



General Purposes Committee

**Anderson Room, City Hall
6911 No. 3 Road**

**Monday, November 16, 2015
4:00 p.m.**

Pg. # ITEM

MINUTES

GP-4 *Motion to adopt the **minutes** of the meeting of the General Purposes Committee held on November 2, 2015.*



COUNCILLOR BILL McNULTY

1. **2016 JAPAN NATIONAL SAIL TRAINING INSTITUTE VISIT AND 2017 CANADA 150 PLANNING**
(File Ref. No. 06-2345-01) (REDMS No. 4803582 V. 2)

GP-10

See Page GP-10 for full report

RECOMMENDATION

That the report titled “2016 Japan National Sail Training Institute Visit and 2017 Canada 150 Planning,” from Councillor Bill McNulty be approved for implementation.



PLANNING AND DEVELOPMENT DIVISION

2. **RICHMOND COMMENTS: PROPOSED MINISTRY OF AGRICULTURE BYLAW STANDARDS FOR AGRI-TOURISM AND FARM RETAIL SALES IN THE AGRICULTURAL LAND RESERVE (ALR) AND RELATED MATTERS (ALR WINERIES, MONITORING AND ENFORCEMENT)**

(File Ref. No. 08-4430-03-07) (REDMS No. 4768773)

GP-14

See Page GP-14 for full report

Designated Speaker: Terry Crowe

STAFF RECOMMENDATION

- (1) *That regarding the proposed Ministry of Agriculture Bylaw Standards for Agri-tourism and Farm Retail Sales in the Agricultural Land Reserve (ALR), the Minister of Agriculture be requested to:*
- (a) *specify how agri-tourism is to be subordinate to the principal active farm operation and only augment a farmer's regular farm income, not exceed or replace it;*
 - (b) *provide specific guidelines to determine the appropriate amount to be considered "small-scale (agri-tourism)" based on the size of the farm operation;*
 - (c) *provide more detailed criteria to determine the appropriate size and siting of agri-tourism structures (e.g., the maximum building area and site coverage);*
 - (d) *provide clarification on what types of uses can be permitted in an agri-tourism structure;*
 - (e) *provide specific guidance on the adequate amount of parking necessary for farm retail sales, to avoid excessive paving and minimize negative impacts on farmland;*
- (2) *That regarding ALR wineries, the Minister of Agriculture be requested to:*
- (a) *amend the Agricultural Land Use, Subdivision and Procedure Regulation of the Agricultural Land Commission Act, to enable Richmond and other municipalities:*
 - (i) *to allow only Type 1 Wineries which grow at least 50% of the farm product used to make the wine on the farm where the winery is located; and*
 - (ii) *to not allow Type 2 Wineries which are industrial-scaled operations with limited ALR farming activity;*

- (b) *monitor all ALR farm-based wineries, to ensure that they comply with the 50% on site grow rule and enforce all related Ministry and ALR regulations;*
 - (c) *where specific winery operators are already approved to enter into three year contracts with offsite BC farmers, allow them to enter into year to year contracts; not only the current Provincially required three year contracts, to provide more flexibility; and*
 - (3) *That regarding ALR regulation monitoring and enforcement, the Minister of Agriculture and the Agricultural Land Commission, as the case may be, be requested:*
 - (a) *to monitor and enforce all Ministry and ALR regulations and requirements, as municipalities have limited resources; and*
 - (b) *to more frequently review the ALR regulations and requirements, in consultation with municipalities, for their effectiveness, practicality and ease of enforceability; and*
 - (4) *That the above recommendations and this report be forwarded to the Ministry of Agriculture and the Agricultural Land Commission for a response.*

ADJOURNMENT



General Purposes Committee

Date: Monday, November 2, 2015

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Absent: Councillor Chak Au

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on October 19, 2015, be adopted as circulated.

CARRIED

DELEGATION

1. Robert Kiesman, Chair, Steveston Harbour Authority (SHA), and Bob Baziuk, General Manager, SHA, provided an update on the Authority's present and future activities, and highlighted the Authority's objectives to (i) enhance and expand the existing operations, (ii) become more visible in the public realm, (iii) tidy their properties, and (iv) encourage greater industry involvement in their operations. Also, it was noted that the SHA received federal funding in the amount of \$14 million for nine separate projects at the Paramount and Gulf of Georgia Cannery sites.

1.

