

Richmond Official Community Plan

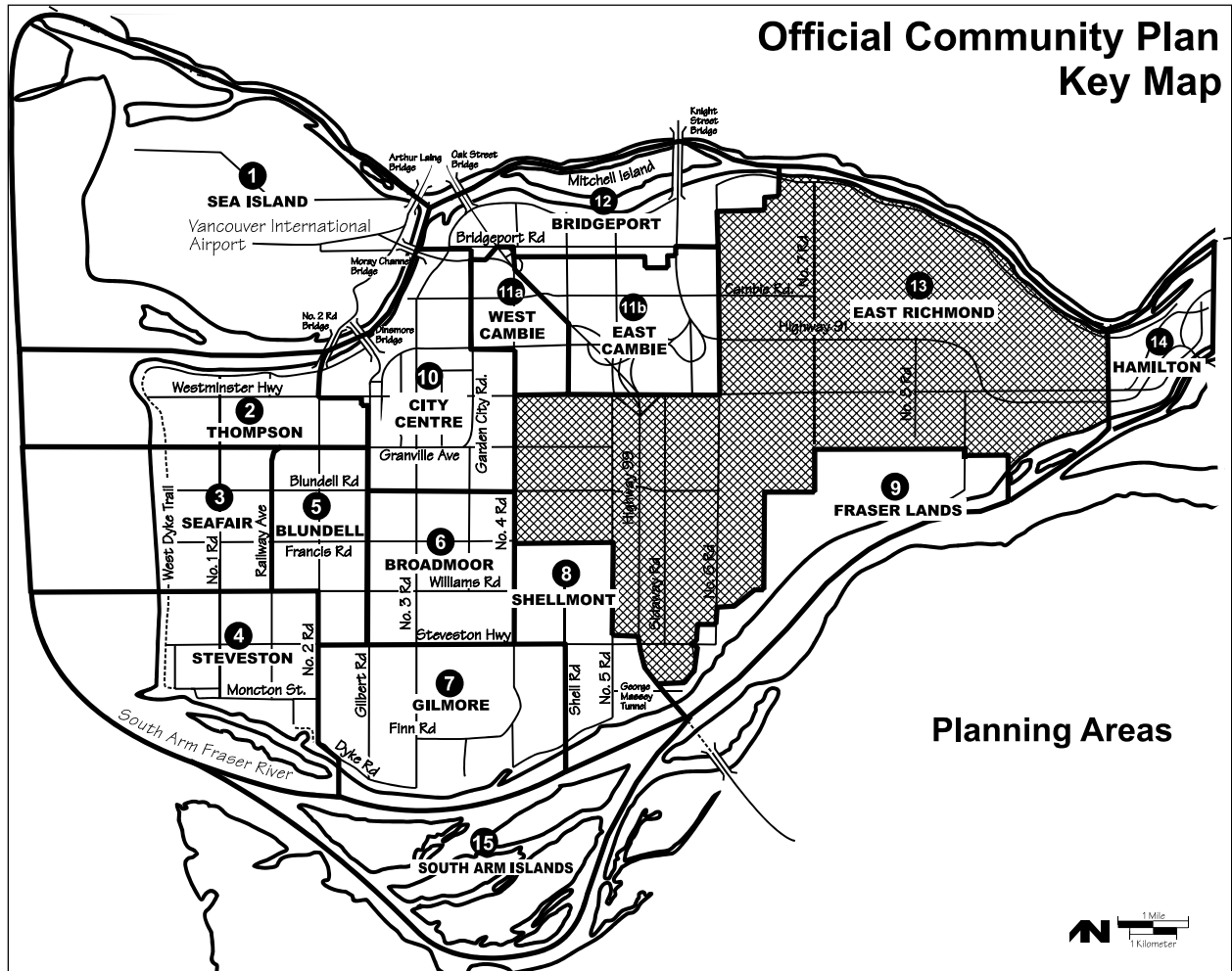


City of Richmond

EAST RICHMOND AREA McLENNAN SUB-AREA PLAN Bylaw 7100 Schedule 2.13A



KEY MAP



PLAN AREA MAP

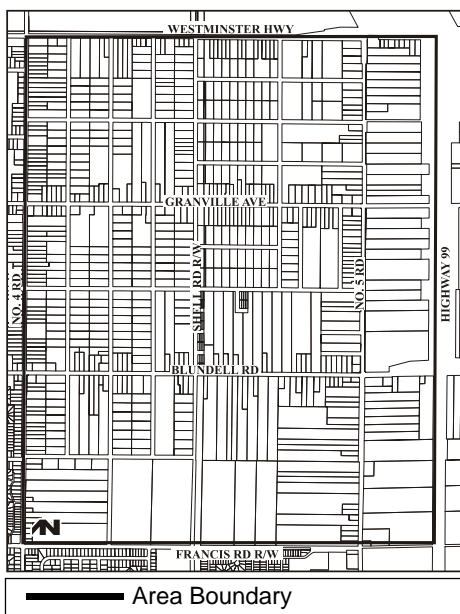


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PLAN INTERPRETATION

What is the Official Community Plan (OCP)?

The OCP is a legal community planning document for managing the City's social, economic, land use, servicing and environmental future. It sets out a vision, goals, objectives, and policies that reflect overall community values that have been determined through a public consultation process.

How is the Plan organized?

The OCP (Bylaw 7100) is comprised of:

- 1) Schedule 1: the overall OCP;
- 2) Schedule 2: Area Plans and Sub-Area Plans.

Area Plans refer to the 15 areas that have been identified within Richmond for planning purposes (see Key Maps).

Sub-Area plans refer to smaller localized areas within specific planning areas.

The OCP addresses broad city wide issues while the Area Plans and Sub-Area Plans address local neighbourhood issues.

Plan Precedence

If there is a conflict with respect to a land use designation between the OCP Generalized Land Use Map and Area Plan Land Use Maps, the Area Plan Maps shall take precedence with the exception of sites designated Conservation Area or Environmentally Sensitive Area (ESA) in which case readers should check Schedule 1 as it takes precedence over this plan.

Changes to this Document

This Plan may be amended from time to time. Please check with the City's Urban Development Division to make sure that this is an up-to-date version containing all of the adopted amendments.

Definitions

Schedule 1 of the Official Community Plan (OCP) contains a definitions section which applies to the entire OCP. Appendix 1 contains definitions that apply to this area plan only.

1.0 PLAN OVERVIEW

The East Richmond McLennan Sub-Area is located in the central part of Richmond and is characterized by its rural development. All of the East Richmond McLennan Sub-Area is located within the Provincially-designated Agricultural Land Reserve (ALR).



Blueberry field in McLennan Sub-Area

