



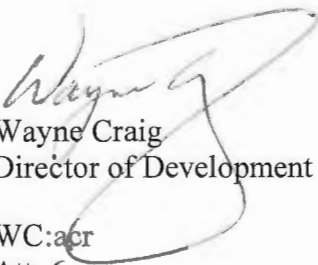
To: Planning Committee
From: Wayne Craig
Director, Development

Date: August 25, 2016
File: AG 16-732022

Re: **Application by Dagneault Planning Consultants Ltd. for an Agricultural Land Reserve Non-Farm Use (Subdivision) at 7341 and 7351 No. 5 Road**

Staff Recommendation

That authorization for Dagneault Planning Consultants Ltd. to make a non-farm use application to the Agricultural Land Commission to allow a subdivision to adjust the lot lines at 7341 and 7351 No. 5 Road be granted.


Wayne Craig
Director of Development

WC:acr
Att. 6

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

T. Crowe for Joe Erceg

Staff Report

Origin

Dagneault Consulting Ltd. has applied to the City of Richmond for permission to apply to the Agricultural Land Commission (ALC) for a non-farm use (subdivision) for the properties at 7341 and 7351 No. 5 Road (Attachment 1 – Location Map). The properties are located within the Agricultural Land Reserve (ALR). The purpose of this application is to straighten the lot lines of two adjacent properties each with an existing house in order to achieve more equitable lot sizes as part of an estate sale. The owner is requesting the lot line alteration to allow for efficient redevelopment on each property. The proposed lot reconfiguration will not result in the creation of any new lots and does not require any new road extension or road construction in the ALR (Attachment 2).

The ALR non-farm use application requires consideration and endorsement by City Council. If endorsed by Council, the ALR non-farm use application will be forwarded to the ALC for their consideration. If City Council does not authorize the application, the application proceeds no further and will not be considered by the ALC.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in Attachment 3. Each lot has a single detached dwelling and an accessory building, and neither property is currently being farmed. The current area of 7341 No. 5 Rd. (0.50 ac.) and 7351 No. 5 Rd. (0.68 ac.) and the proposed adjusted area for both lots (+/- 0.59 ac.) are relatively small for agricultural lands, which makes viable agriculture on the lands difficult.

This non-farm use application requires the approval of both City Council and the ALC prior to consideration of other approvals such as Development Permits (DP) and subdivision. As both properties are located within an Environmentally Sensitive Area (ESA) DP Area, an ESA DP must be issued prior to approving the subdivision as per Section 489 of the *Local Government Act*. An ESA DP would not be processed unless both City Council and the ALC approve this non-farm use application first.

Surrounding Development

To the North: a single-detached dwelling zoned Agriculture (AG1), which includes a portion of an ESA

To the East: across No. 5 Road, a farm business zoned Agriculture (AG1)

To the South: across the unused road right of way within the ESA, a property zoned Agriculture (AG1) with a single-detached dwelling and farm activities

To the West: across the unused road right of way within the ESA, a property zoned Agriculture (AG1) with a single-detached dwelling and farm activities fronting Granville Avenue.

Related Policies & Studies

2041 Official Community Plan (OCP)

The subject site is designated for “Agriculture” in the 2041 Official Community Plan (OCP), which permits primarily farming, food production and supporting activities, including those activities permitted in the ALR.

East Richmond McLennan Sub-Area Plan

The proposal is consistent with the East Richmond McLennan Sub-Area Plan, which designates the site as Agriculture to preserve the agricultural lands in the area. The application is consistent with the Sub-Area Plan.

Zoning – Agricultural (AG1)

Both subject properties are zoned “Agriculture (AG1)”. There is an existing provision in this zoning district that does not allow for further subdivision of lands and requires a minimum 20,000 m² (2 ha) lot size. The exception to this zoning regulation is if a subdivision is approved by City Council and the ALC (through a non-farm use application) that can specify a lot size that is less than the 20,000 m² (2 ha) minimum. As a result, the proposal to subdivide in order to adjust the lots and create two parcels less than 20,000 m² (2 ha) would comply with existing zoning and ALC requirements.

