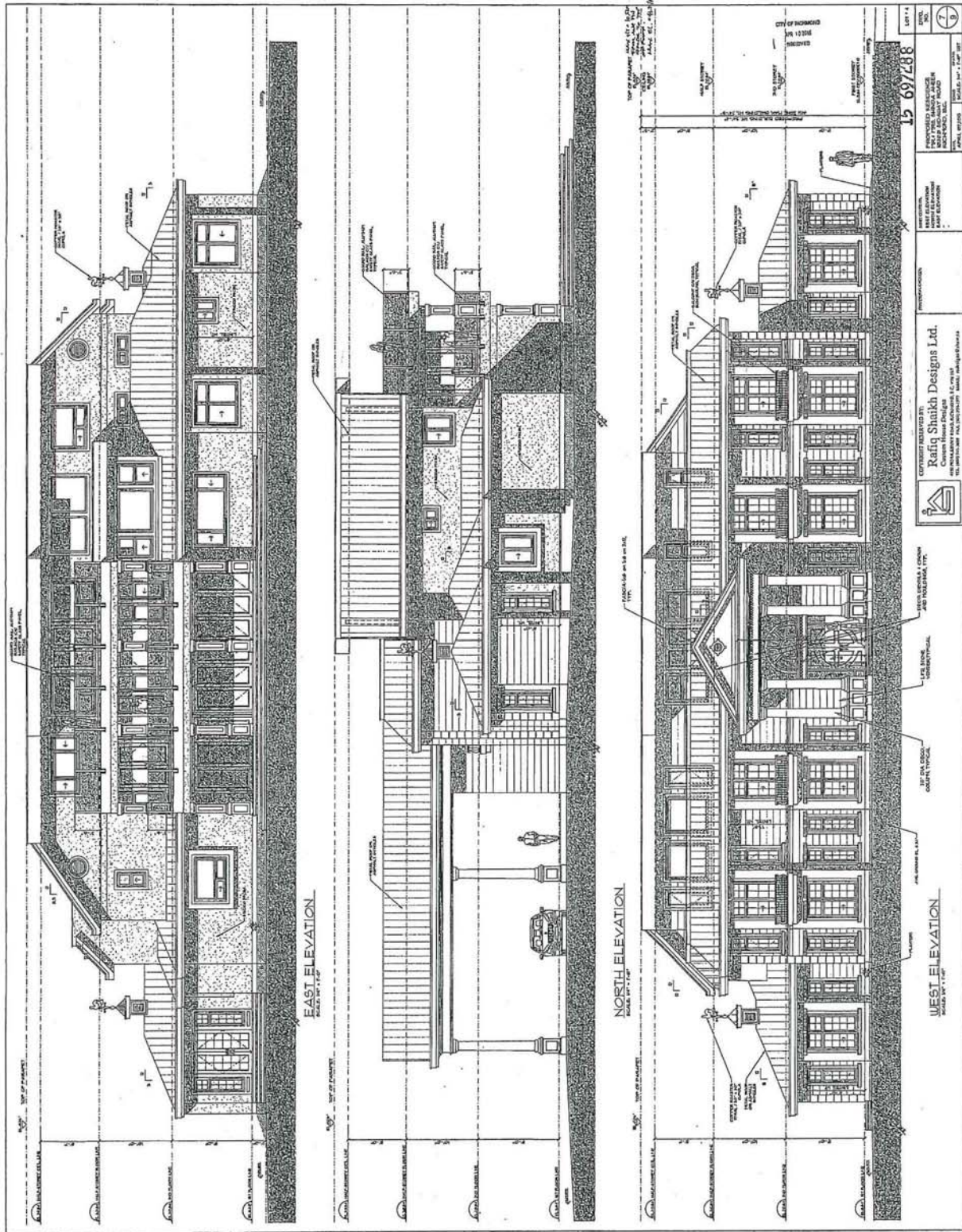
cc:

- Frank Leonard, Chair, Provincial Agricultural Land Commission
- Kim Grout, CAO, Provincial Agricultural Land Commission
- Metro Vancouver Board and municipalities

