



MINUTES

Regular Council Meeting for Public Hearings
Tuesday, May 22, 2001

Written Submissions:

- Wai Ki Wong, 7940 Bennett Road – Schedule 4.
- Robert J. and Robyn Dykes – Bennett Road – Schedule 5.
- R. Bodnar and N. Miller – 7800 Bennett Road – Schedule 6.
- R. Bromley – Bennett Road – Schedule 7.
- R. Himantog – 7720 Bennett Road – Schedule 8.
- J. Dong – 7760 Bennett Road – Schedule 9.
- Bennett Road resident – Schedule 10.

Submissions from the floor:

None

PH05-02

It was moved and seconded

That Zoning Amendment Bylaw 7221 be given second and third readings.

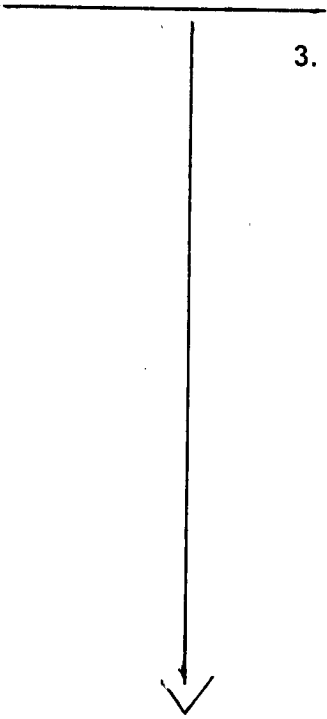
CARRIED

3. **DEVELOPMENT VARIANCE PERMIT (DV 00-184600)**
 (12831 No. 4 Road; Applicant: Stefan Wiedemann)

Applicant's Comments:

Stefan Weidemann, 4643 Blenheim Street, architect, accompanied by Ms. Karls, owner, stated the proposed intended uses of the property were animal husbandry, residential, and leased agricultural land. Mr. Wiedemann said the site was unique as it fronted on two roads, Finn and No. 4, with the Woodward's Slough running between Finn Road and the subject property. It was noted that the original proposal for the residence had the residence set back 50 feet back from the Environmentally Sensitive Area with a bridge crossing Finn Road. The siting of the house had been further hampered by the location of high pressure sewer pipes on the subject property. The current proposal had the residence clustering with other area residences which in turn allowed for the agricultural land on the No. 4 Road side to be left in keeping with the agricultural land across No. 4 Road.

Mr. Wiedemann displayed the landscape plan for the property and explained that a soft landscape treatment was intended with a rolling berm providing screening from the road. A stand of indigenous vegetation, wild grasses and flowers and a naturally edged filtration pond were also noted.





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The landscaping was to be brought to the building edge. A craftsman style architecture was intended for the building which would utilize natural materials thereby creating a soft structure. A stepped approach allowed for a lower profile on the landscape.

Mr. Wiedemann concluded by noting that the owners were willing to allow a covenant to be registered on the ESA, which would be intensively landscaped and maintained area, and were also willing to deed a significant portion of land within their property to the City.

Written Submissions:

Kevin Craig and Arlene Hewitt, 9822 Dyke Road – Schedule 11.

Linda A. English, 13751 Garden City Road – Schedule 12.

Charles Hunter, 8655 Jones Road – Schedule 13.

Roy Taylor, 10311 Scotsdale Avenue - Schedule 14.

Amanda Atkinson & Jason Yurchak, 5611 Blundell Road - Schedule 15.

Diane Schibild, 123 – 7453 Moffatt Road - Schedule 16.

Macky & Shelley Morris, 302 – 7600 Moffatt Road - Schedule 17.

Bob Winograd, 5277 Hollycroft Drive - Schedule 18.

Alan R. Nedelak, 13500 No. 4 Road - Schedule 19.

Bruce & Kathy Anstey, 9871 Finn Road - Schedule 20.

Len & Stephanie Sonnenberg, 9791 Finn Road - Schedule 21.

Laurie & Cathy Wozny, 9711 Finn Road - Schedule 22.

Cheryl & Joe Wozny, 13511 No. 4 Road - Schedule 23.

Isser Rogowski, 13800 No. 3 Road - Schedule 24.

Maureen Ilich, 12911 No. 3 Road - Schedule 25.