Flood Plain Designation and Protection Bylaw 8204

In accordance with the City’s Flood Plain Designation and Protection Bylaw 8204, a flood plain covenant identifying a minimum flood construction level of 3.0 m will be secured and registered on title of 7341 and 7351 No. 5 Road through the subdivision process.

Consultation

The proposed subdivision was reviewed by the City’s Agricultural Advisory Committee (AAC), with the following motion supported by the AAC (Attachment 4 – Excerpt of July 14, 2016 AAC meeting minutes):

That the ALR application as presented to the AAC to adjust the shared lot line between 7341 and 7351 No. 5 Road be supported.

Staff Comments

Environmentally Sensitive Area Designation

The western half portions of both sites are within an ESA as shown in Attachment 5. Although the proposed subdivision to adjust the lot line does not impact the ESA, an ESA DP would need to be issued by Council as a condition of subdivision approval. The ESA DP would outline the conditions of use on the subject properties and provide guidance for the property owner or future owners on protecting the natural environment.

If this non-farm use application is approved by both City Council and the ALC, an ESA DP would be forwarded to Council for their consideration at that time. Subject to Section 489 of the *Local Government Act*, the subdivision cannot be complete until an ESA Development Permit is issued by City Council.

Existing Single Detached Dwelling at 7351 No. 5 Road

The proposed realignment of the lot line would result in the single detached dwelling at 7351 No. 5 Road straddling the common property line. If the application proceeds to a subdivision, a demolition of the dwelling would be required as a condition of subdivision approval.

Analysis

The proposed lot line adjustment to 7341 and 7351 No. 5 Road is a minor subdivision that requires an ALR non-farm use application that will result in:

- An increase in area at 7341 No. 5 Road from 2,023 m² (0.50 ac) to 2,390 m² (0.59 ac);
- A decrease in area at 7351 No. 5 Road from 2,748 m² (0.68 ac) to 2,387 m² (0.59 ac); and
- No change in the number of lots.

The proposed subdivision to adjust the lot line is supported for the following:

- the proposed lot line adjustment does not involve further subdivision involving the creation of smaller lots within the ALR or the removal of land from the ALR;
- the proposed subdivision will not result in a reduction of farm uses in the ALR; and
- this development proposal is consistent with the land use designation contained within the OCP and with the zoning amendment provisions of Richmond Zoning Bylaw 8500.

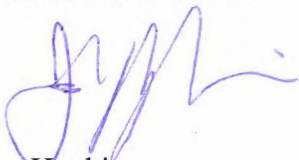
If the application is endorsed by City Council, it will be forwarded to the ALC for consideration. If approved by the ALC, an ESA DP and subdivision application will be processed by staff, to address all remaining technical components of the proposal including the requirement of demolishing the existing house at 7351 No. 5 Road and all environmental considerations. The subdivision considerations identified to be completed through the process of the ALR non-farm application is shown in Attachment 6.

Financial Impact

None

Conclusion

Staff recommend that the ALR non-farm use subdivision application at 7341 and 7351 No. 5 Road to adjust the lot lines for two existing single family houses and lots as outlined in this report be endorsed by City Council and that the ALR non-farm use application be forwarded to the ALC.