General Purposes Committee
Monday, November 2, 2015

Mr. Baziuk commented on “Net-Works” - a net recycling program and advised that preliminary discussions are underway for the construction of a \$20 million recycling facility in Richmond pending the establishment of a sufficient supply of nylon fishing nets.

Mr. Kiesman noted that the SHA Board approved a 1% Sediment Management Fee as a funding mechanism for future dredging of the Steveston Cannery Channel and encouraged Council to view the promotional video on the SHA.

In reply to queries from Committee, Mr. Kiesman advised that the SHA would not be pursuing Port Metro Vancouver’s East Tidal Marsh project as further study indicated that the projected 20% reduction in sediment in the Steveston channel would not be realized by the construction of the proposed tidal marsh. He further advised that the SHA was in favour of the transfer of road rights-of-way between the Federal government and the City and suggested that any minor modifications could be considered at a later date. Also, Mr. Baziuk commented that the net recycling program has resulted in disposal fee savings of approximately \$50,000.

FINANCE AND CORPORATE SERVICES DIVISION

2. **INTER-MUNICIPAL BUSINESS LICENCE BYLAWS**

(File Ref. No. 12-8060-20-009492/009493; 12-8275-10) (REDMS No. 4741708)

In reply to queries from Committee, Glenn McLaughlin, Special Projects, accompanied by Cecilia Achiam, Director, Administration and Compliance, advised that the intention of the Inter-Municipal Business Licence program was to remain revenue neutral; therefore, the proposed bylaw amendments would ensure that municipalities are able to recover their operating costs particularly in the event the program expands to other Lower Mainland municipalities. Also, Ms. Achiam commented that further consideration would be required in order to ensure revenue neutral conditions for the participating municipalities should there be interest in expanding the program to include other business industries.

It was moved and seconded

- (1) *That Inter-municipal Business Licence Agreement Bylaw No. 9493 be introduced and given first, second and third readings; and*
- (2) *That Inter-municipal Business Licence Bylaw No. 9040, Amendment Bylaw No. 9492 be introduced and given first, second and third readings.*

CARRIED

General Purposes Committee
Monday, November 2, 2015

LAW AND COMMUNITY SAFETY DIVISION

3. **SOIL MANAGEMENT IN THE AGRICULTURAL LAND RESERVE**
(File Ref. No. 12-8060-20-009002/009003) (REDMS No. 4757194 v. 4)

In response to queries from Committee, Ed Warzel, Manager, Community Bylaws, provided the following information:

- soil management applications are submitted to both the City and the Agricultural Land Commission (ALC);
- the proposed bylaw amendment allows the City to provide immediate enforcement in the event of a violation;
- an agrologist will be available to the City to assist in controlling the quality of soil deposits; and
- discussions were held with the ALC to further expand on collaboration efforts, however no new enhancements have been brought forward.

Discussion ensued regarding whether the ALC is considering expanding the City's authority to exercise more ALC powers and whether additional staff or costs would be incurred by the City. It was suggested that staff meet with the ALC to explore the possibility of further municipal control regarding soil management.

In response to questions from Committee, Mr. Warzel commented that the number of soil management complaints received in 2015 is an indication that the City's Soil Watch Program has been effective. Also, he commented that bylaw violation fines are limited to a maximum of \$500; however the City may write a Municipal Ticket Information for serious offences, with fines of approximately \$10,000 per incident per day. Also, it was noted that approximately 30% of complaints received are indeed a violation of the City's bylaw and that investigative timeframes vary.

It was moved and seconded

- (1) *That the staff report titled "Soil Management in the Agricultural Land Reserve", dated October 19, 2015, from the General Manager, Law and Community Safety, be received for information;*
- (2) *That the Soil Fill Deposit Regulation Bylaw No. 8094, Amendment Bylaw No. 9002 be introduced and given first, second and third readings; and*
- (3) *That the Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9003 be introduced and given first, second, and third readings.*

CARRIED

General Purposes Committee
Monday, November 2, 2015

ENGINEERING AND PUBLIC WORKS DIVISION

4. **ODOUR MANAGEMENT FROM ORGANIC WASTE MANAGEMENT FACILITIES IN RICHMOND AND SURROUNDING AREAS**

(File Ref. No. 10-6175-02-01) (REDMS No. 4756818 v. 8)

Peter Russell, Senior Manager, Sustainability and District Energy, introduced Ray Robb, Division Manager, Environmental Regulatory and Enforcement Services, Metro Vancouver, and Scott Kerr, Regional Regulatory Compliance Officer, Harvest Power.