Trevor Graham, 13671 No. 3 Road - Schedule 26.

The Hol's, 12400 No. 3 Road - Schedule 27.

Murray G. Dunlop, 13840 Mayfield Place - Schedule 28.

Monika Marlowe, 213 – 8740 Citation Drive - Schedule 29.

Ian Burroughs, 9940 Gilhurst Crescent - Schedule 30.

Dominique Hookstra, 9940 Gilhurst Crescent - Schedule 31.

Ken & Vivian Rosenberg, Defoe Street - Schedule 32.



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Linda & Merv Louis, Bashuk Place - Schedule 33.

Laurence Segal, 13251 No. 4 Road - Schedule 34.

Submissions from the floor:

Mr. Graeme Price, 9460 Finn Road, had a number of concerns about the proposed development. After mentioning the increase in mosquitoes that the pond would incur, Mr. Price said that he had noticed a discrepancy between the sign on site, which he felt to be misleading, and the notice in the newspaper. Mr. Price thought that the proposed road on the subject property was a waste of agricultural farmland and that he felt that the buildings should be located on the No. 4 Road edge of the property.

PH05-03

It was moved and seconded

That the matter be referred to the Public Hearing scheduled for June 18, 2001 in Council Chambers, at 7:00 p.m., in order that time be allowed for the applicant to place a new sign on the property that evidenced the current proposal.

Prior to the question being called a discussion took place during which the following directions were given to staff:

1. That clarification be provided as to the delineation point of the 260 metre setback requested.
2. That information be provided on the information contained on the original sign.
3. That information be provided as to whether the applicant should have received instruction from staff.
4. That a map or diagram which identified requested setbacks be included on the notice sign.
5. That a copy of the photograph of the sign, and any changes, be provided in the agenda packages.

The question was then called on Resolution No. PH05-03 and it was **CARRIED.**



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

MEMORANDUM

TO: J. Richard McKenna
City Clerk

To Public Hearing - May 22, 2001
To Council - April 23, 2001
DATE: April 18, 2001

FROM: Joe Erceg
Manager, Development Applications

FILE: DV 00-184600

**RE: Application by – Stefan Wiedemann for Development Variance Permit at
12831 No. 4 Road**

The attached Development Variance Permit was given favourable consideration by the Development Permit Panel at their meeting held on March 28, 2001.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.



Joe Erceg
Manager, Development Applications

KC:blg
Att.

PANEL DISCUSSION

The Chair commended the attractiveness of the site.

PANEL DECISION

It was moved and seconded

That a Development Permit be issued for a property at 9371 Blundell Road that would:

- 1. Permit the construction of a two-building multi-family development on a site zoned Comprehensive Development District (CD/28); and***
- 2. Vary the regulations in the Zoning and Development Bylaw to:***
 - a) Increase the allowable height of buildings from 9 m (29.528 ft.) to 10.8 m (35.433 ft.) and outside of the residential vertical building envelope; and***
 - b) Allow parking stalls to be arranged in such a manner as to permit manoeuvring on the City lane.***

CARRIED

5. DEVELOPMENT VARIANCE PERMIT DV 00-184600

(Report: February 26/01 File No.: DV 00-184600) (REDMS: 286603)

APPLICANT: Stefan Wiedemann

PROPERTY LOCATION: 12831 No. 4 Road

INTENT OF PERMIT: To vary the maximum setback in the Agricultural District (AG1) from 50 m to 260 m from No. 4 Road in order to permit the construction of a new single-family dwelling outside and east of the Woodward Slough Environmentally Sensitive Area (ESA).

APPLICANT'S COMMENTS

Mr. Stephan Wiedemann, Architect, with the aid of an artist's renderings and drawings, provided explanation for the proposed siting of the buildings. A photoboard was used to illustrate the existing landscaping; all current trees will be retained. A two stage filtration pond is proposed that would drain into the slough. The owner was prepared to enter into a covenant with the City to protect the 50m setback. The owner was willing to deed 1400m of the top of the bank property to the City.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, said the variance requested was substantial. The City owned Woodward Slough, which separates the subject property from Finn Road, runs along the entire west boundary of the site. The proposed location of the new house clusters the house with the existing houses on Finn Road.