John Hopkins
Senior Planner



Ada Chan Russell
Planner 1

ACR:cas

Attachment 1: Location Map

Attachment 2: Proposed Subdivision Plan

Attachment 3: Development Application Data Sheet

Attachment 4: Excerpt of Agricultural Advisory Committee Meeting Minutes

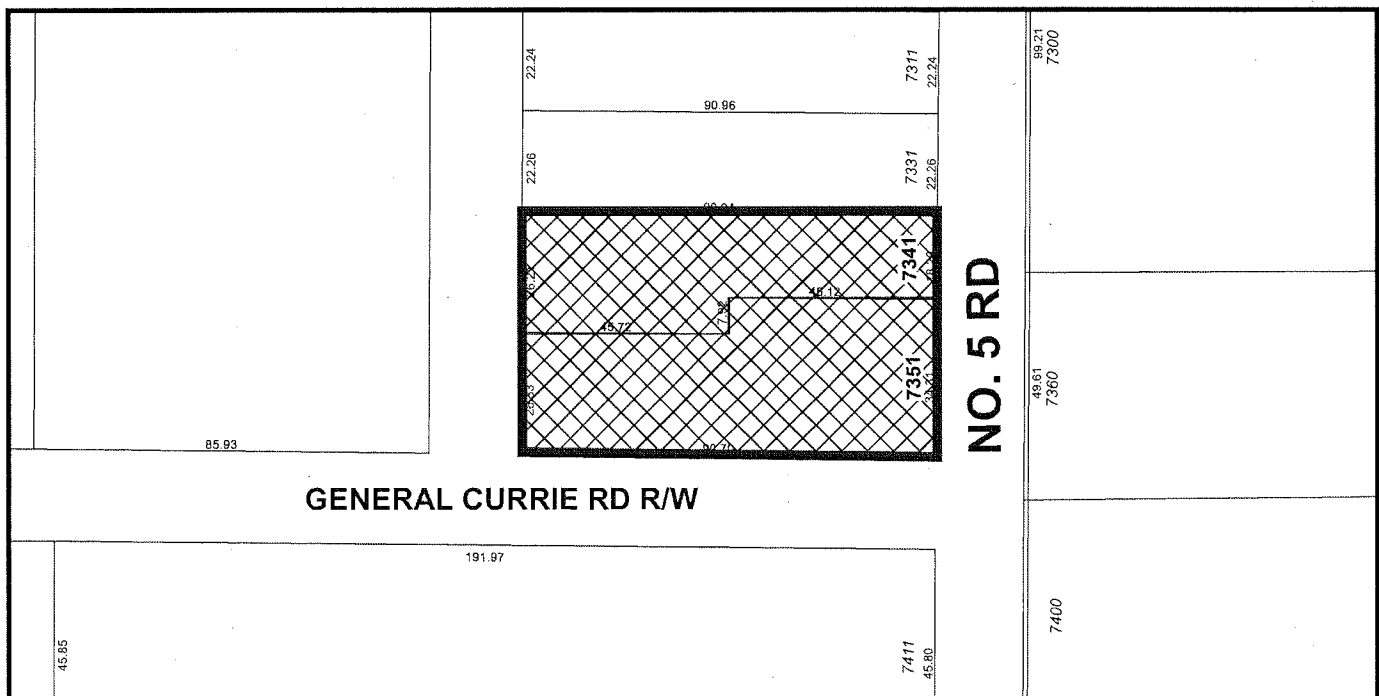
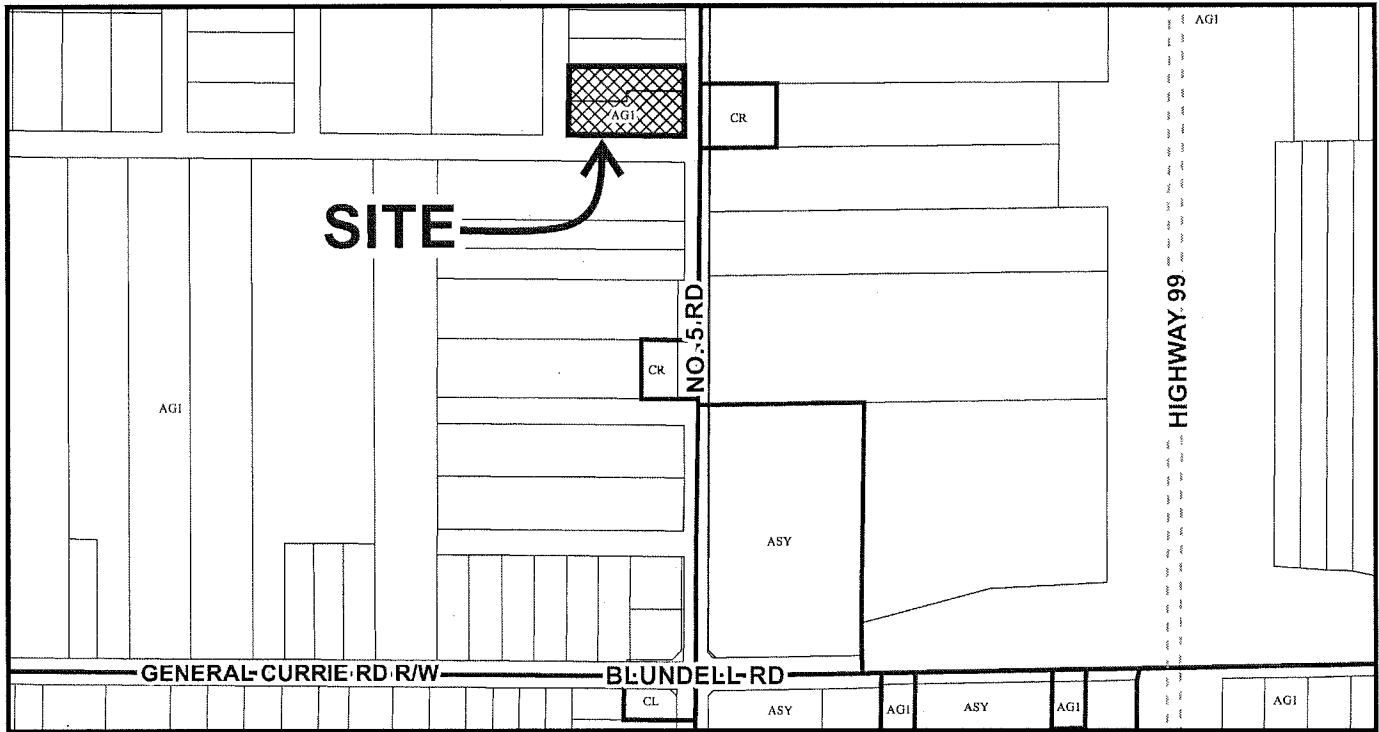
Attachment 5: Environmentally Sensitive Area Map

