



**Size Limitations and Farm Home Plate
Requirements for Residential
Developments in an AG1 Zone**

No.: BUILDING-28
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Purpose:

To inform applicants and designers of new requirements for residential development on properties in AG1 zone.

Background:

On December 18, 2018, Council adopted a number of bylaw amendments to preserve land for agriculture by providing new regulations for residential developments on the City's agricultural land.

Implementation:

For properties that are zoned Agriculture (AG1), the following new regulations apply:

Maximum Permitted Floor Area of All Residential Buildings

1. The **maximum floor area** for a principal dwelling unit **and** all accessory buildings or accessory structures to the principal dwelling unit **is the lesser of:**
 - a) the floor area ratio of 0.55 applied to a maximum of 464.5 m² of the lot area, together with a 0.30 applied to the balance of the lot area in excess of 464.5 m²; **or**
 - b) 400 m².
2. The maximum size for each residential accessory building or accessory structure is 70 m².
3. The following are exempted from the floor area calculations:
 - a) Unenclosed covered areas attached to and serving the principal dwelling, up to a maximum 10% of the maximum floor area;
 - b) Farm buildings;
 - c) One accessory building which is less than 10.0 m²;
 - d) A maximum of 10 m² of floor area with a ceiling height which exceeds 5.0 m, provided such floor area is used for interior entry and staircase purposes.

Maximum Height of All Residential Buildings

The maximum number of storeys permitted for all residential buildings is 2 storeys and the maximum building height is limited to 9.0 m (29.5 ft).

See Sections 4.3.1 to 4.3.3, 14.1.4.1, 14.1.7.1 of Bylaw 8500 for more information.

See Bulletin BUILDING-29 for regulations on properties zoned RS1/F or RS1/G in the Agricultural Land Reserve.

See over →

Implementation of a Farm Home Plate, Farm House Footprint and Setbacks

The *farm home plate* refers to the portion of the lot that includes the principal dwelling unit, any residential accessory buildings or residential accessory structures, including the driveway, decorative lawns, landscaping, artificial ponds, and the entire sewerage septic system, including septic tanks and fields, in one contiguous area.

The requirements for the farm home plate and associated setbacks are as follows:

1. The maximum area of the farm home plate is:
 - a) 50% of the lot area for lots less than 0.2 ha (0.5 acre);
 - b) 1,000 m² for lots equal to or greater than 0.2 ha (0.5 acre).
2. The *farm house footprint* refers to the total horizontal area of the farm home plate that may be occupied by the first storey of a single detached housing unit. The maximum farm house footprint is 60% of the maximum permitted floor area.
3. The maximum setback defining the rear edge of the farm home plate is 75 m, measured from the front lot line. For the purpose of determining the farm home plate on corner lots, applicants are permitted to designate either side of the property facing the street as the front lot line.
4. The maximum setback for the primary dwelling is 50 m, measured from a constructed public road abutting the property to the furthest point of the house.
5. The minimum side yard setbacks are 1.2 m on one interior side yard, with the other side at 4 m (13 ft.) on lots that are less than 0.8 ha (2 acres), and 6 m (19.7 ft.) on lots that are more than 0.8 ha (2 acres).
6. The farm home plate is required to be contiguous and rectangular in shape, comprising of one side being on the front property line or the delineation of a riparian management area and on one side property line. All areas on the property outside of the farm home plate are also required to be contiguous. Please see attached example illustrations.
7. At the time of building permit application submission, the site plan submitted should indicate the farm home plate, its area and its extents.
8. Alternative locations for the farm home plate may be considered but only for reasons that support active farming operations on the land. Approval of an alternative location may be granted after review of the proposed farm home plate by City of Richmond staff and Richmond's Agricultural Advisory Committee (AAC) and their subsequent statement of support. Submit all review materials to Building Approvals staff who will forward to the AAC.

In order for staff and the AAC to consider an alternative farm home plate location, the following information is required:

- a) Provide a clearly written rationale supporting the layout of the farm home plate, clearly indicating the benefits to agricultural operation;
 - i) If the property is currently farmed, please provide evidence of farming tax status;
 - ii) If the property is not currently farmed, please provide a Farm Plan by a qualified professional agrologist (P.Ag.) clearly indicating the proposed layout of the agricultural operations with the layout of the proposed farm home plate;
- b) The applicant will be required to make a presentation in support of the proposed farm home plate location before a meeting of the AAC.

See Sections 14.1.4.A, 14.1.5.3, and 14.4.6 of Bylaw 8500 for more information.

See Bulletin BUILDING-30 for more information and conditions on rezoning applications for larger homes in an AG1 zone.

For further information or clarifications, please contact Building Approvals Department at 604-276-4285 or email building@richmond.ca.

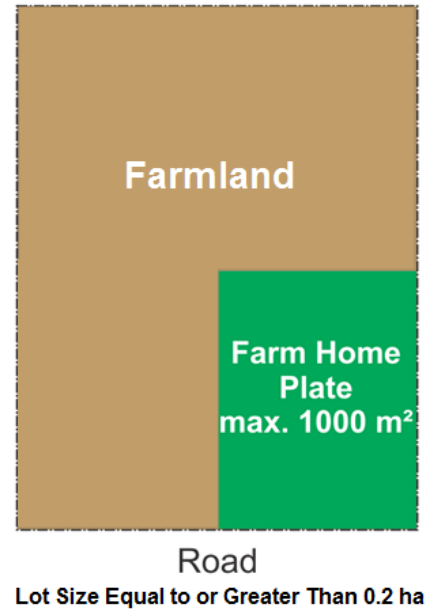
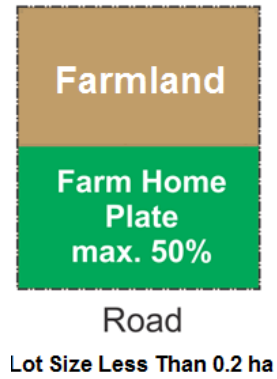
See attached →

Example Illustration A

FARM HOME PLATE

The following are to be located within a Farm Home Plate:

- Principal Dwelling;
- All Residential Accessory Buildings (i.e. garages, sheds, pool house, etc.);
- Lawns, ornamental landscaping and play equipment;
- Septic field and tanks;
- Driveways, walks, patios.



Example Illustration B

REQUIRED FARM HOME PLATE LOCATION FROM FRONT AND ONE SIDE PROPERTY LINE