The East Richmond McLennan Sub-Area is comprised of large and small parcels, many of which are under cultivation for blueberries due to the peat soil conditions. Richmond is one of the prime blueberry producing areas in the Lower Mainland and in B.C. However, over the years, urban development in the form of new housing has been built along section line roads in the East Richmond McLennan Sub-Area. Because the area is agricultural, and is in the ALR, no urban services have been extended to the area other than the provision of water and some road improvements to the section line roads.

A unique feature of the East Richmond McLennan Sub-Area is that the legal subdivision pattern, which predates the Richmond Zoning Bylaw (1956) shows a grid pattern of 1/2 ac. parcels fronting on dedicated roads (in Map Reference Sections 11, 12, 13, 14, 23 and 24 of 4-6 which are not shown in this Sub-Area Plan). Many of the parcels are held by a few owners who are cultivating the parcel as a single unit.



A public trail along Francis Road right-of-way

The major issue facing the East Richmond McLennan Sub-Area is that of an urban/rural conflict. There are development pressures for more housing and other uses within the urban areas located to the west of this East Richmond McLennan Sub-Area, and to the east in the ALR area.

As the urban areas build up, urban encroachment has made farming more difficult. Some of the issues that farmers face include:

- Restrictions on aerial spraying;
- Poor drainage;
- Vandalism and trespassing; and
- Difficult access to farm properties.

However, despite these issues, blueberries continue to be an important crop in the Richmond agricultural community.

1.1 PURPOSE

This plan applies to the area shown on the Plan Area Map.

This plan sets out the goals, objectives, policies and development guidelines for the McLennan Sub-Area, a part of the East Richmond Planning Area.

1.2 VISION

The population of Richmond is expected to grow to 212,000 people by the year 2021. Despite pressures for urban growth, the rationale for keeping the East Richmond McLennan Sub-Area rural is its importance as an agricultural area, the availability of other land in the City to accommodate growth, and the cost of servicing on peat lands. Agriculture is recognized as an important community asset, environmental resource, heritage resource, and important contributor to the local economy.

The area plan sets out overall goals to guide future development. The plan sets out specific policies to be followed and makes provision for monitoring and updating as changes occur.

