

ITEM 10
MANAGER'S REPORT NO. 20
COUNCIL MEETING 89/03/13

RE: TOWNSHIP OF RICHMOND OFFICIAL COMMUNITY PLAN BYLAW NO. 5400

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1989 MARCH 07

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 01.226.2

SUBJECT: TOWNSHIP OF RICHMOND OFFICIAL COMMUNITY PLAN BYLAW NO. 5400

PURPOSE: TO ALLOW COUNCIL TO COMMENT ON RICHMOND'S OFFICIAL COMMUNITY PLAN PURSUANT TO SECTION 947(2)(b) OF THE MUNICIPAL ACT.

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RECOMMENDATION:

1. THAT a copy of this report be forwarded to Mr. J. Richard McKenna, Municipal Clerk, Township of Richmond, Municipal Offices, 6911 No. 3 Road B.C. V6Y 2C1

REPORT

1.0 INTRODUCTION

Attached to this report is a letter from Mr. J. Richard McKenna, Municipal Clerk for the Township of Richmond referring Richmond's Official Community Plan to Municipal Council for comment pursuant to Section 947(2)(b) of the Municipal Act. This report responds to this referral.

2.0 BACKGROUND

At the meeting of 1988 December 12, Council received a letter from the Municipal Clerk for the Township of Richmond. In that letter it was noted that the Township of Richmond was temporarily repealing its Official Community Plan to permit the introduction and adoption of a new Zoning Bylaw. The intent was to repeal the Official Community Plan, enact the new comprehensive Zoning Bylaw, and then re-introduce the Official Community Plan by way of the normal approval process. This procedure is being followed purely for administrative purposes to ensure the subsequent validity of both the Zoning Bylaw and Official Community Plan.

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The re-introduced Official Community Plan Bylaw was given First Reading on 1989 February 20, and will be forwarded to a Public Hearing on 1989 March 20. Therefore, the Official Community Plan Bylaw is now at the stage when it must be referred to surrounding communities for comment pursuant to Section 947(2)(b) of the Municipal Act.

3.0 OFFICIAL COMMUNITY PLAN REVIEW

Staff have reviewed Richmond's Official Community Plan as well as discussed its contents with Richmond municipal staff. Only one change has been made in the O.C.P. from its previous content--a small portion of the Terra Nova site has been redesignated from Residential Reserve land use to Agriculture land use.

For Council's Information, the goals of Richmond's Official Community Plan are:

- . To conserve Richmond's natural environment and agricultural community.
- . To support Richmond's economic development.
- . To enhance Richmond's living environment.
- . To provide and maintain adequate transportation and utility systems.
- . To promote culture, recreation and heritage in Richmond.
- . To provide for the social needs of the community with adequate support services.

With respect to the agricultural goal, it is noteworthy that Richmond's Official Community Plan recognizes the importance of conserving its agricultural land resource by maintaining a clearly defined, permanent boundary between urban and agricultural land uses.

A significant proportion of Richmond's land area retains the Agriculture land use designation. While it is recognized that small deletions occur from time to time in relation to local needs and influences, we would encourage, from a regional perspective, an adherence to the goal of conserving agricultural lands as a permanent land use component to prevent an incremental erosion of this limited regional resource over time.

A copy of the draft Official Community Plan for Richmond is available for viewing in the Planning & Building Inspection Department.

BG/jp

Attachment



A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION