

From: [Shaw, Emily AGRI:EX](#)
To: [Warren, Jennifer AGRI:EX](#)
Subject: CLIFF
Date: Monday, October 24, 2016 9:52:00 AM

Jennifer, Can you pull out the incoming letter for CLIFF# 184883? It is from Mayor Brodie (City of Richmond).

Thanks,
Emily

From: [Shaw, Emily AGRI:EX](#)
To: [Hoffman-McGaw, Trilby AGRI:EX](#)
Subject: FW: CLIFF
Date: Monday, October 24, 2016 12:10:00 PM
Attachments: [Scan_20160811.pdf](#)

Here's the letter from Mayor Brodie.



City of
Richmond

Malcolm D. Brodie
Mayor

6911 No. 3 Road
Richmond, BC V6Y 2C1

Telephone: 604-276-4123

Fax No: 604-276-4332

www.richmond.ca

July 27, 2016

Honourable Norm Letnick
BC Minister of Agriculture
PO Box 9043, Stn Prov Govt
Victoria, BC, V8W 9E2

Dear Honourable Norm Letnick,

Re: Request to Limit Large Homes in the Agricultural Land Reserve (ALR)

This is to advise that Richmond City Council, at its Regular meeting held on Monday, July 11, 2016, considered the above matter and adopted the following resolution:

That a letter be sent to the Agricultural Land Commission and the Ministry of Agriculture, with copies to neighbouring municipalities, requesting that they introduce Provincial regulations to control the maximum house size and house location on properties within the ALR.

Since its inception, the Richmond Council has been committed to supporting the Province in protecting and enhancing the viability of the Agricultural Land Reserve (ALR), and avoiding uses which jeopardize farming.

In recent years, Council has become concerned about a disturbing trend - that house sizes in the ALR have been increasing to the point where they are becoming too large and do not support agricultural viability. For example, in Richmond, in 2010, the average built ALR house size was 678 m² (7,300 ft²), in 2015, it was an average of 1,114 m² (12,000 ft²) and lately some have been in excess of 2,230m² (24,000 ft²). Recently, Richmond staff turned down a Building Permit application for a house in the ALR which proposed 41,000 sq. ft. (0.94 acres), as it did not have the characteristics of an ALR single-family house, but rather of a hotel or a multi-family building. Attachments 1, 2 and 3 provide examples. These types of mega houses / buildings were never envisioned in the ALR, as they do not support agricultural viability and detract from achieving it. Richmond Council in discussions with other municipalities has noticed that they too are facing similar unacceptable large house size proposals in the ALR.

The Ministry's 2015 'Guide for Bylaw Development in Farming Areas' was a good step in the right direction; however, as this issue is province-wide, to better protect the ALR, the Richmond Council requests that the BC Ministry of Agriculture work with the Agricultural Land Commission (ALC), to establish uniform ALR regulations to limit the maximum house size and

house location (e.g., floorplate). This next step would better achieve the provincial ALR vision and agricultural viability.

Your consideration of this matter is appreciated. A similar letter has been sent to Frank Leonard, ALC Chair (attached).

If you have any questions or require additional information, please do not hesitate to contact Terry Crowe, Manager, Policy Planning at 604-276-4139.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Malcolm D. Brodie', with a long horizontal flourish extending to the right.

Malcolm D. Brodie
Mayor

Att 4

cc:

- Frank Leonard, Chair, Provincial Agricultural Land Commission
- Kim Grout, CAO, Provincial Agricultural Land Commission
- Metro Vancouver Board and municipalities

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City of
Richmond

Malcolm D. Brodie
Mayor

6911 No. 3 Road
Richmond, BC V6Y 2C1
Telephone: 604-276-4123
Fax No: 604-276-4332
www.richmond.ca

July 27, 2016

Frank Leonard, Chair,
Provincial Agricultural Land Commission
133-4940 Canada Way
Burnaby, BC, Canada
V5G 4K6

