



Size Limitations for Residential Developments Zoned RS1/F or RS1/G within the Agricultural Land Reserve (ALR)

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Purpose:

To inform applicants and designers of new requirements for residential development in the Agricultural Land Reserve (ALR).

Background:

On December 18, 2018, Council adopted a number of bylaw amendments to preserve land for agriculture by providing new regulations for residential developments on the City’s agricultural land.

Implementation:

Maximum Size of a Principal Dwelling (RS1/F and RS1/G zone only)

For properties that are zoned RS1/F and RS1/G and are located in the ALR, the following new regulations apply:

1. The **maximum floor area** for a principal dwelling unit **and** all accessory buildings or accessory structures to the principal dwelling unit **is the lesser of:**
 - a) the floor area ratio of 0.55 applied to a maximum of 464.5 m² of the lot area, together with a 0.30 applied to the balance of the lot area in excess of 464.5 m²; **or**
 - b) 400 m².
2. The following are exempted from the floor area calculations:
 - a) Unenclosed covered areas attached to and serving the principal dwelling, up to a maximum 10% of the maximum floor area;
 - b) One accessory building which is less than 10.0 m²;
 - c) Farm buildings;
 - d) A maximum of 10 m² of floor area with a ceiling height which exceeds 5.0 m, provided such floor area is used for interior entry and staircase purposes;
 - e) 50 m² for accommodating accessory buildings and on-site parking, which cannot be used for habitable space.

There are no ‘farm home plate’ regulations for properties zoned as RS1/F and RS1/G.

See Bulletin BUILDING-28 for more information for properties in an AG1 zone.

See Bulletin BUILDING-30 for more information and conditions on rezoning applications for larger homes in an AG1 zone.

For further information or clarifications, please contact Building Approvals Department at 604-276-4285 or email building@richmond.ca.