

ITEM 2
MANAGER'S REPORT NO. 36
COUNCIL MEETING 89/05/15

RE: TOWNSHIP OF RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 5400

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: ACTING MUNICIPAL MANAGER 1989 May 10
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 01.226.1
SUBJECT: TOWNSHIP OF RICHMOND OFFICIAL COMMUNITY PLAN BYLAW NO. 5400
PURPOSE: To respond to a letter from The Township of Richmond regarding their Official Community Plan.

RECOMMENDATIONS:

1. THAT a copy of this report be forwarded to Mr. J. Richard McKenna, Municipal Clerk, The Township of Richmond, Municipal Offices, 6911 No. 3 Road, Richmond, B.C. V6Y 2C1
2. THAT a copy of this report be forwarded to the Manager, Development Services Department, G.V.R.D., 4330 Kingsway, Burnaby, B.C. V5H 4G8

R E P O R T

1.0 INTRODUCTION

Attached to this report is a letter, dated 1989 April 25, from Mr. J. Richard McKenna, Municipal Clerk for The Township of Richmond. The letter advises that Richmond Municipal Council gave Second Reading to their Official Community Plan By-law after undertaking an amendment to the by-law affecting a portion of the "Terra Nova" area in the north west area of the municipality. It also requests whether this minor amendment changes the opinion of the Burnaby Municipal Council with regard to the Richmond Official Community Plan as contained in the report dealt with by Council at their meeting of 1989 March 13. This report responds to this request.

2.0 BACKGROUND

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At the meeting of 1989 March 13, Council considered a report (attached to this report) from the Director Planning & Building Inspection regarding the Richmond Official Community Plan. In that report 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 By-law. The intent was to repeal the Official Community Plan, enact the new comprehensive Zoning By-law, and then re-introduce the Official Community Plan by way of the normal approval process. This procedure was being followed purely for administrative purposes to ensure the subsequent validity of both the Zoning By-law and Official Community Plan.

The Official Community Plan By-law was at the stage when it had to be referred to surrounding communities for comment pursuant to Section 947(2)(b) of the Municipal Act.

After the Second Reading of the by-law, Richmond Council decided to change the designation of a portion of the Terra Nova area from "Agriculture" to "Area Under Study". All other aspects of the Official Community Plan remain unchanged from the document previously reviewed. As a consequence of this amendment, the Public Hearing on the by-law has been rescheduled for May 14.

3.0 AMENDMENT TO OFFICIAL COMMUNITY PLAN

When staff previously reviewed the Richmond O.C.P. in March, it was noted that only one change has been made from its original content - a small portion of the Terra Nova site had been redesignated from Residential Reserve land use to Agriculture land use. This same area is the subject of the current amendment.

According to Richmond Planning staff, the site is being redesignated from "Agriculture" to "Area Under Study" in response to strong concerns raised by residents and property owners in the affected area. Before a final land use decision is made for this area, a further O.C.P. amendment will be required. It is expected that the study will only be completed in a few years time.

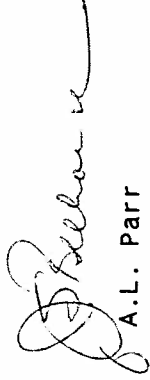
4.0 DISCUSSION

It is considered that the proposed amendment does not warrant a change from the comments made in the report considered at the Council Meeting of 1989 March 13. Staff recognize that small deletions occur from time to time in relation to local needs but there is need to encourage, from a regional perspective, adherence to the goal of conserving agricultural lands.

Of greater concern in staff's view is the lack of a process to review, from a regional perspective, the advisability of changing the designation of agricultural land within individual municipalities to prevent an incremental erosion of this limited resource over time. At this time, there exists no methods or policy by which individual amendments can be evaluated in terms of the requirements or sustainability of the region.

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It is difficult, therefore, for an individual Municipality to comment in a meaningful way on any proposal that would change the designated use of agricultural land in another Municipality's planning document. In order to communicate these concerns, it is recommended that this report be forwarded to the Manager of the Greater Vancouver Regional District's Development Services Department with the request that a policy context for reviewing proposed deletion of agricultural lands within individual Municipalities be developed.



A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

AP

BG/mcb
Attachs:

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

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.


A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION



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The Corporation of the
Township of RICHMOND

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6911 No. 3 ROAD, RICHMOND, B.C. V6Y 2C1
(604) 276-4000 FAX 278-5139

MUNICIPAL CLERK'S DEPARTMENT 276-4007

Corporation of Burnaby
4949 Canada Way
Burnaby, B.C.
V5G 1M2

ATTENTION: Chad Turpin
Municipal Clerk

Dear Sirs:

RE: O.C.P. Bylaw 5400 - Referral

Further to my letter of February 23, 1989, in connection with the above matter, to which you responded on March 17, 1989 - please be advised that Council, on Monday, April 24th, 1989, gave bylaw 5400 second reading after undertaking an amendment to the bylaw affecting a portion of the "Terra Nova" area in the North West area of the Municipality.

More specifically, this amendment redesignates the area shown on the enclosed map from "Agriculture" to "Area Under Study". It should be noted that all other aspects of the Official Community Plan remain unchanged from the document reviewed previously by your staff and Council. As a consequence of this amendment the public hearing on the bylaw has been rescheduled for Monday, May 15, 1989.