In reply to a question from Committee, Mr. Robb advised that the majority of odour management complaints received by Metro Vancouver have been attributed to activities by Harvest Power and West Coast Reduction.

Mr. Kerr commented that Harvest Power has taken steps towards managing odour at the facility and that continued research to identify solutions are underway. He further commented that (i) contaminate-free organics (i.e., no garbage and no plastics) generate less odour, (ii) over 50% of organic waste processed at the facility comes from outside of Richmond, and (iii) there is little risk of pesticide contamination due to municipal regulations.

In response to a query from Committee, Suzanne Bycraft, Manager, Fleet and Environmental Programs, noted that approximately 14,000 tonnes of Richmond's organic waste is processed at Harvest Power.

It was moved and seconded

- (1) *That staff continue to monitor odour issues and work with Harvest Power and Metro Vancouver to develop durable odour mitigation strategies;*
- (2) *That a letter be sent to the Metro Vancouver Board expressing the City's concerns regarding current air quality from local organic waste management facilities and requesting that it investigate the feasibility of implementing an organics management odour control regulation for composting facilities regionally;*
- (3) *That a letter be sent to the Metro Vancouver Board requesting that it consider a requirement that member municipalities be limited to disposing organic waste at facilities with air quality permits or approvals; and*
- (4) *That a letter be sent to the BC Minister of Environment requesting that Operational Certificates regulating air emissions and odours be required for existing and new municipal facilities managing organic waste.*

CARRIED

General Purposes Committee
Monday, November 2, 2015

5. **NATIONAL ZERO WASTE COUNCIL – FOOD WASTE REDUCTION
FEDERAL TAX INCENTIVE PROPOSAL**

(File Ref. No. 10-6370-10-01) (REDMS No. 4775301)

The Chair advised that the Food Waste Reduction Federal Tax Incentive proposal was a result of the National Zero Waste Council's (NZWC) Food Working Group efforts to tax safe, healthy, and edible food waste. He further advised that should the proposal gain support across Canada, it would be presented at the Federation of Canadian Municipalities prior to examining the enforcement and national standards required to implement the proposed tax.

Committee expressed support for the tax proposal and discussed the potential for avenues to channel safe, healthy, and edible food to local food banks and other such agencies.

It was moved and seconded

That the following resolution be adopted and forwarded to the Federation of Canadian Municipalities (FCM) for consideration at FCM's upcoming Annual General Meeting:

BE IT RESOLVED that the City of Richmond supports the National Zero Waste Council's food waste reduction federal tax incentive proposal and urges the Government of Canada to implement tax incentives for food producers, suppliers and retailers to donate unsold edible food.

CARRIED

COMMUNITY SERVICES DIVISION

6. **CANADA 150 CELEBRATION STEERING COMMITTEE**

(File Ref. No. 11-7400-01) (REDMS No. 4777603)

It was moved and seconded

- (1) *That a Canada 150 Celebration Steering Committee comprised of three members of Council be established as per the Terms of Reference to help guide Richmond's Canada 150 Program of activities, events and infrastructure projects; and*
- (2) *That the Terms of Reference for a Canada 150 Celebration Steering Committee as outlined in the staff report titled "Canada 150 Celebration Steering Committee," dated October 23, 2015, from the General Manager, Community Services, be endorsed.*
- (3) *That Councillors Bill McNulty, Linda McPhail, and Harold Steves be appointed to the Canada 150 Celebration Steering Committee.*

CARRIED

General Purposes Committee
Monday, November 2, 2015

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:48 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the General
Purposes Committee of the Council of the
City of Richmond held on November 2,
2015.

Mayor Malcolm D. Brodie
Chair

Heather Howey
Legislative Services Coordinator



City of Richmond

Report to Committee

To: General Purposes Committee

Date: November 10, 2015

From: Bill McNulty
Councillor

File: 06-2345-01/2015-Vol
01

Re: **2016 Japan National Sail Training Institute Visit and 2017 Canada 150
Planning**

Recommendation

That the report “2016 Japan National Sail Training Institute Visit and 2017 Canada 150 Planning,” from Councillor Bill McNulty be approved for implementation.