Mr. Wiedeman provided information on the farm uses that were proposed for the property, animal husbandry and hay production, and also the reasoning behind not

locating the buildings further north - the proposed location provides the preferred view line from Finn Road and did not impair the use of the remainder of the property.

It was confirmed for the Chair that the existing buildings on the property are not of a heritage nature. Mr. Erceg said that while staff do not usually encourage these types of variances, this site was unique with clear advantages from the ESA perspective; and that the house siting was more appropriate than a No. 4 Road location.

GALLERY COMMENTS

None

CORRESPONDENCE

None

PANEL DECISION

It was moved and seconded

That a Development Variance Permit be issued to vary the maximum setback in the Agricultural District (AG1) from 50 m to 260 m from No. 4 Road in order to permit the construction of a new single-family dwelling outside and east of the Woodward Slough Environmentally Sensitive Area (ESA).

CARRIED

6. DEVELOPMENT VARIANCE PERMIT DV 01-112585

(Report: February 23/01 File No.: DV 01-112585) (REDMS: 291151)

APPLICANT: Riverside Professional Centre Ltd.

PROPERTY LOCATION: 11331 Coppersmith Way

INTENT OF PERMIT: To vary the maximum height for buildings in Comprehensive Development District (CD/34) from 12 m (39.37 ft.) to 12.446 m (40.833 ft.) for the roof of a proposed three-storey building and to 13.767 m (45.166 ft.) for architectural screening of the roof top mechanical equipment.

APPLICANT'S COMMENTS

Mr. David Porte, Riverside Industrial Centre, explained that two height relaxations were necessary to accomplish the overall height of the building and to provide screening for the roof top mechanical equipment.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, briefly reviewed the staff report.

GALLERY COMMENTS

None



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

REPORT TO DEVELOPMENT PERMIT PANEL

To Public Hearing - May 22, 2001
TO COUNCIL - April 23, 2001
TO DPP - MARCH 28, 2001
DATE: February 26, 2001

TO: Development Permit Panel
FROM: Joe Erceg
Manager, Development Applications

FILE: DV 00-184600

**RE: Application by Stefan Wiedemann for a Development Variance Permit at
12831 No. 4 Road**

MANAGER'S RECOMMENDATION

That a Development Variance Permit be issued to vary the maximum setback in the Agricultural District (AG1) from 50 m to 260 m from No. 4 Road in order to permit the construction of a new single-family dwelling outside and east of the Woodward Slough Environmentally Sensitive Area (ESA).

Joe Erceg
Manager, Development Applications

KJC:blg
Att.

STAFF REPORT

ORIGIN

The subject site is located to the south of the intersection of Finn Road and No. 4 Road and is zoned Agricultural District (AG1). The Woodward Slough Environmentally Sensitive Area (ESA), which is owned by the City, runs between the subject site and Finn Road, along the entire western boundary of the site.

The site (7.774 ha or 19.21 ac) is currently uninhabited and no farming has occurred there for a number of months. Staff consider it as a residential site. The owner has purchased the property to rear animals and to potentially lease the remainder of the agricultural land to be farmed (approximately 2.02 ha or 5.0 ac).

There are two existing buildings located on the No. 4 Road frontage: a single-family dwelling that is currently unoccupied and a barn that is not in use. It is proposed that both of these buildings be demolished, however demolition is not the subject of this application and will be addressed at Building Permit stage. A Building Permit for the new single-family dwelling will not be issued until demolition of these buildings occurs.

Applicant Request

- The applicant is requesting a variance is to locate the proposed residence 110m from Finn Road instead of the required 50m from Finn Road.

Staff Review

- After review of the application, Staff have determined that the variance cannot be measured from Finn Road. The variance must be measured from No. 4 Road, as the City-owned Woodward Slough separates the subject site from Finn Road.

A copy of the development application filed with the Urban Development Division is appended to this report.

DEVELOPMENT INFORMATION

SITE AREA:	77,743.5 m ² (836,851.45 ft ² or 19.21 ac. or 7.774 ha)
BUILDING AREA:	695.12 m ² (7,482.5 ft ²)
DENSITY:	0.13 du per ha
PARKING:	2 Spaces Required 3 Spaces Proposed

FINDINGS OF FACT

Development surrounding the subject site is as follows:

To the north:	Agricultural District (AG1), farmlands and two associated farmhouses;
To the east:	No. 4 Road and Agricultural District (AG1) farmlands;
To the south:	Agricultural District (AG1) farmlands; and

To the west: Woodward Slough Environmentally Sensitive Area (ESA), Finn Road and single-family housing on land zoned Agricultural District (AG1) on the western and southern sides of Finn Road.

STAFF COMMENTS

The following comments were received from the Departments that reviewed this application. The response of the applicant to these comments is noted in bold lettering.

Development Coordinator Comments

1. It is the City's preference for the new dwelling to be located within 50 m of No. 4 Road as specified in the Agricultural District (AG1). The reason for this maximum setback provision is to:
 - retain as much farmland as possible for agricultural purposes, and
 - ensure adequate access to a dwelling.Staff is reluctant to support the setback variance subject to additional justification for this variance being provided.
2. As the southern bank of Woodward Slough is partially within the subject property, staff would like to request that this bank be dedicated to the City so that the west property line coincides with the top of bank. This way, all of Woodward Slough would be within the City's jurisdiction.
3. Within the 15.0 m Environmentally Sensitive Area (ESA) setback from the top of the bank of Woodward Slough, staff recommend that a covenant be registered over this area to preserve it from future development.
4. It is preferable for the driveway access/turn around, pond and berms be kept out of the 15.0 m ESA setback from the top of the bank of Woodward Slough.

Applicant's Response

1. **Location of the new dwelling, 110 m from Finn Road and 260 m from No. 4 Road is preferred by the owner and justification for the variance from Finn Road is provided by the following points:**
 - **The proposed location clusters the new house with the existing houses on Finn Road, thereby releasing the remainder of the site for agricultural purposes (See the attached Context Plan – Location of Surrounding Dwellings). The location contributes to a continuum of agricultural land with the agricultural land on the eastern side of No. 4 Road. Areas of proposed agriculture on the subject site are intended to be used for animal husbandry. Access was originally proposed via Finn Road, but due to impacts on the Environmentally Sensitive Area (ESA) of Woodward Slough, access is only proposed from No. 4 Road.**
 - **There is a sewer trunk line traversing the subject site to the north of the proposed new house location (see site plan #1). No building can occur within the 4.6m trunk sewer Right of Way. There is also a sewer access point, east of Woodward Slough, that is visually unattractive. The owner considers it undesirable to locate the new house adjacent to this access point.**
 - **The house is proposed to be located south of the left-hand turn that Finn Road takes when it reaches Woodward Slough. This provides a natural sight line from the bend of Finn Road through the subject site to the agricultural land. It is believed that people travelling along Finn Road would prefer to look at**

- landscaping and natural areas as opposed to a large house. From a site planning viewpoint, it is optimal to enhance natural sight lines where possible.
- The owner is proposing to lease the remaining agricultural site and would like to avoid having farm vehicles working adjacent to the house.
 - The owner is prepared to dedicate the southern bank of Woodward Slough to the City, if the City approves the variance for the proposed house location (land dedication shown as hatched area on Plan #1).
 - The owner is undertaking a substantial amount of native landscaping along the edge of Woodward Slough within the 15.0 m ESA setback to enhance and buffer the ESA. This landscaping benefits both wildlife and residents on the western side of Woodward Slough. The owner has also agreed to a covenant over the ESA setback area and a landscaping letter of credit which is not usually required as part of a Development Variance Permit.
2. If the City approves the proposed Development Variance Permit, the southern bank of the Woodward Slough that is partially within the subject property will be dedicated to the City so that the slough area is totally within the City's jurisdiction (land dedication shown as hatched area on Plan #1).
 3. A covenant over the 15.0 m ESA setback from the top of the bank of Woodward Slough has been agreed to. This covenant would:
 - prevent future development within the setback;
 - prevent future removal of the landscaping; and
 - ensure the maintenance of the landscaping.
 4. The access road has been altered to remove all but a small portion of 53.125 m² paved area from the 15.0 m ESA setback. Through discussions with City staff, this was deemed acceptable.

Environmental Planning Comments

1. Please provide a calculation (in square metres) of the area of driveway etc. within the 15 m ESA setback.
2. Clarification is needed on the stability of planting. Provide cross-section of planted area and provide details on the grade of slope within the 15 m ESA setback.
3. Provide details of how the ponding system operates (any pumps, water flows).
4. Provide more extensive cross-section of pond to include the overflow to Woodward Slough.
5. There is concern with the proximity of the lower pond to the existing Alder tree with 12.2 m span. There may be potential for the root system of this tree to extend into the area proposed for the location of the lower pond. Staff would like to ensure that the root system of the tree would not be damaged during construction of the pond.
6. It is suggested that additional native wildflowers be incorporated into the landscape plan. A list of native wildflowers is attached for your reference.
7. It is requested that Western Red Cedar trees be replaced with either Sitka Spruce or Western Hemlock trees in the landscape plan.
8. There is support for the dedication of a strip of land along the canal.

Applicant's Response

1. Total amount of access road in the 15.0 m ESA setback equals 53.125 m².
2. Grading information has been provided in the sloped area and within the 15.0 m ESA setback from the top of the Slough. A cross-section has been provided that clearly indicates the typical treatment of the slope.
3. No permits are required for the pond system. However, the owner's civil engineer will meet with Bill Jones, Richmond's Drainage Engineer to:

- determine the hydraulic grade line of Woodward Slough;
 - establish grading for the pond overflow;
 - review drawings and details for the pond, biofiltration system and overflow to Woodward Slough; and
 - review drainage system and site grading with respect to flood levels in Woodward Slough to determine whether alternate drainage routes or additional storm water detention capacity is required.
4. A larger cross-section of pond has been provided which indicates the overflow connection to Woodward Slough. Further details on the overflow will be discussed with Drainage Engineering staff.
 5. The lower pond has been relocated away from the existing Alder tree. Tree protection fencing has also been incorporated on the plan.
 6. Large areas of native wildflowers have been incorporated into the landscape plan along the top of the bank of the slough.
 7. Western Red Cedar trees have been replaced with Western Hemlock trees in the landscape plan.
 8. There is willingness by the owner to dedicate the strip of land along Woodward Slough provided the City grants the requested relaxations to build the structure as presently proposed (land dedication shown as hatched area on Plan #1).

Transportation Comments

1. The single vehicle entry point from No. 4 Road is supported.

Applicant's Response

1. There is now only one vehicle entry point to the site from No. 4 Road. The vehicle entry point via a bridge from Finn Road has been abandoned due to impacts on Woodward Slough ESA.

Fire Department Comments

1. Provide further details of access.
2. Provide yard hydrant.
3. Sprinkler building due to excessive setback from No. 4 Road.

Applicant's Response

1. Discussions have been held with the Fire Department and details on fire vehicle access have been approved.
2. A yard hydrant is located 90 m from the proposed building that has been approved by the Fire Department.
3. The dwelling will be sprinklered and a plan has been submitted which satisfies the requirements of the Fire Department.

Engineering and Health Comments

1. There is a sanitary trunk sewer (900mm diameter) that runs through the site within a 4.6 m right-of-way (ROW). Permanent structures are not permitted in the area of the utility ROW. Individual connections are not permitted directly to a trunk sewer main as it is under pressure. An application for a permit to construct an on-site sewage disposal system (septic

tank and field) must be submitted. Health Department must grant approval prior to Building Permit being issued

Applicant's Response

1. The proposed location for the septic field (dimensions 20 m x 12 m) has been provided on plan and is setback a minimum of 2.0 m from the 15.0 m ESA setback (ie. a total of 17.0 m minimum setback from the top bank of Woodward Slough). The septic tank has been located to the north of the septic field location, between the field and the proposed dwelling location. Health Department have provided in-principle approval for the general location of the on-site sewerage disposal system, and it is understood that detailed plans must be provided and formally approved at Building Permit stage.

DESIGN PANEL COMMENTS

This application was not required to be presented to Design Panel due to the minor nature of the proposal.

ANALYSIS

There are several issues to be addressed in considering the variance and the siting of the proposed house:

1. What setback for the proposed house is the applicant requesting?
2. What is the normally required Zoning Bylaw setback for houses in the AG1 zone?
3. Is a variance to the normal setback desirable?
 1. (a) The applicant is requesting a proposed setback of 110m from Finn Road.
(b) Upon review, the setback must be measured from No. 4 Road (260m).
 2. Normally, the Zoning Bylaw, AG1 District requires the follows setbacks for houses:
 - a minimum of 6.0m, and
 - a maximum of 50.0m from a public road.
 3. The options for the analysis of this question are outlined below.