Would you please advise me if this minor amendment changes the opinion of the Burnaby Municipal Council with regard to the Richmond Official Community Plan, which was communicated to us in your letter of March 17, 1989.

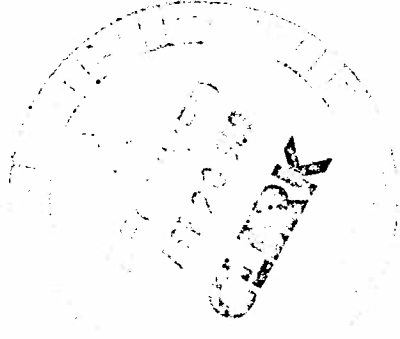
Yours truly,

J. Richard McKenna
Municipal Clerk

JRM:im
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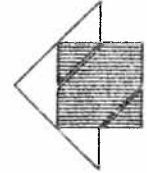
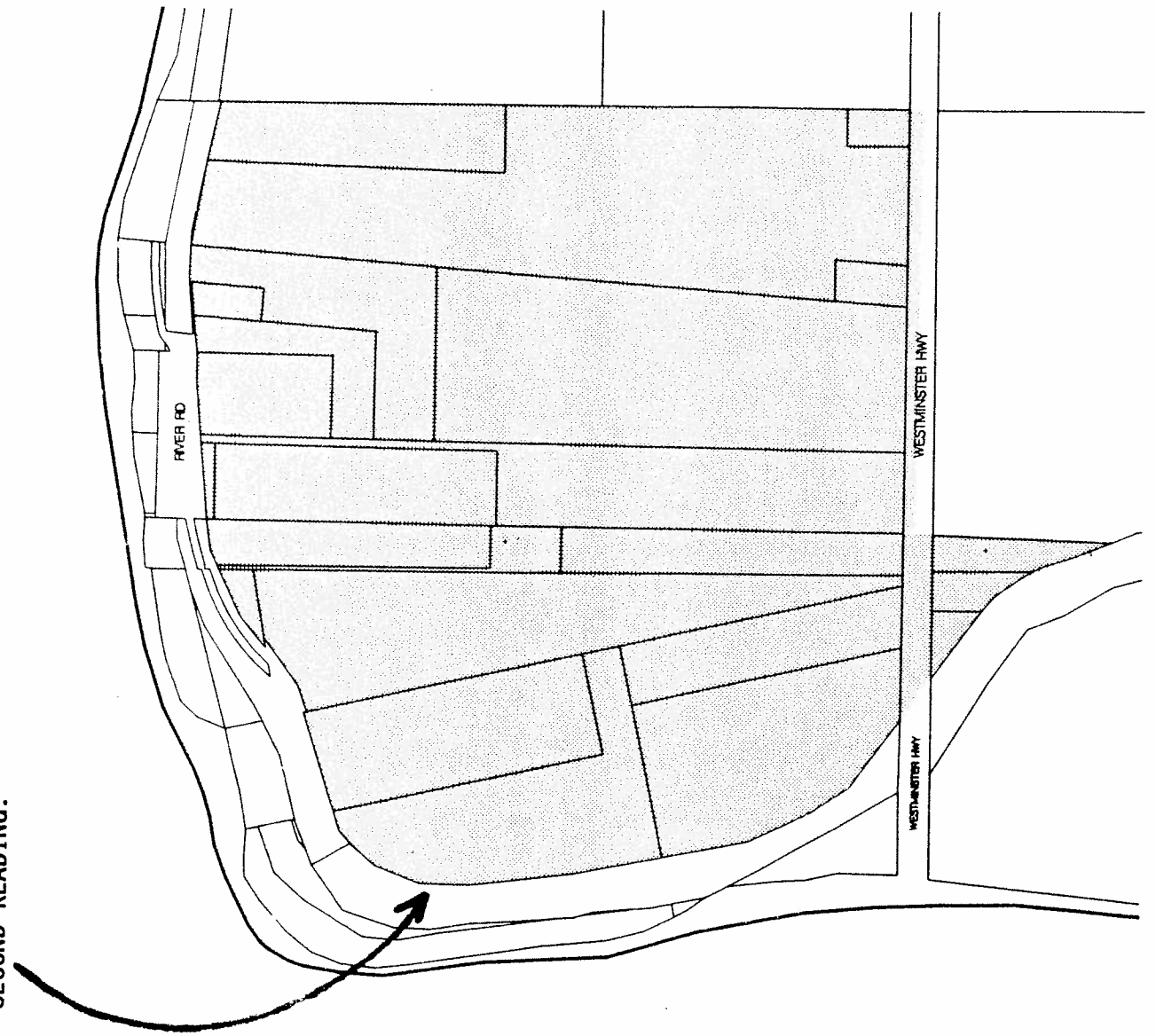
Enc 1.

cc: Deputy Administrator - J. Carline
Director of Planning



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AREA DESIGNATED FROM "AGRICULTURE" TO
"AREA UNDER STUDY" IN RICHMOND OFFICIAL
COMMUNITY PLAN BYLAW NO. 5400, AT
SECOND READING.



Scale: 1 : 5,000

Date: Apr. 24/89

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