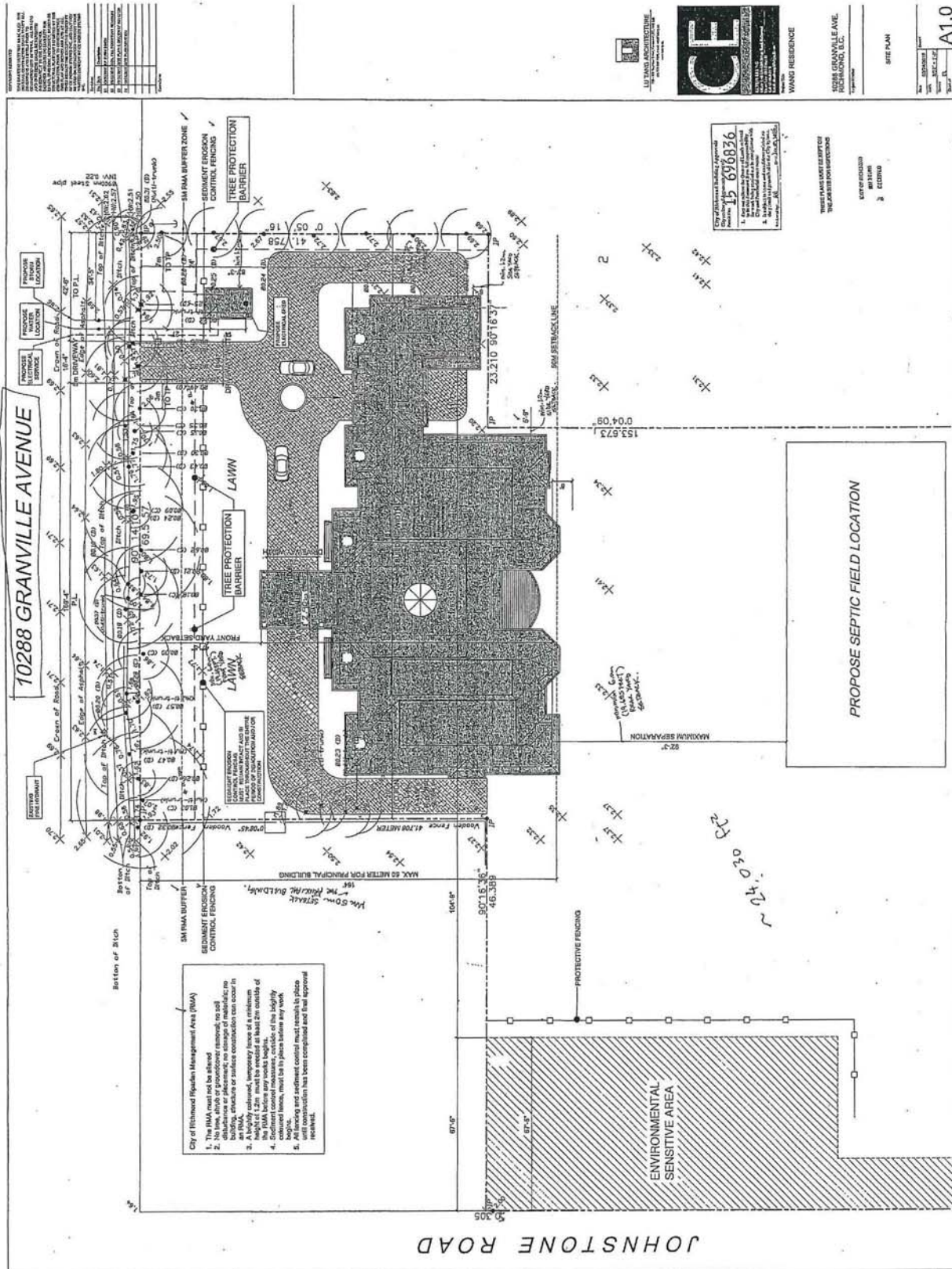
EXISTING ELEVATIONS

Location	Elevation
Top of Building	100.00
Top of Driveway	99.50
Top of Parking Lot	99.00
Top of Sidewalk	98.50
Top of Street	98.00
Top of Storm Drain	97.50
Top of Retaining Wall	97.00
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102580 Sidway Feb ~ 12, 2000



Rev	03/24/2018	Sheet	A1.0
Scale	NAT = 1"=1'-0"		
Notes			
Drawn by			



569636
CITY OF INDIANAPOLIS
IN 100



MATTHEW CHENG
ARCHITECT INC.

1000 AVENUE BLVD
SUITE 100
RICHMOND, BC V6X 1A1
TEL: 604-271-1111
WWW.MATTHEWCHENGARCHITECT.COM

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DATE: 2014/04/24
BY: [Signature]
SCALE: 1/8" = 1'-0"

Coordinate

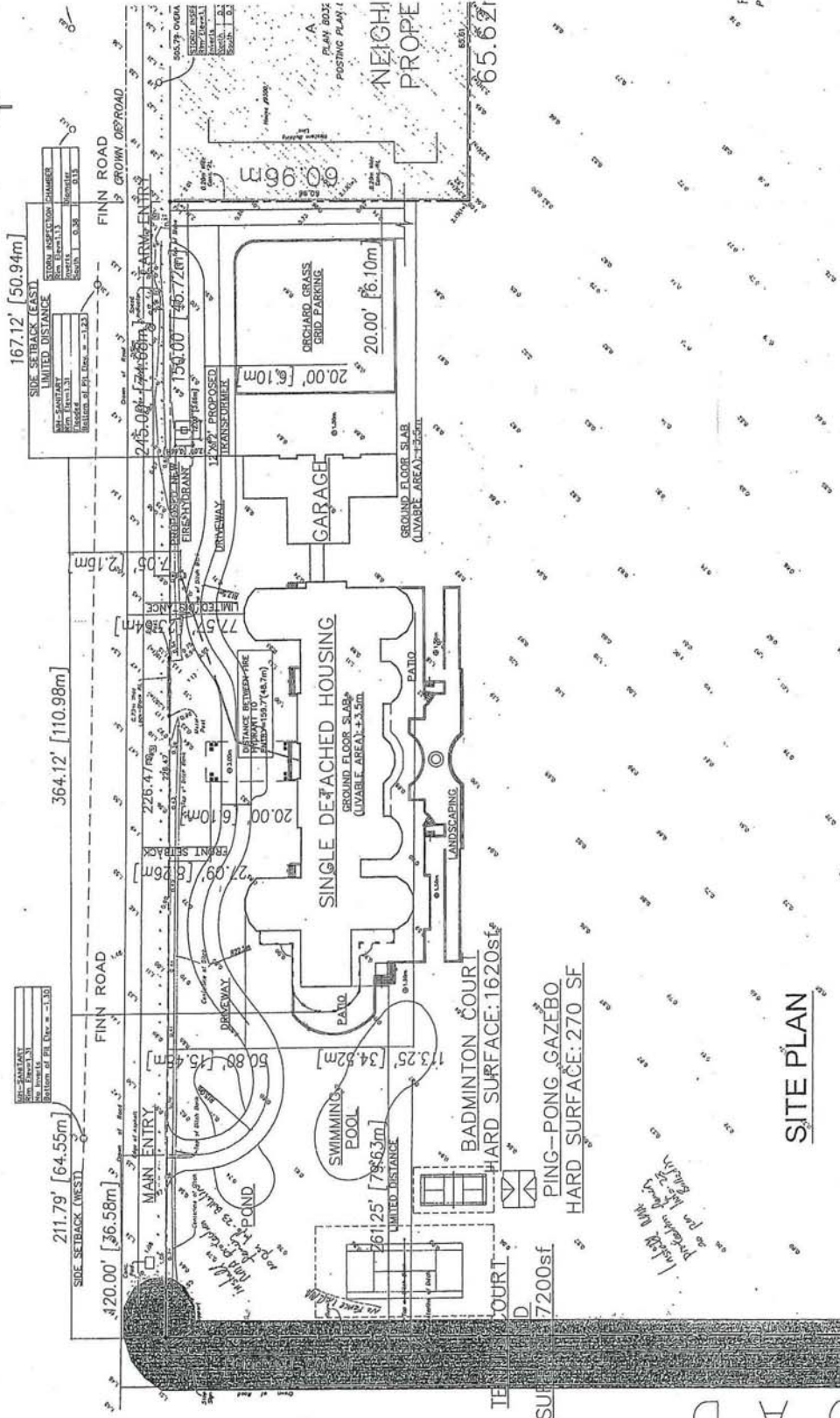
ATTACHMENT 3 2016 REJECTED SINGLE-FAMILY HOUSE 41,000 FT²

Start Date
SITE PL

Owner: [Blank]
Architect: [Blank]
Scale: 1/8" = 1'-0"
Project Name: [Blank]
Revision Date: 2014/11/20
Plot Date: [Blank]



RAR BUFFER
(INFORMATION FROM
R.I.M. OF CITY OF
RICHMOND)



SITE PLAN





City of
Richmond

Malcolm D. Brodie
Mayor

6911 No. 3 Road
Richmond, BC V6Y 2C1

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July 27, 2016

Frank Leonard, Chair,
Provincial Agricultural Land Commission
133-4940 Canada Way
Burnaby, BC, Canada
V5G 4K6

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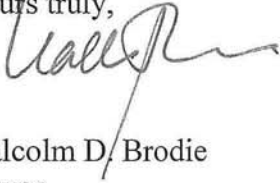
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