Bill McNulty

Bill McNulty
Councillor
(604-276-4134)

Origin

At the November 9, 2015, Council meeting as part of the report 2017 Canada 150th Steveston Ships to Shore Events the following recommendation was approved by Council:

1. That the proposed 2017 Tall Ship and Ships to Shore celebrations as detailed in the staff report titled "2017 Canada 150th Steveston Ships to Shore Events," from the Senior Manager, Parks, dated October 8, 2015, be endorsed for the purposes of event planning and budget preparation;
2. That \$895,000 be transferred from the Council Community Initiatives Fund in 2016 to support the event delivery for the 2017 Canada 150th Steveston Ships to Shore Events and that the 2017 Canada 150th Steveston Ship to Shore Events be considered in the 2016 budget process; and
3. That Staff make the necessary arrangements for meeting with the National Sail Training Institute in Japan in April 2016 to finalize negotiations as part of the 2017 Tall Ships recruitment process.

The purpose of this report is in response to the above approved Council resolutions and to seek approval for travel to Japan in 2016 for one councilor, staff support and an interpreter to continue and finalize ship recruitment and celebration planning for Canada 150 Celebrations in May 2017.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

2.3. Outstanding places, programs and services that support active living, wellness and a sense of belonging.

2.4. Vibrant arts, culture and heritage opportunities.

Analysis

The 2017 arrival of the Kaiwo Maru is fitting to celebrate Richmond's connection to the Pacific Rim and Japan. In addition to 2017 being Canada's 150th anniversary, it is also the 140th anniversary of the arrival of Mr. Manzo Nagano, the first Japanese settler to BC who transited up the Fraser River (Mount Nagano is named after him on the Central Coast of BC), and the 130th anniversary of Mr. Gihei Kuno (Kuno Gardens at Garry Point Park) from Wakayama prefecture, near Richmond's sister City.

2016 Liaison with Japanese National Sail Training Institute

Since April 2015, staff have been in contact with the Japanese National Sail Training Institute (NIST) and the City has now received a positive formal response indicating that the necessary preparations have begun for sending the tall ship Kaiwo Maru to Richmond in the first or second week of May 2017. Planning with NIST will continue in 2015 to 2016. Detailed discussions are proposed to occur at the NIST federal naval offices to ensure the required coordination for a successful arrival of the vessel 12 months prior to the planned arrival in 2017. Approximately 200 crew and officers will be visiting Richmond on the vessel and planning for the arrival is essential to ensure a safe and successful celebration for all.

In addition, an invitation has been received from a City Councilor in Nagasaki, Japan inviting representatives to visit the 2016 Nagasaki Tall Ship festival where vessels from Japan (including the Kaiwo Maru), Russia and other countries will be present and discussions and ship recruitment will occur. Nagasaki is also the home city of Manzo Nagano.

Proposed 2016 Japan Ship to Shore Recruitment Program

The proposed 2016 Japan Ships to Shore recruitment program includes following key objectives:

- Continued relationship development with the Japanese Sail Training Institute;
- Specific and detailed negotiations, detailed planning and logistics for the Canada 150 celebrations in May 2017;
- Relationship development with other Pacific Rim tall ship ports (Japan, Russia and Korea) through attendance and meetings at a Tall Ship festival;
- A best practice visit and attendance at the Nagasaki Tall Ship festival to meet with the City event organizers and captain's on board the vessels;
- A courtesy visit to Wakayama Richmond's sister City; and
- Research for 2017 event planning.

Proposed 2016 Program Itinerary and Costing:

Key to the timing of this opportunity is the upcoming Nagasaki Tall Ship festival where many international vessels will be in attendance from April 21 to 25, 2016.

Date	Itinerary
April 17	Depart YVR
April 18	Arrive in Tokyo next day.
April 19	Travel to Yokohama – Naval Sail Training Institute/Maritime Museum visit.
April 20	Yokohama/Tokyo
April 21	Travel to Wakayama – courtesy visit to Mayor and Council and Sister City.
April 22	Travel Day to Nagasaki by train, evening arrival.