Attachment 6: Subdivision Considerations



City of
Richmond

ATTACHMENT 1



AG 16-732022

Original Date: 06/08/16

Revision Date: 07/06/16

Note: Dimensions are in METRES

CNCL - 215



City of
Richmond



AG 16-732022

Original Date: 06/08/16

Revision Date: 07/06/16

Note: Dimensions are in METRES

SKETCH SHOWING PROPOSED SUBDIVISION OF

1) LOT 141 EXCEPT: PART SUBDIVIDED BY PLAN 52094, PLAN 32652

2) LOT 177, PLAN 52094

SECTION 13 BLOCK 4 NORTH RANGE 6 WEST

NEW WESTMINSTER DISTRICT

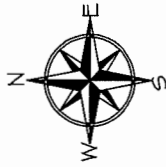
#7341 No. 5 ROAD, (LOT 177)
 RICHMOND, B.C.
 P.I.D. 003-560-775

#7351 No. 5 ROAD, (REM. LOT 141)
 RICHMOND, B.C.
 P.I.D. 003-558-185

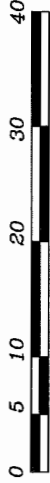
CNCL - 217

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 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 Job No. 6467
 FB-306 P5-10; FB-305 P62-64
 Drawn By: IO

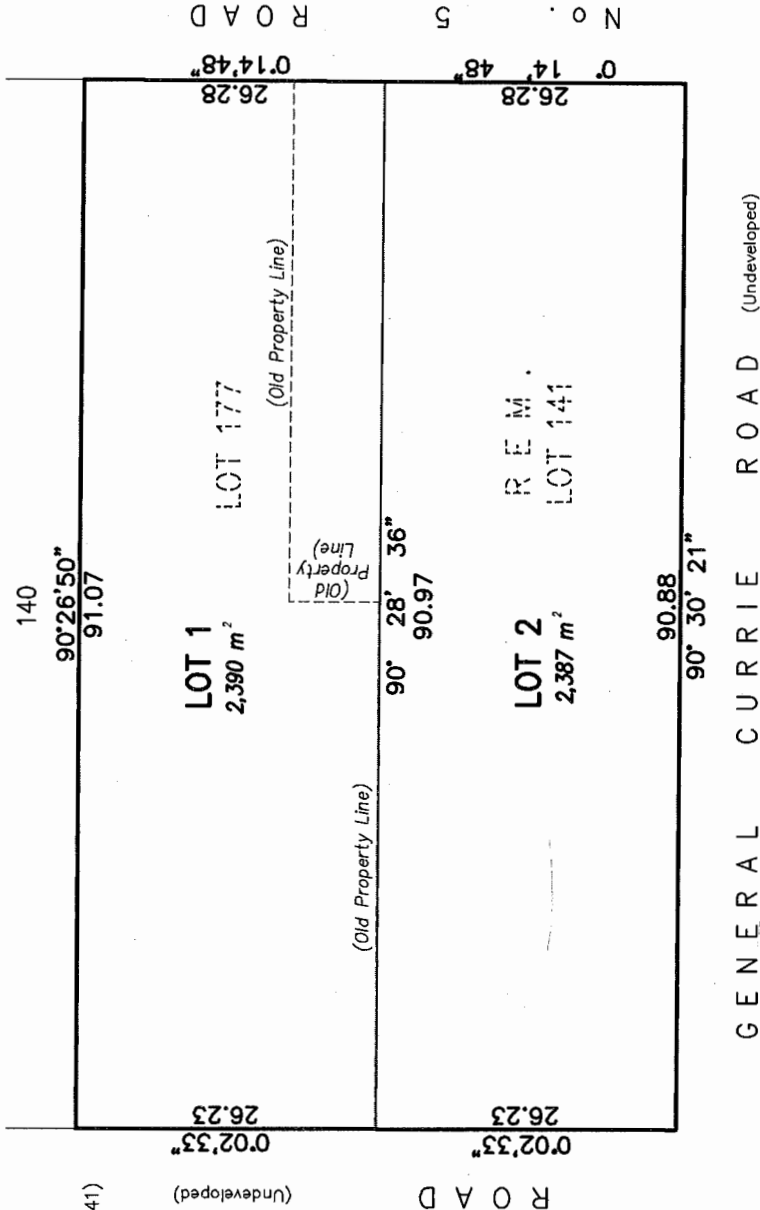
DWG No. 6467-Sketch



SCALE: 1:500



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



Sketch prepared on
 April 29th, 2016.



AG 16-732022

Attachment 3

Address: 7341 and 7351 No. 5 Road

Applicant: Dagneault Planning Consultants Ltd.

	Existing	Proposed
Owner:	Both lots: Sandra Lindahl	No change.
Site Size (m²):	7341 No. 5 Rd.: 2,027 m ² (0.50 ac) 7351 No. 5 Rd.: 2,750 m ² (0.68 ac)	7341 No. 5 Rd.: 2,390 m ² (0.59 ac) 7351 No. 5 Rd.: 2,387 m ² (0.59 ac)
Land Uses:	Both lots: single detached home with accessory building	7341 No. 5 Rd.: Single Detached Dwelling 7351 No. 5 Rd.: Single Detached Dwelling
Agricultural Land Reserve:	Both sites are contained in the ALR.	No change: both sites will remain in the ALR.
OCP Designation:	Agriculture	No change: complies
Area Plan Designation:	East Richmond McLennan	No change: complies
Zoning:	Agriculture (AG1)	No change: complies
Other Designations:	Environmentally Sensitive Area (ESA) located mostly on the western portion of both sites and along the southern portion of 7351 No. 5 Rd.	No impacts to ESA as a result of the proposed lot line adjustment.