Options

In evaluating the requested variance, the following options are presented:

Option 1 A Variance of 260 m from No. 4 Road (Recommended)

Pros

- Allows the site to be farmed or used for farm related purposes
- Enables approximately the same amount of land to be farmed as compared to other options
- Protects the Woodward Slough ESA as it would be dedicated to the City
- Better protects the southern/eastern bank of Woodward Slough, through substantial improvements to native vegetation along the top bank
- No city servicing problems
- Achieves the applicant's request

Cons

- Does not comply with the basic maximum setback of a house from a road/property line as specified in AG1 zoning

Option 2 No Variance On Setback from No 4 Road*Pros*

- No variance required
- Allows the site to be farmed or used for farm related purposes
- Enables approximately the same amount of land to be farmed as compared to other options
- No city servicing problems
- Consistent with location of existing abandoned house

Cons

- Does not meet the applicant's request
- The City would not benefit from the proposed Woodward Slough/ESA land dedication
- The City would not achieve the proposed enhancement of Woodward Slough ESA through substantial improvements to native vegetation along the top bank

Option 3 A Variance of 110 m from Finn Road (Not Permitted)

Benefits of Option 1:

Option 1 best protects and advances the City's interests, including:

- Land Use
 - Option 1 supports agricultural viability
 - The site is currently unfarmed and Option 1 facilitates farming and farm-related uses on the site as per the Zoning Bylaw
- Servicing
 - No concerns
- Environmental
 - A portion of the Woodward Slough/ ESA will be dedicated to the City
 - The applicant will undertake substantial native landscaping to the Woodward Slough/ESA as outlined above

Conditions:

The applicant has proposed that, subject to the City approving the Development Variance Permit in the current form (Option 1), the owner of the property will:

- Dedicate a strip of land within Woodward Slough to the City. This strip of land is currently part of the subject property. This ensures that all of the Slough would be within the City's jurisdiction (land dedication shown as hatched area on Plan #1).
- Agree to a covenant over the 15.0 m ESA setback that prevents future development within the setback, prevents future removal of the landscaping and ensures the maintenance of the landscaping.

These items are of benefit to the City and contribute to the decision to support the variance as requested.

Note:

1. All options would satisfy City servicing, health and environmental policies.
2. The Fire Department is satisfied that issues with distance from No. 4 Road have been effectively resolved to their satisfaction.

CONCLUSION

Stefan Wiedemann has applied for a Development Variance Permit to vary the maximum setback in the Agricultural District (AG1) from 50 m to 110 m from Finn Road in order to permit the construction of a new single-family dwelling outside and east of the Woodward Slough Environmentally Sensitive Area (ESA).

Upon review of the application, Staff have determined that the variance must be measured from No. 4 Road, the variance therefore being to vary the maximum setback in the Agricultural District (AG1) from 50 m to 260 m from No. 4 Road.

Staff support the variance from No. 4 Road and recommend that the application be approved.



Kate Chappel
Planner – Development Applications

KJC:blg

There are conditions to be met:

1. A landscaping Letter of Credit in the amount of \$30,000 is required, prior to submission to Council.
2. Prepare a covenant over the 15.0 m ESA setback that prevents future development within the setback, prevents future removal of the landscaping and ensures the maintenance of the landscaping.
3. Dedicate a strip of land within Woodward Slough to the City, prior to issuance of Building Permit.



Development Applications Department

6911 No. 3 Road
Richmond, BC V6Y 2C1

City of Richmond

Main (604) 276-4000 Fax (604) 276-4177

DEVELOPMENT APPLICATION

Please submit this completed form to the Zoning, Land Use Planning and Development Applications Centre for each application (ie. rezoning; subdivision; development permit, etc.). All materials submitted to the City for a development application become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and fees.

Type of Application: DEV. PERMIT / BUILDING PERMIT. SINGLE FAMILY RES

Property Address(es): 12831 No. 4 RD., RICHMOND

Legal Description(s): LOTA, SE1/4 & 1/2 BLOCK 3 NORTH RANGE
6 WEST PLAN 8565, N.W.D., PARCEL NO 011-326-221

Applicant: STEFAN WIEDEMANN

Correspondence/Calls to be directed to:

Name: STEFAN WIEDEMANN

Address: 4643 BLENHEIM STREET
VANCOUVER, B.C.

