

RICHMOND ZONING BYLAW 8500
SUMMARY OF KEY INPUT FROM AAC AND STAFF FROM ALC AND MAL & RESPONSE OF CITY

	Input from AAC (Agricultural Advisory Committee) and Staff from ALC (Agricultural Land Commission) and MAL (Ministry of Agriculture & Lands)	<i>Response by City Staff</i>
1	Comments were received from MAL staff regarding the definitions of different types of agriculture, farm-based winery, roadside stand and agricultural structures. Staff from the ALC agreed with these comments and the response by City staff. The AAC was made aware of the suggested changes to the proposed new Zoning Bylaw and expressed no concerns or objections.	<i>A new definition entitled farm business is used in the agriculture, golf course and applicable site specific zones, which is consistent with the Farm Practices Protection (Right to Farm) Act and Agricultural Land Commission (ALC) Act and Regulations. Agri-tourist operation is defined and the definitions of farm-based winery, roadside stand and agricultural structures are amended to be consistent with the ALC Regulations.</i>
2	MAL staff asked that residential sales centers not be permitted in the agriculture and golf course zones. ALC staff and AAC agreed.	<i>Clarified that a residential sales center would not be permitted in these zones or any site specific zones that permit farm business.</i>
3	MAL staff requested landscaping not be required abutting a ditch in agricultural areas. ALC staff and AAC agreed.	<i>The proposed landscaping and screening section makes the exemption requested by MAL staff.</i>
4	Comments from MAL staff on the parking requirements for the agriculture and golf course zones (e.g., parking visible from a public road; curbs in parking areas; parking for farm-based winery, roadside stand and agri-tourist operation/accommodation.).	<i>All of these items were addressed in the proposed new Zoning Bylaw, and were reviewed by ALC staff and the AAC – both of whom concurred to the changes made by City staff in response to the MAL staff comments.</i>
5	MAL staff suggest a limitation on the parking of non-farm commercial vehicles in the agricultural zones. ALC staff gave the City its policy regarding commercial vehicles in the ALR. The AAC expressed no concerns or objections to the City's response.	<i>The ALC's policy regarding commercial vehicles was incorporated into the proposed new Zoning Bylaw (i.e., the commercial vehicles and equipment must be owned or operated by the owner or occupier of the land or by the immediate family).</i>
6	MAL/ALC staff and the AAC expressed concern regarding the on-site loading space requirements if they applied to a farm business.	<i>City staff amended the zoning requirements for on-site loading spaces so that they do not apply to a farm business.</i>
7	MAL and ALC staff requested that the uses permitted in the agriculture and golf course zones be consistent with the ALC Act and Regulations.	<i>Done. The agriculture and golf course zones were reviewed by the AAC and no concerns were expressed regarding the revised permitted or secondary use sections.</i>
8	The AAC and staff from the ALC and MAL reviewed the proposal to introduce house size limits in the ALR. No clear consensus was received to pursue this matter now.	<i>City staff have heard a lot opposition to the house size limits proposal and have decided to drop it at this time (unless Council directs staff to review this matter further).</i>
9	The AAC and staff from the MAL and ALC reviewed the number of dwelling units currently permitted in the ALR. They discussed the potential of only allowing 1 additional dwelling unit and agreed that a P.Ag. report be required to justify the need for any additional dwelling units.	<i>This section has been amended to specify that the additional dwelling unit must be for full-time farm workers for a farm operation and must be justified by a P.Ag. report. No change is proposed in the number of additional dwelling units from the existing Zoning Bylaw.</i>
10	MAL staff recommended that their standards be used to determine the amount of lot coverage permitted. The AAC and staff from the ALC agreed with this recommendation.	<i>The MAL lot coverage standards are proposed in the new Zoning Bylaw (i.e., 75% for greenhouses; 35% for all other agricultural buildings and structures).</i>
11	There was considerable discussion on the maximum floor area ratio (0.60) and maximum lot coverage (45%) proposed for single detached housing, buildings and accessory structures in the agriculture and golf course zones.	<i>Propose to continue to use the existing 0.6 floor area ratio for all buildings except greenhouses and to delete the proposed new 45% lot coverage provision for single detached housing. Both of these would continue to be applied on the lot in question, not a farm operation (i.e., multiple lots).</i>
12	MAL staff recommended that their standards be used to determine setbacks for agricultural buildings and structures.	<i>The MAL setbacks are in the proposed new Zoning Bylaw. They were favorably reviewed by the AAC and staff from the ALC.</i>
13	MAL and ALC staff requested that agricultural buildings and structures be allowed a higher height. The AAC agreed.	<i>City staff have increased the maximum height for agricultural buildings and structures to 35.0 m.</i>
14	There was considerable discussion between staff from the MAL, ALC and City regarding the minimum lot sizes in the agriculture, golf course and roadside stand zones. The AAC expressed no concerns or objections to what was agreed to by these staff.	<i>It was agreed to use a 2.0 ha minimum lot size if the subdivision is approved by the ALC in the agriculture and golf course zones. There is no minimum lot size proposed for the roadside stand zone.</i>
15	Based on provincial bylaw standards, MAL staff recommended that the number of seasonal farm labourers be increased from 30 to 40 and that the size of a seasonal farm labour accommodation be increased from 300 m ² to 400 m ² .	<i>City staff agreed to this recommendation. The AAC suggested that there be this consistency and staff from the ALC expressed no objections or concerns to the changes.</i>
16	MAL staff requested that netting, fencing and/or landscaping screen be provided along a golf course & driving range. ALC staff also requested that for new golf courses and driving ranges this requirement be reviewed after one year of operation.	<i>This requirement was added to driving ranges to prevent golf balls from landing on adjacent agricultural or residential lands. The AAC agreed to this requirement. Staff will consider the 1 year review if a new golf course & driving range is proposed.</i>
17	MAL and ALC staff expressed concern that 35% lot coverage was too high for a roadside stand.	<i>City staff agreed to limit the 35% lot coverage to the area zoned for a roadside stand. The AAC agreed with this approach.</i>
18	MAL staff questioned what type of landscaping would be required in the roadside stand zone.	<i>Proposed that landscaping only be required along any roads. The AAC and staff from the ALC were made aware of this.</i>