1.3 GOALS

The goals of this plan are to:

1. Preserve the agricultural lands in the East Richmond McLennan Sub-Area;
2. Minimize urban/rural conflicts.

2.0 JOBS & BUSINESS



A landscaped urban-rural buffer area

ISSUE:

Agricultural Land Reserve

As outlined in the Official Community Plan (OCP), the City is committed to protecting the supply of agricultural lands and to ensuring the viability of farm operations.

The East Richmond McLennan Sub-Area is entirely located within the ALR. Please refer to the Policies, Objectives and Development Permit Guidelines for Agriculture outlined in the OCP for development in and adjacent to this Sub-Area.

In order to support the agricultural owners in the East Richmond McLennan Sub-Area, urban encroachment must be curtailed. The ALR designation is the best method of reinforcing the area as agricultural. The City must also take certain measures to address the problems that face farmers, such as being able to spray, and to have proper drainage.

When housing encroaches into agricultural areas a number of conflicts occur. Residents oppose aerial spraying for fear that drift will cause health hazards. The construction of new houses at a higher elevation than the surrounding properties frequently causes drainage problems for the adjacent lands. With more people living close by, the agricultural properties are more prone to theft and vandalism. Farmers have difficulty gaining access to their properties with their equipment when the soil conditions are extremely wet and housing surrounds their land.



A farm market in the McLennan Sub-Area

The Richmond Agricultural Viability Strategy (RAVS) outlines a detailed program for enhancing agricultural viability over the long term and addressing many of the issues noted above. Implementation of the Strategy is an ongoing partnership and commitment by the City and agricultural community. Please refer to the RAVS for additional policies that supplement the ones in this Sub-Area Plan.

OBJECTIVE 1:

To enhance the agricultural viability of the area east of No. 4 Road in the short term.

POLICIES:

- a) Retain the East Richmond McLennan Sub-Area in the Agricultural Land Reserve;
- b) Encourage fencing, screening or buffers between residential housing and adjacent agricultural properties;
- c) Support aerial spraying in the agricultural area east of No. 4 Road;
- d) Request the senior levels of government to assist in underwriting liability insurance.

3.0 NEIGHBOURHOODS & HOUSING

Bylaw 7794 See OCP.
2004/11/23

4.0 TRANSPORTATION

See OCP.

5.0 NATURAL & HUMAN ENVIRONMENT

Additional Conservation Area and Environmentally Sensitive Area (ESA) policies, guidelines, and locations are included in Schedule 1 of Bylaw 7100 and its attachments (Schedule 1 is a separate document which applies to the entire City). Readers should check Schedule 1 as it takes precedence over this plan in the case of Conservation Areas and ESAs.

6.0 COMMUNITY FACILITIES & SERVICES

Examples of Institutional Facilities along No. 5 Road



8200 No. 5 Road



8600 No. 5 Road



8580 No. 5 Road

ISSUE:

As the population increases, additional community services will be required, such as trails, childcare facilities and churches. Other services may wish to establish outreach programs.

The 110 m (361 ft.) strip along the east side of No. 5 Road, from the first lot on the north side of Blundell Road south to Francis Road, and the lots fronting the south side of Blundell Road, between No. 5 Road and Highway 99, lends itself to agriculture and institutional and public uses.

OBJECTIVE 1:

To establish community facilities and services.

POLICIES:

- a) Support agriculture and institutional and public uses within a 110 m (361 ft.) strip along the east side of No. 5 Road, from the first lot north of Blundell Road, south to Francis Road, and the lots fronting the south side of Blundell Road, between No. 5 Road and Highway 99, in accordance with the terms of Provincial Agricultural Land Commission Resolution No. 658/90;
- b) Extend the trails system in accordance with the Trails Plan;
- c) Encourage the establishment of additional childcare facilities and other community services as required.

7.0 CITY INFRASTRUCTURE



Open ditches along Blundell Road

ISSUE:

No services other than water and minimal road improvements have been extended to the East Richmond McLennan Sub-Area.

