

CityClerk

From: Roland [rahoegler@shaw.ca]
Sent: March 21, 2012 4:34 PM
To: CityClerk
Subject: ALR.Council Meeting March 26, 2012.
Categories: 08-4105-04-01 - ALR (Agricultural Land Reserve / Land Commission Appeals)

To Richmond Council:

RE: Council Meeting March 26, 2012.

Topic: Agricultural Land Reserve (ALR):

The past few weeks have been very intriguing, I must say.

Discussion re: the ALR never ceases, but it is my view that it has reached a crescendo , one which needs a logical conclusion.

Perhaps the turning point was a couple of recent issues.

ONE ISSUE: was a recent meeting at City Hall with some stakeholders and two members of the Planning Staff on the issue of detached accessory buildings in the Richmond ALR, and the height restrictions that were imposed recently. As per the pre-existing bylaws, people were constructing accessory building in compliance with the old bylaws. Then , at our meeting, Staff indicated some concern expressed by ALR stakeholders on the bylaw changes and a discussion of possible remedies.

As is my forte'I wished to get to the heart of the matter.

Staff indicated that the change was deemed "necessary" given that all the Zoning Bylaws were being updated, and that building heights for ALR detached accessory

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buildings were "undefined" .

To that I say "SO" ?

I then submitted to Staff two pertinent questions:

(i) Had ANY formal complaint been submitted by any person or group re: the detached accessory building height issue.

Staff indicated at the meeting that they were NOT aware of any formal complaints

(ii) I also stated that , in essence, ALR property owners were under continual attack with more and more restrictions being placed on what is legally Private Property. This is in shher contrast with all other classes of Richmond property owners who are given increasingly liberalized zoning rights (ie such as coach houses). Even more bluntly, I stated that such legislated attacks are, in essence, more UNcompensated expropriation and the added restrictions further DE-value the given ALR property . One of the Planners did not understand this and in fact disagreed. In my view, if this is the mindset in the Planning Department...no wonder we in the ALR have cause for concern.

The OTHER ISSUE: is the sheer gall of Metro Vancouver , an UNaccountable, and in my view , an irresponsible cabal of UNelected appointees. As of a few weeks ago Metro Van and its cabal of sheer arrogance were at the abyss re: voting to recommend the Province enact ALR House Size restrictions that would have ultimately been imposed on ALL BC ALR Property owners. At this time, the Metro Van motion failed....however, this does not mean the issue cannot be resurrected and

imposed in ambush fashion on BC ALR property owners in the future.

Of Metro Vancouvers (23) Member Local Govt, (11) of these Local Gov'ts have NO ALR land whatsoever. Yet..... somehow they are all ALR experts ?

I have yet to meet ANY politician that has even a remote understanding of the ALR, the response is somewhat kneejerk and a rather Pavlovian motherhood issue.

When you focus on a "defineable group", such as ALR property owners that is classic discrimination.

At this juncture, the defineable group is the collective called the ALR property owners.

However, within this collective group is a visible minority which sees this as back-handed discrimination.

I have had discussions with them and I full agree and support them.

Enough is Enough

LOGICAL CONCLUSION / RESOLUTION :

I sense in discussion with many fellow ALR property owners a growing awareness of these unwarranted attacks , and a collective rising blood pressure , who are tired of the backroom politics and the bureaucratic bullying of ALR property owners.

However, The tide is now turning.

It is clear that our Politicians and Bureaucrats feel that continually " beating what has been a dead ALR horse" since ALR day ONE back in 1972 will achieve some sort of illogical and easily refutable objective.

No one seems to want to challenge the obvious, like the "ALR Emperor has NO Clothes", that the ALR has been a complete and absolute failure.

I will state the following.

OBJECTIVE I : It is my view it is in the City of Richmond's best interests to at minimum restore the previous zoning rights to all Richmond ALR property owners under the previous Zoning Bylaw.

OBJECTIVE II : Secondly I would submit that the City ,upon consultation with ALR Property Owners " less than 2 acres" apply for a mass exclusion from the ALR for said properties in the ALR.

Failure to agree to these (2) terms , and set in motion the bureaucratic machination to acheive within 14 days of this date Monday March 26, 2012 , basically implies bad faith by the City of Richmond .

NOTE: These terms are NON - Negotiable.

Failure to do so will result in what is long overdue, that BC ALR property owners be updated, informed and become united and a force to be reckoned with.

You see, the ALR supporters are not the issue. The issue is the dynamic of the awakening of the sleeping dragon, the ALR property owners .

Much like Palestine, our "ALR" deemed properties and property rights were effectivley stolen by short lived Socialist (borderline Communist) 1972 NDP Gov't.

Thus: Give us our rights back..or we will simply take them

back.

Remember: 14 days

Once this barn door is opened, it can never EVER be closed.

Choose wisely.

Regards:

Roland Hoegler