



**Rezoning Applications to Vary House Size
and Build Additional Dwelling in AG1 Zone**

No.: BUILDING-30

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Revised: 2019-03-05

Purpose:

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

Background:

On December 18, 2018 and February 19, 2019, Council adopted bylaw amendments to preserve land for agriculture, providing new regulations for residential developments on the City's agricultural land.

Implementation:

A property owner may apply to rezone the property to accommodate a design beyond the maximum floor area of 400 m² permitted for a residential building in the AG1 Zone by Zoning Bylaw 8500.

To accommodate a design above the maximum floor area of 500 m² permitted in the *Agricultural Land Commission Amendment Act, 2018*, the property owner will be required to submit a non-farm use application to be reviewed and endorsed by Richmond City Council, and if endorsed, approved by the Agricultural Land Commission (ALC) in accordance to section 20.1 the *Act*.

The following are guidelines which may be applied by Council, on a case-by-case basis, when considering rezoning applications:

1. The need to accommodate a variety of a cultural and inter-generational family needs and farm situations;
2. Verification that the site has been or can be used for agricultural production;
3. Verification that the applicant has been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
4. Demonstration that there is a need for a larger farm house, to accommodate existing and/or anticipated workers on the site, through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;
5. Submission of a farm plan which is acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements including providing financial security to ensure that the approved farm plan is implemented.

Application For Additional Dwelling in the Agriculture Land Reserve

A property owner may apply to rezone the property to accommodate an additional dwelling beyond the maximum one principal dwelling unit per lot permitted by Zoning Bylaw 8500. A non-farm use application for a secondary dwelling would be required to be reviewed and endorsed by Council prior to consideration by the ALC. If such an application is approved by the ALC, an application for site specific zoning amendment would be considered by Council.

See Sections 7.1.(f) and 7.1.(g) of Bylaw 9000 for more information.

See Bulletin INFO-30 for more information on non-farm use application procedure.

For further information, contact the Planning and Development Division at 604-204-8626.