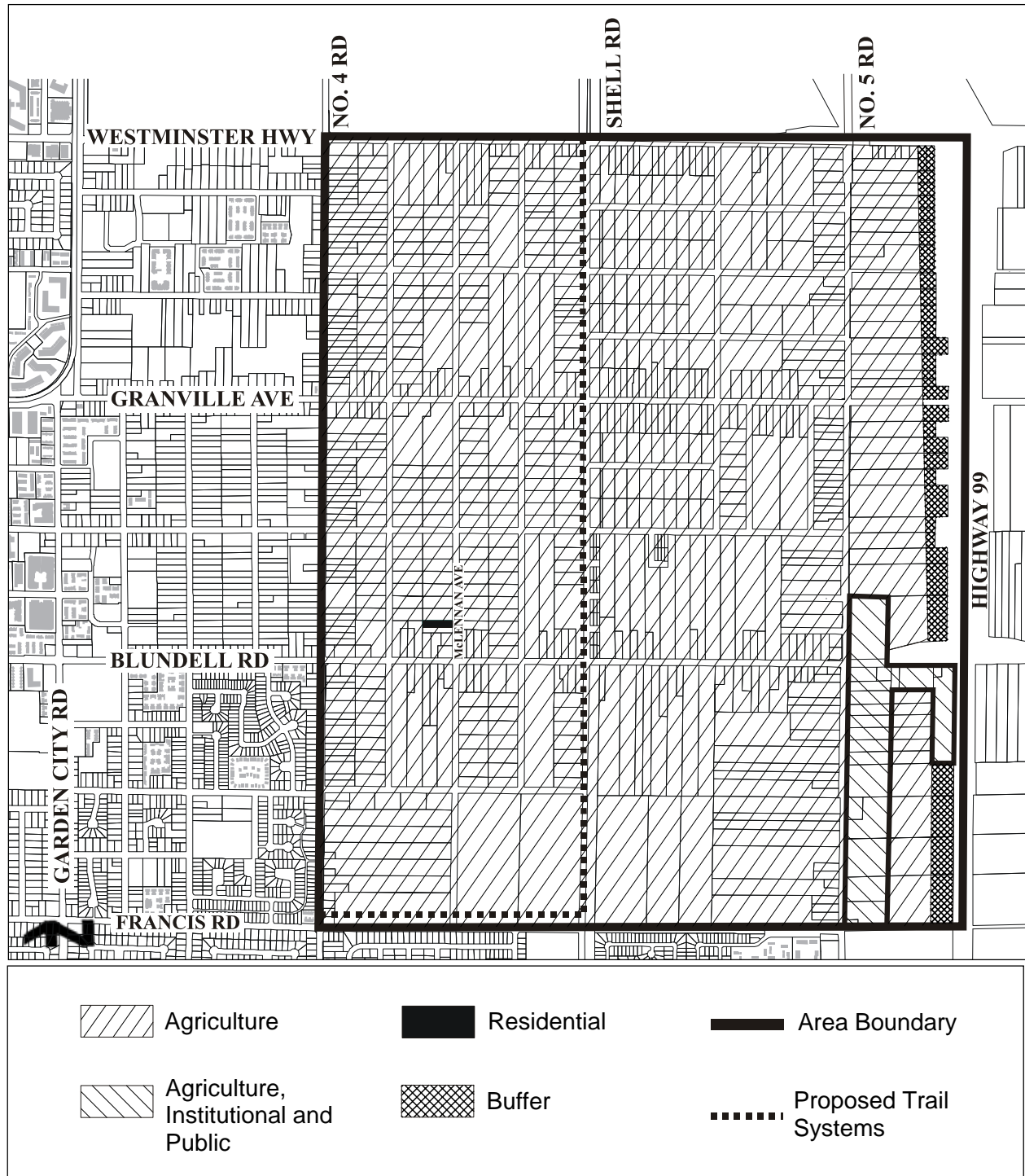
OBJECTIVE 1:

To improve drainage in the East Richmond McLennan Sub-Area.

POLICIES:

- a) Develop a strategy to improve the rural drainage east of No. 4 Road in consultation with the property owners.

Land Use Map Bylaw 7536
2003/07/21



DEFINITIONS



APPENDIX 1

Schedule 1 of the OCP contains a definitions section which applies to the entire OCP. The following definitions apply to this area only.

Agriculture, Institutional and Public Those areas of the City where the principal use is agriculture, religious facilities, assembly use, community use, public administration, utilities and works, health and safety measures.

Development Means residential, commercial or industrial development, or community buildings and structures complete with urban infrastructure such as roads, underground services, parks and open space.

Heritage Resources Means the archaeological, scenic, cultural and historic sites, structures and landscapes which are significant to the local area, City, region, province or nation.

Residential *Bylaw 7536*  Single-family housing which exists, or is proposed, for a parcel
2003/07/21  of land.