



**Richmond Official Community Plan Bylaw No. 9000
Amendment Bylaw 9706
(Limits on Residential Development in Agricultural Zones)**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.1 Protect Farmland and Enhance Its Viability by adding the following text after policy e) under Objective 1 Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR):

"Residential Development

- f) limit the area used for residential development on properties in the Agricultural Land Reserve. The following policies are to be regarded as guidelines which may be applied by Council, in a flexible manner, individually or together, on a case-by-case basis, when considering rezoning applications, to increase house size in the City's agricultural areas:
 - the need to accommodate a variety of a cultural and inter-generational family needs and farm situations;
 - verification that the site has been or can be used for agricultural production;
 - 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;
 - 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;
 - 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;
- g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through a rezoning application, on a case-by-case basis, consider applications which propose to exceed the maximum number of dwelling units if:
 - the property is 8 ha (20 acres) in area or greater; and

- if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:
 - full-time farm workers are required to live on the farm; and
 - the secondary farmhouse is subordinate to the principal farm dwelling unit.”

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9706”**.

FIRST READING

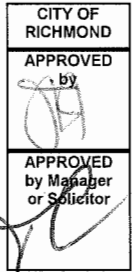
PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

APR 24 2017



MAYOR

CORPORATE OFFICER