	Nagasaki Tall Ship Festival – Meet City staff and visit on Kaiwo Maru present letters of invitation/introduction to vessels in attendance: Korea, Russia, Japan.
April 23	Nagasaki Tall Ship Festival Meeting on Kaiwo Maru with NIST officers.
April 24	Nagasaki Tall Ship Festival Meeting with City of Nagasaki and participation festival.
April 25	Nagasaki – area and closing event or travel day to be confirmed.
April 26	Tokyo – Transit Day.
April 27	Train to airport/flight to Tokyo/YVR
April 28	Arrive YVR

Financial Impact

The proposed travel expenses for the April 2016 Japan visit are \$30,000. This includes airfare, accommodation, rail passes, transit, meals, car rental, and insurance costs for the delegation. Existing approved funding for 2017 Ships to Shore recruitment is \$19,450 and as part of the 2016 Council approved 2017 Ships to Shore Canada Day program the remainder of the funding is included within the 2017 Ship recruitment budget. Donations will be solicited for financial support including rail pass sponsorship for the delegation.

Conclusion

This report details a proposed 2016 program for on-going relationship development for 2017 ship recruitment and best practises in Japan for April 2016.

Bill McNulty
Councillor
(604-276-4134)

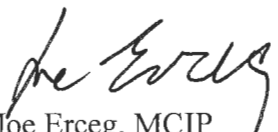


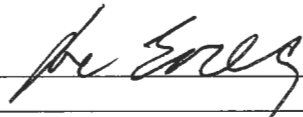


To: General Purposes Committee **Date:** October 27, 2015
From: Joe Erceg, MCIP **File:** 08-4430-03-07/2015-
General Manager, Planning and Development Vol 01
Re: **Richmond Comments: Proposed Ministry of Agriculture Bylaw Standards for Agri-tourism and Farm Retail Sales in the Agricultural Land Reserve (ALR) and Related Matters (ALR Wineries, Monitoring and Enforcement)**

Staff Recommendation

1. That regarding the proposed Ministry of Agriculture Bylaw Standards for Agri-tourism and Farm Retail Sales in the Agricultural Land Reserve (ALR), the Minister of Agriculture be requested to:
 - a) specify how agri-tourism is to be subordinate to the principal active farm operation and only augment a farmer's regular farm income, not exceed or replace it;
 - b) provide specific guidelines to determine the appropriate amount to be considered "small-scale (agri-tourism)" based on the size of the farm operation;
 - c) provide more detailed criteria to determine the appropriate size and siting of agri-tourism structures (e.g., the maximum building area and site coverage);
 - d) provide clarification on what types of uses can be permitted in an agri-tourism structure;
 - e) provide specific guidance on the adequate amount of parking necessary for farm retail sales, to avoid excessive paving and minimize negative impacts on farmland;
2. That regarding ALR wineries, the Minister of Agriculture be requested to:
 - a) amend the Agricultural Land Use, Subdivision and Procedure Regulation of the Agricultural Land Commission Act, to enable Richmond and other municipalities:
 - i) to allow only Type 1 Wineries which grow at least 50% of the farm product used to make the wine on the farm where the winery is located, and
 - ii) to not allow Type 2 Wineries which are industrial-scaled operations with limited ALR farming activity.
 - b) monitor all ALR farm-based wineries, to ensure that they comply with the 50% on site grow rule and enforce all related Ministry and ALR regulations;

- c) where specific winery operators are already approved to enter into three year contracts with offsite BC farmers, allow them to enter into year to year contracts; not only the current Provincially required three year contracts, to provide more flexibility; and
- 3. That regarding ALR regulation monitoring and enforcement, the Minister of Agriculture and the Agricultural Land Commission, as the case may be, be requested:
 - a) to monitor and enforce all Ministry and ALR regulations and requirements, as municipalities have limited resources, and
 - b) to more frequently review the ALR regulations and requirements, in consultation with municipalities, for their effectiveness, practicality and ease of enforceability.
- 4. That the above recommendations and this report be forwarded to the Ministry of Agriculture and the Agricultural Land Commission for a response.


Joe Erceg, MCIP
General Manager, Planning and Development

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
	
REVIEWED BY STAFF REPORT AGENDA REVIEW SUBCOMMITTEE	INITIALS: 
APPROVED BY CAO	
	

Staff Report

Origin

The Ministry of Agriculture has prepared a Discussion Paper that contains a draft set of criteria to assist local governments when they prepare bylaws regarding agri-tourism, agri-tourism accommodation and farm retail sales in the Agricultural Land Reserve (ALR) (Attachment 1).

The Deputy Minister of Agriculture sent the Discussion Paper to the Mayor and Councillors by email on October 6, 2015 and requested feedback on all sections of the paper, specifically the proposed criteria, by November 30, 2015.