City of Richmond

Draft Minutes

AGRICULTURAL ADVISORY COMMITTEE (AAC)

Held Thursday, July 14, 2016 (7:00 pm)

M.2.002

Richmond City Hall

In Attendance:

Steve Easterbrook (Co-Chair); Krishna Sharma; Doug Wright; Scott May; Janet Langelaan; Kyle May; Teresa Murphy; Councillor Harold Steves; John Hopkins (Policy Planning); Ada Chan Russell (Policy Planning); Terry Crowe (Policy Planning); Donna Chan (Transportation); Tony Pellett (Agricultural Land Commission); Dieter Geesing (Ministry of Agriculture)

Regrets:

Todd May (Co-Chair); Colin Dring; Robert Savage

1. Adoption of the Agenda

Item No. 4 on the Richmond Food Charter was removed from the agenda as Parks staff were not available to discuss this item. The item will be moved to the next AAC meeting. The July 14, 2016 AAC Agenda, as amended, was adopted.

2. Development Proposal – ALR Non-Farm Use Application (Subdivision) at 7341 and 7351 No. 5 Road

Staff provided an overview of the ALR non-farm use application to adjust the shared lot line between the two lots by straightening it. The Committee invited the proponent to the table for discussion.

- The proponent confirmed that the adjustment of the lot line would allow for more efficient redevelopment and sale of the properties.

The Committee passed the following motion:

That the ALR application as presented to the AAC to adjust the shared lot line between 7341 and 7351 No. 5 Road be supported.

Carried Unanimously

Environmentally Sensitive Area - 7341/7351 No. 5 Road



70.8 0 35.42 70.8 Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

© City of Richmond

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
1) LOT 141 EXCEPT PART SUBDIVIDED BY PLAN 52094, PLAN 32652
2) LOT 177, PLAN 52094**

