

Images of recent mega mansion damage to farmland in Richmond



This aerial image is from June 2015 showing small farms along no. 2 road in Richmond. The houses are at a 25 metre setback from the road, the farm fields start at approximately 35 metres. Garage and some accessories are at 50 metres.



This is an active vegetable farm called Kaz farm. It is three 1.5 acre parcels farmed together. Each parcel has a small home and they are the same size as the houses across the street which are residential.



In the last two years, houses like this have been replacing the farms. This used to be the Village Garden Pumpkin patch, right next door to the Kaz farm. They are building to the maximum allowable, the houses are at the maximum 50 metres, and the home plate fill goes back 75 metres. These farms are only 150 metres deep so half of the length of the farm has been covered in fill. The fill has affected the drainage and crops on the Kaz farm.



This house is approximately the size that is currently permitted in Richmond on any farm over 0.5 acres. Which is 11000 square feet, at a 50 metre setback, a 75 metre home plate setback, and septic field allowed outside of the home plate. This was a farm on Monteith just off of No.2 road in West Richmond which is all Class 1 clay farmland. When the homes are built the orchard trees and mature shrubs for the bees are all removed.



This is the aerial view of the Monteith farm in 2009



This is the soil disturbance from the fill and the mansion and the property is no longer farmed.



This is a typical home plate for mansions built prior to the bylaw change in May 2017. The city was permitting soil disturbance of areas well over double the ALC limit of 2000m².

This highlights the need for the ALC permitting for all construction on ALR.