Tel. No.: 3134251
Business

263-9222
Residence

V6. 3A3
Postal Code
*738 8834 / 2639299
Fax

Property Owner(s) Signature(s): _____

Please print name

ERIC KARLS

2008 SW Marine Pl. Vanc.
940 8788 Bus (236)

Authorized Agent's Signature: _____

Attach Letter of Authorization

Please print name

FOR OFFICE USE

Date Received: Dec 27/00

Application Fee: \$525⁰⁰

File No.: 00-184600

Receipt No.: 04-0067009.

Only assign if application is complete



CITY OF RICHMOND

DEVELOPMENT VARIANCE PERMIT

NO. DV 00-184600

TO THE HOLDER: STEFAN WIEDEMANN
PROPERTY ADDRESS: 12831 NO. 4 ROAD
ADDRESS: 4643 BLENHEIM STREET
 VANCOUVER, BC
 V6L 3A3

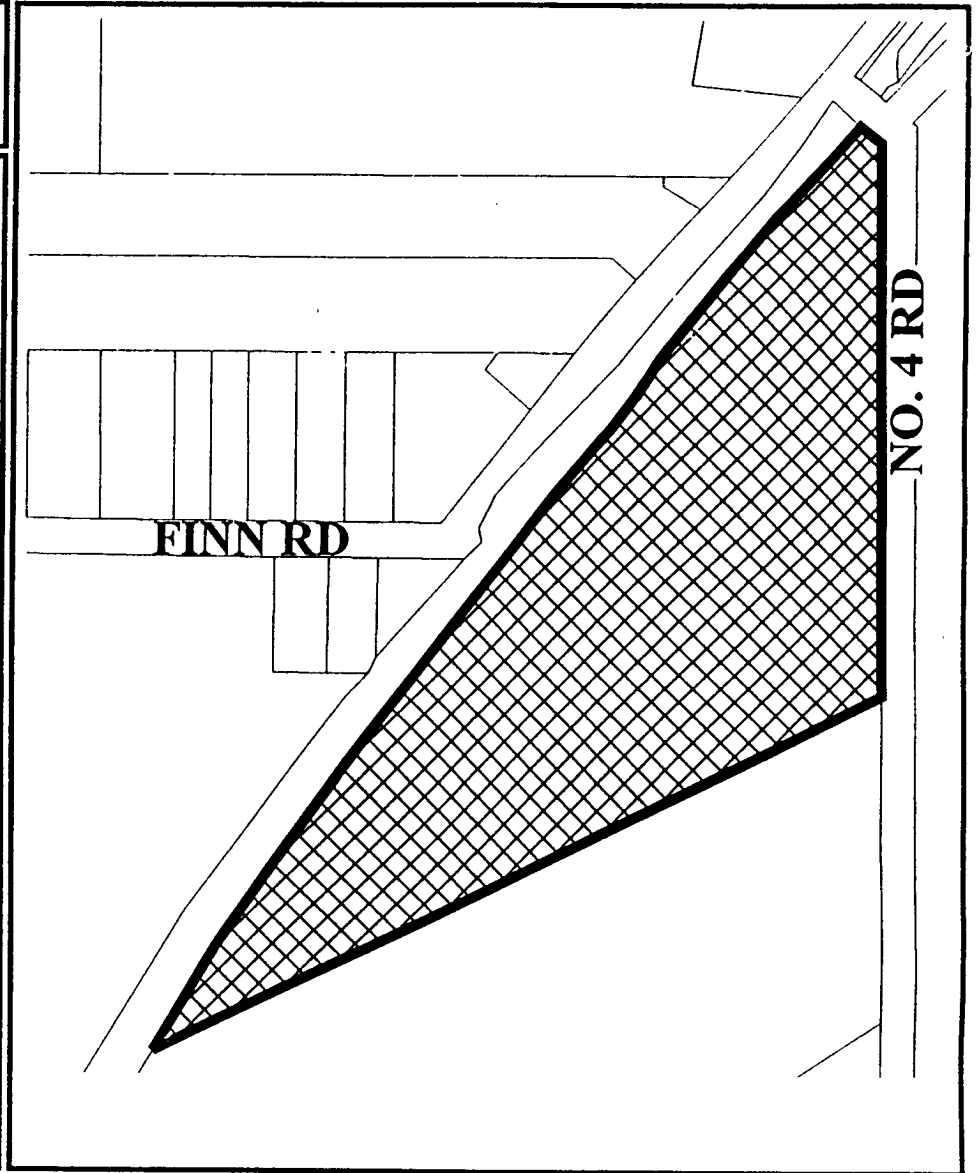