Dear Frank Leonard,

Re: Request to Limit Large Homes in the Agricultural Land Reserve (ALR)

This is to advise that Richmond City Council, at its Regular meeting held on Monday, July 11, 2016, considered the above matter and adopted the following resolution:

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In recent years, Council has become concerned about a disturbing trend - that house sizes in the ALR have been increasing to the point where they are becoming too large and do not support agricultural viability. For example, in Richmond, in 2010, the average built ALR house size was 678 m² (7,300 ft²), in 2015, it was an average of 1,114 m² (12,000 ft²) and lately some have been in excess of 2,230m² (24,000 ft²). Recently, Richmond staff turned down a Building Permit application for a house in the ALR which proposed 41,000 sq. ft. (0.94 acres), as it did not have the characteristics of an ALR single-family house, but rather of a hotel or a multi-family building. Attachments 1, 2 and 3 provide examples. These types of mega houses / buildings were never envisioned in the ALR, as they do not support agricultural viability and detract from achieving it. Richmond Council in discussions with other municipalities has noticed that they too are facing similar unacceptable large house size proposals in the ALR.

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location (e.g., floorplate). This next step would better achieve the provincial ALR vision and agricultural viability.

Your consideration of this matter is appreciated. A similar letter has been sent to the Honourable Norm Letnick, Minister of Agriculture (attached).

If you have any questions or require additional information, please do not hesitate to contact Terry Crowe, Manager, Policy Planning, at 604-276-4139.

Yours truly,



Malcolm D. Brodie
Mayor

Att 4

cc:

Honourable Norm Letnick, BC Minister of Agriculture,
Kim Grout, CAO, Provincial Agricultural Land Commission
Metro Vancouver Board and municipalities

From: [Salpeter, Rebecca AGRI:EX](#)
To: [Shaw, Emily AGRI:EX](#)
Subject: RE: 184893 Incoming Fwd: Housing for Farmworkers
Date: Friday, September 9, 2016 1:13:38 PM

Oh great, okay, the housing issue is certainly gaining traction fast.

From: Shaw, Emily AGRI:EX
Sent: Friday, September 9, 2016 1:13 PM
To: Salpeter, Rebecca AGRI:EX
Subject: RE: 184893 Incoming Fwd: Housing for Farmworkers
My mistake. The Brodie letter will be assigned to us, as I understand it. Steve and Neil had an e-mail exchange about it yesterday.

From: Salpeter, Rebecca AGRI:EX
Sent: Friday, September 9, 2016 1:12 PM
To: Shaw, Emily AGRI:EX
Subject: RE: 184893 Incoming Fwd: Housing for Farmworkers
Hmm...no that one is from UNBC wrt the policy brief on farmland protection.

From: Shaw, Emily AGRI:EX
Sent: Friday, September 9, 2016 1:10 PM
To: Salpeter, Rebecca AGRI:EX
Subject: RE: 184893 Incoming Fwd: Housing for Farmworkers
The Richmond letter, I think, is from Mayor Brodie. It is assigned to you (yesterday, late afternoon) in eApprovals as well. ☺
Emily

From: Salpeter, Rebecca AGRI:EX
Sent: Friday, September 9, 2016 1:09 PM
To: Shaw, Emily AGRI:EX
Subject: RE: 184893 Incoming Fwd: Housing for Farmworkers
Oh no, this is a different one, have we seen the one from Richmond's Mayor?

From: Shaw, Emily AGRI:EX
Sent: Friday, September 9, 2016 1:08 PM
To: Hrycuik, Lorie AGRI:EX; Salpeter, Rebecca AGRI:EX
Subject: FW: 184893 Incoming Fwd: Housing for Farmworkers
Importance: High
FYI – This is coming to us for response.
Emily

From: [Salpeter, Rebecca AGRI:EX](#)
To: [Shaw, Emily AGRI:EX](#)
Subject: RE: ADVICE: 184883 Brodie
Date: Friday, September 9, 2016 1:23:39 PM

This letter is dated from July.....

From: Shaw, Emily AGRI:EX
Sent: Friday, September 9, 2016 1:13 PM
To: Salpeter, Rebecca AGRI:EX
Subject: FW: ADVICE: 184883 Brodie
Importance: High
Here is a sneak peak at the letter from Mayor Brodie.

From: Kibble, Steve AGRI:EX
Sent: Thursday, September 8, 2016 10:35 AM
To: Shaw, Emily AGRI:EX
Subject: FW: ADVICE: 184883 Brodie
Importance: High
Please see Neil's note below.
S.

From: Mayers, Neil A AGRI:EX
Sent: Thursday, September 8, 2016 10:24 AM
To: Kibble, Steve AGRI:EX
Cc: Warwick, Julene AGRI:EX
Subject: FW: ADVICE: 184883 Brodie
Importance: High
Steve,

Could you ask Emily if this would be an ALC issue or an issue for CGPL to address?
Please send me a confirmation by email ASAP.
Thank you,
Neil.

Neil A. Mayers, MA

From: Correspondence Unit AGRI:EX
Sent: Thursday, September 8, 2016 10:19 AM
To: Mayers, Neil A AGRI:EX
Cc: Correspondence Unit AGRI:EX
Subject: ADVICE: 184883 Brodie
Hi Neil,

Can you advise if this would be an ASP issue or an ALC issue? Just a quick email response will suffice. Once I figure out where it goes, I'll send out the official assignment.

Thanks,

Susan Shust

Correspondence Services

Deputy Minister's Office | Ministry of Agriculture

Ph: (250) 387-3036 | Fx: (250) 356-8392 | email: mcu@gov.bc.ca

Please consider the environment before printing this email



File: 0280-30
Ref: 184883

His Worship Mayor Malcolm D. Brodie
City of Richmond
6911 No. 3 Rd
Richmond BC V6Y 2C1

Dear Mayor Brodie:

Thank you for your letter of July 27, 2016, requesting the introduction of Provincial regulations to control the maximum house size and house location on properties within the Agricultural Land Reserve (ALR).

I commend the efforts of the Richmond Council to ensure the city's policies and bylaws support the preservation of agricultural land and encourage farm uses in the ALR. Local governments are on the forefront of farmland protection.

Local government Official Community Plans (OCPs) and land-use bylaws can address a wide range of issues that can impact agricultural production. It is my understanding that the City of Richmond's OCP prioritizes the preservation of the agricultural land base in the ALR and commits to ensuring bylaws are consistent with the Minister's Bylaw Standard: *Guide for Bylaw Development in Farming Areas* located at the following link:

http://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/agricultural-land-and-environment/strengthening-farming/local-government-bylaw-standards/840000-1_guide_for_bylaw_development_in_farming_areas.pdf

The Minister's Bylaw Standards have been created to promote consistency across roughly 150 local governments with land in the ALR in their treatment of farming activities and to minimize conflict around agricultural uses. At the same time, powers to set land use and zoning bylaws to regulate the siting, size, and location of residences rest with local governments, even for parcels of land in the ALR.

- 2 -

.../2

At this time, the Province is not considering introducing regulations to create provincial restrictions on residences in the ALR. The current framework for land use planning provides flexibility for local governments to make decisions that meet community and regional needs and priorities. I encourage the City of Richmond, and all communities with ALR land, to employ the Bylaw Standard to guide and inform the development suitable criteria for site and sizing of residential uses in the ALR.

I trust this information addresses your question. Thank you for writing to share your concerns with me.

Sincerely,

Norm Letnick
Minister

bpc: Corporate Governance, Policy & Legislation (OPR)
eshaw/jwarwick/skibble

From: [Shaw, Emily AGRI:EX](#)
To: [Warren, Jennifer AGRI:EX](#)
Subject: RE: CLIFF
Date: Monday, October 24, 2016 12:10:00 PM

That's exactly it – I just wanted a copy.