Findings of Fact

Context

The Discussion Paper was prepared following the Ministry of Agriculture's consultation, conducted from July 22 to August 22, 2014, on potential changes to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation of the *Agricultural Land Commission Act*. One of the consultation questions asked during the consultation process was:

Should greater clarity be provided on what constitutes an agri-tourism activity that is allowable in the ALR without an application, and if so, what parameters should be established?

The Ministry received strong support from local governments to provide clearer parameters and guidelines for permitted agri-tourism activities in the ALR.

The purpose of the Ministry's Discussion Paper is to provide greater clarity on what constitutes agri-tourism, agri-tourism accommodation and farm retail sales, and provide guidance for local governments to address issues related to agri-tourism and farm retail sales in their community.

Once approved, these clearer standards will be incorporated into the Ministry's Guide for Bylaw Development in Farming Areas, to assist municipalities when preparing and amending bylaws affecting farming areas.

Analysis

Agri-Tourism, Agri-Tourism Accommodation and Retail Sales in the ALR

Agri-tourism is permitted to allow farmers to increase the economic viability of the farms. It must be accessory to land classified as a farm under the *Assessment Act*, must be temporary and seasonal, and promote or market farm products grown, raised or processed on the farm.

Agri-tourism and retail sales are defined as farm uses by the Agricultural Land Reserve Use, Subdivision and Procedure Regulation of the *Agricultural Land Commission Act*. As these uses are designated farm uses, they can be regulated but cannot be prohibited.

On the other hand, agri-tourism accommodation is considered a non-farm use that is permitted in the ALR and can be either regulated and/or prohibited by local governments.

The City of Richmond's Zoning Bylaw permits all three uses in the "Agriculture (AG1)" zone.

Discussion Paper

The Discussion Paper provides more detailed definitions and a set of criteria to help guide local governments in managing agri-tourism and farm retail sales.

Part 3 of the Discussion Paper introduces a set of criteria which local governments will be encouraged to consider when preparing or amending their own bylaws. The proposed set of criteria includes:

- New definitions of various terms, specifically definitions of "accessory", "temporary" and "seasonal", to clarify what constitutes agri-tourism activities
- Examples of permitted agri-tourism activities and those activities that require ALC's non-farm use approval
- A set of recommended standards for agri-tourism accommodation (e.g., the total developable area for agri-tourism accommodation buildings)
- Standards for parking and loading areas associated with agri-tourism
- Criteria for signage, lighting and noise
- Clarification on how areas (both indoors and outdoors) of farm retail sales should be calculated

Richmond Agri-Tourism Comments

Staff have reviewed the Discussion Paper and have the following comments focusing on the proposed set of criteria and definitions.

1. "Accessory (Agri-Tourism)" Definition

The proposed definition of "accessory (agri-tourism)" is as follows:

"Accessory" means that the agri-tourism is subordinate to the active farm operation on the same lot. Agri-tourism uses and activities only augment a farmer's regular farm income, not exceed or replace it.

The City of Richmond requests that the Ministry and ALC, as the case may be, monitor and enforce the requirement that agri-tourism is subordinate to the active farm operation and only augments a farmer's regular farm income, not exceed or replace it.

2. "Small-Scale (Agri-Tourism)" Definition

The proposed definition of "small-scale (agri-tourism)" is as follows:

"Small-scale (agri-tourism)" means to be minor, or limited in size, scope or extent (local governments could specify amounts).

The City of Richmond requests that the Ministry provide specific guidelines, to determine the appropriate amount to be considered “small-scale” based on the size of the farm operation.

3. Agri-Tourism Structure

The Discussion Paper notes that site coverage and setbacks for agri-tourism structures must follow the standards for farm structures provided in Part 2 of the “Guide for Bylaw Development in Farming Areas”. It also notes that agri-tourism facilities should be located to minimize the coverage of farm land and minimize disturbance to the present and potential future operation of the farm, neighbouring farms and nearby urban uses (e.g., be close to the road, and/or clustered with other farm structures).

It is requested that more detailed criteria be provided to determine the appropriate size and siting of agri-tourism structures (e.g., the maximum building area and site coverage) and to clarify what types of uses can be permitted in an agri-tourism structure (e.g., administration office).