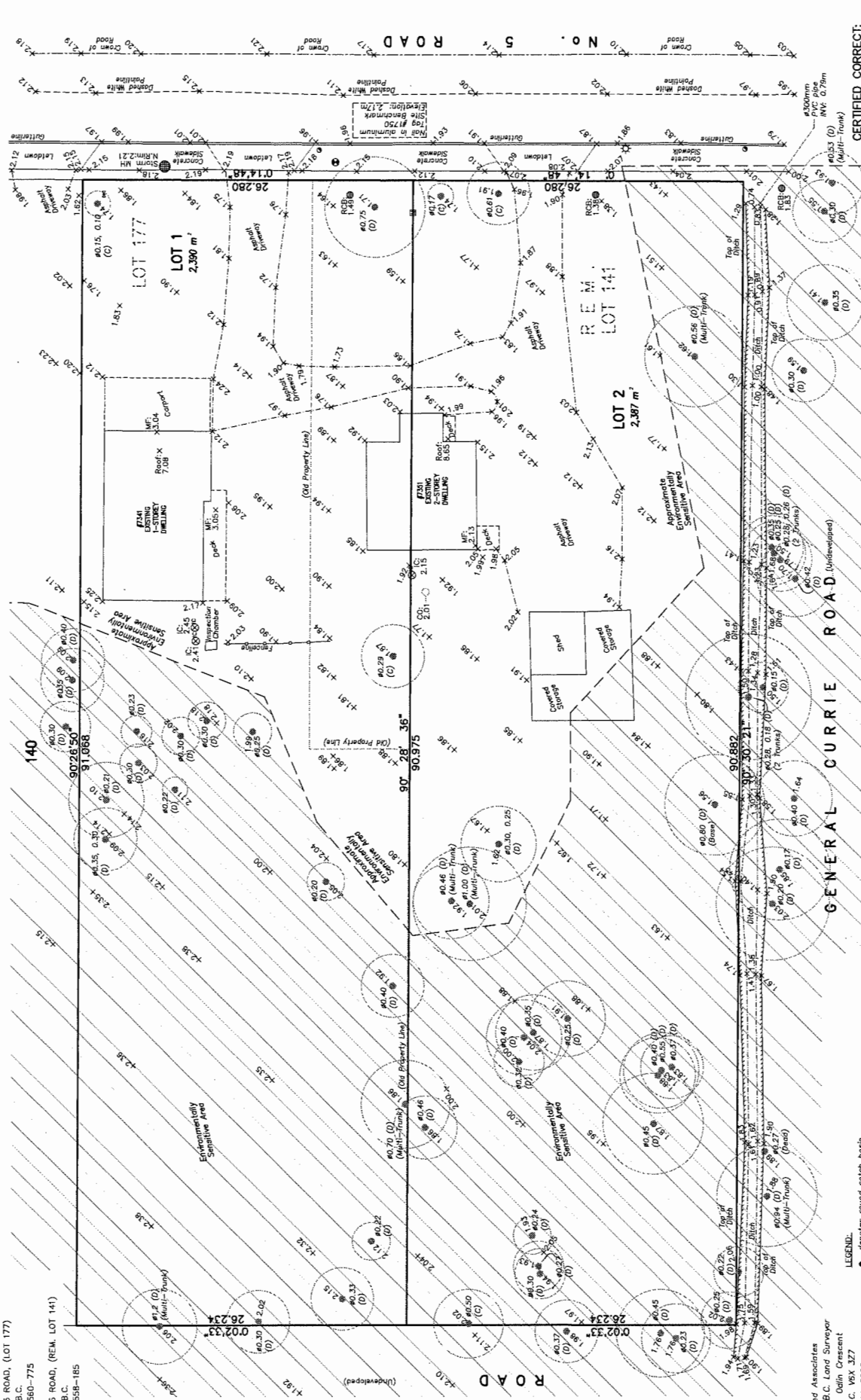
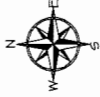
**SECTION 13 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT**

#7341 No. 5 ROAD, (LOT 177)
RICHMOND, B.C.
P.I.D. 003-580-775

#7351 No. 5 ROAD, (REM. LOT 141)
RICHMOND, B.C.
P.I.D. 003-558-185

SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



- LEGEND:**
- denotes round catch basin
 - ⊕ denotes water valve
 - ⊕ denotes water meter
 - ⊕ denotes manhole
 - ⊕ denotes cleanout
 - ⊕ denotes inspection chamber
 - ⊕ denotes lamp standard
 - ⊕ denotes main floor
 - INV. denotes invert

NOTE:
Use site Benchmark Tag #750 for construction elevation control.
The Environmentally Sensitive Area shown is approximate and obtained from the City of Richmond GIS website (RM) on April 1st, 2016.
Elevation: 2.353m

NOTE:
Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #190
Control Monument 8441524
Elevation: 2.353m

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
MARCH 29th, 2016.

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Website: www.jctam.com
Lic. No. 6467
RP-308 P5-10; RP-305 P62-64
Drawn By: IO
DWG No. 6467-Topo



City of
Richmond

Subdivision Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 7341 and 7351 No. 5 Road

File No.: AG 16-732022

In addition to the conditions to be identified in the Preliminary Letter of Approval associated with the forthcoming subdivision application, the property owners are required to complete the following:

1. Registration of a flood plain covenant on title of 7341 and 7351 No. 5 Road identifying a minimum habitable elevation of 3.0 m GSC.
2. Issuance of an Environmentally Sensitive Area Development Permit
3. Removal of dwelling at 7351 No. 5 Road.
4. Confirmation of Agricultural Land Commission approval of the ALR non-farm use (subdivision) application.