Thanks!

Emily

From: Warren, Jennifer AGRI:EX
Sent: Monday, October 24, 2016 9:56 AM
To: Shaw, Emily AGRI:EX
Subject: RE: CLIFF

Hi Emily,

Sorry for being so useless, but can you let me know what you mean by pull out? I have gone into this CLIFF log and can see the letter that you are referring to and have attached to this e-mail but I am not sure if you want me to remove it from CLIFF?

...I hope to know more sooner rather than later! :/

Jennifer Warren

Office Manager

Corporate Governance, Policy and Legislation Branch

Ministry of Agriculture

PO Box 9120 Stn Prov Gov, Victoria, BC V8W 9B4

Phone: (250) 356-7644

Fax: (250) 387-0357

From: Shaw, Emily AGRI:EX
Sent: Monday, October 24, 2016 9:53 AM
To: Warren, Jennifer AGRI:EX
Subject: CLIFF

Jennifer, Can you pull out the incoming letter for CLIFF# 184883? It is from Mayor Brodie (City of Richmond).

Thanks,

Emily

From: [Shaw, Emily AGRI:EX](#)
To: [Hoffman-McGaw, Trilby AGRI:EX](#)
Subject: RE: FYI
Date: Monday, October 24, 2016 10:52:00 AM

I have asked Jennifer to pull it out of the records management system. It got deleted from my e-mail system when I cleaned it up last week.

Emily

From: Hoffman-McGaw, Trilby AGRI:EX
Sent: Monday, October 24, 2016 10:08 AM
To: Shaw, Emily AGRI:EX
Subject: RE: FYI

Thanks for the articles!

Were you able to find the letter from the Richmond mayor?

From: Shaw, Emily AGRI:EX
Sent: Monday, October 24, 2016 9:52 AM
To: Hoffman-McGaw, Trilby AGRI:EX
Subject: FYI

Richmond wants to ban 'castle' homes on farmland

Vancouver 24 hrs

Tuesday, September 06, 2016

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By Michael Mui

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From: [Hrycuik, Lorie AGRI:EX](#)
To: [Bates, Linda A. AGRI:EX](#); [Shaw, Emily AGRI:EX](#); [Anderson, Arlene AGRI:EX](#)
Cc: [Anderson, Heather L AGRI:EX](#)
Subject: RE: housing
Date: Tuesday, September 6, 2016 8:27:33 AM

You have sought advice from Joe and he did provide this.^{s.14}

s.14

I hear you

Linda....

From: Bates, Linda A. AGRI:EX
Sent: Tuesday, September 6, 2016 8:27 AM
To: Hrycuik, Lorie AGRI:EX; Shaw, Emily AGRI:EX; Anderson, Arlene AGRI:EX
Cc: Anderson, Heather L AGRI:EX
Subject: RE: housing

s.14

From: Hrycuik, Lorie AGRI:EX
Sent: Tuesday, September 6, 2016 8:23 AM
To: Shaw, Emily AGRI:EX; Anderson, Arlene AGRI:EX
Cc: Bates, Linda A. AGRI:EX; Anderson, Heather L AGRI:EX
Subject: housing

Morning,

Heather was looking at options for addressing the policy issue below. This is going to continue to escalate so would be good to have some attention on this issue and identify policy options sooner than later. I suspect that it will be raised at UBCM.

Lorie

Richmond wants to ban 'castle' homes on farmland

Vancouver 24 hrs

Tuesday, September 06, 2016

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By Michael Mui

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Columnists & Editorials

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Lorie Hrycuik

Executive Director, Corporate Governance, Policy and Legislation

Ministry of Agriculture

Ph: 250-356-8299

Email: Lorie.hrycuik@gov.bc.ca