4. Parking For Retail Sales Area

The City of Richmond requests the Ministry to provide specific guidance on the amount of parking necessary for farm retail sales to avoid excessive paving and minimize potential impact on farmland.

5. Monitoring and Enforcement

The City of Richmond requests that the Ministry and / or ALC, as the case may be, monitor and enforce the proposed agri-tourism and farm retail sales regulations and requirements, as municipalities have limited resources.

Richmond Additional Comments

In responding to the Ministry’s consultation on agri-tourism and farm retail sales, staff suggest that Council take this opportunity to share its concerns regarding the ALR farm-based wineries, breweries, distilleries, cideries and meaderies, as they also affect farming in the ALR.

1. Clarifying The 50% Requirement for ALR Breweries, Wineries and Distilleries

On September 28, 2015, Richmond Council made the following referral:

That staff investigate the requirements for microbreweries, wineries and distilleries on farmland in Richmond to determine whether the City can require that they be required to produce at least 50% of their product in Richmond. (Note that in the ALR regulations “microbreweries” are just called “breweries”).

Staff advise that, in the ALR, breweries, distilleries and meaderies (honey) are designated farm uses, if at least 50% of the farm product used to make the beer, spirits, or mead produced each year is grown on the farm on which the brewery, distillery or meadery is located. Thus, they are required to produce at least 50% of their product in Richmond.

2. Encouraging Only Certain Wineries in the ALR

On October 20, 2015, Richmond Planning Committee requested staff to advise the Ministry of Agriculture that Richmond would like ALR wineries and distilleries to provide a minimum of 50% of agricultural product on the site. As stated above, distilleries must meet the 50% requirement.

Currently, two types of farm-based wineries are permitted in the ALR:

- Type 1 Wineries: at least 50% of the farm product used to make the wine produced each year is grown on the farm on which the winery is located.
- Type 2 Wineries: the farm on which the winery is located is more than 2 ha in area and at least 50% of the farm product used to make the wine produced each year is grown:
 - a) on the farm, or
 - b) both on the farm and another farm located in British Columbia that provides that farm product to the winery under a contract having a term of at least three years.

Richmond City Council has expressed that they prefer Type 1 Wineries as they promote the best farming. Council does not wish to consider additional Type 2 Wineries, as their operations are often on an industrial scale.

On October 21, 2015, staff attended a Professional Development Session organized by the Ministry of Agriculture with ALC staff in attendance at the Metro Vancouver office, to state that:

- the City of Richmond would like to allow only Type 1 wineries where at least 50% of the farm product used to make the wine be produced on the farm where the winery is located, and
- as the City has limited resources, the Ministry and ALC should monitor and enforce Provincial ALR guidelines and requirements (e.g., the amount of winery farm products provided under contracts, and whether the contracts are properly renewed). Other municipalities attending the Session agreed with this approach.

3. ALR Wineries, ALR Monitoring and Enforcement Recommendations

As staff could not address all of Richmond's concerns at the Session, it is recommended that Council make the following requests to the Ministry of Agriculture and Agricultural Land Commission (ALC):

1. That the City of Richmond have:
 - (a) the authority to allow only Type 1 Wineries which grow at least 50% of the farm product used to make the wine on the farm where the winery is located, and
 - (b) the authority to not allow Type 2 Wineries which are industrial-scaled operations with limited ALR farming activity.
2. That, as some current ALR winery operators have indicated that off site farm wine product growers are willing to provide only a year to year supply contract, rather than the Provincially required three year minimum, one year contracts be allowed.
3. That the Ministry and / or ALC staff:
 - (a) monitor and enforce all Provincial ALR Ministry and ALC regulations, and requirements, as municipalities have limited resources, and
 - (b) review Provincial ALR Ministry and ALC regulations more frequently in consultation with municipalities to determine their effectiveness, practicality and ease of enforceability.

Financial Impact

None.

Conclusion

The Ministry of Agriculture has prepared a Discussion Paper to assist local government in preparing agri-tourism, agri-tourism accommodation and farm retail sales bylaw amendments, and has requested that comments be provided by November 30, 2015.

Staff recommend that the Ministry and ALC be requested to make changes to the proposed ALR agri-tourism and farm retail sales criteria, clarify ALR winery requirements and take the lead role in ALR regulation monitoring and enforcement, as municipalities have limited resources.



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Attachment 1: Discussion Paper and Proposed Minister's Bylaw Standards