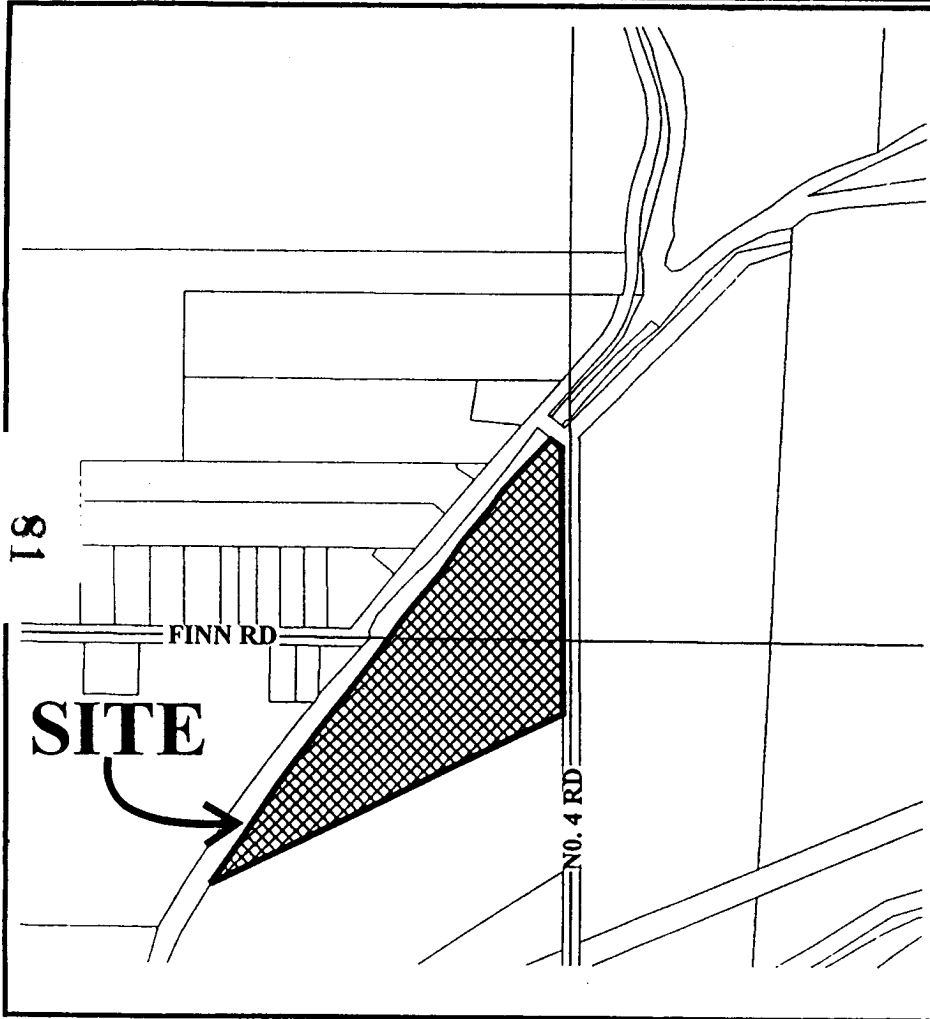
1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied as follows:
 - a) The dimension and siting of buildings and structures on the land shall be as shown on Plan #1 and Plan #3 attached hereto.
 - b) The landscaping on the site shall be as shown on Plan #2 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$30,000.00.



City of Richmond



DV 00-184600
SCHEDULE "A"

Original Date: 01/08/01

Revision Date:

Note: Dimensions are in METRES

SITE INFORMATION

ZONING AG-1
 CIVIC ADDRESS #12851 NO 4 RD
 LEGAL LOT A SEC 10615 BLOCK 3
 NORTH RANGE 6 WEST PLAN
 8565 N W D PARCEL ID 011-336 721

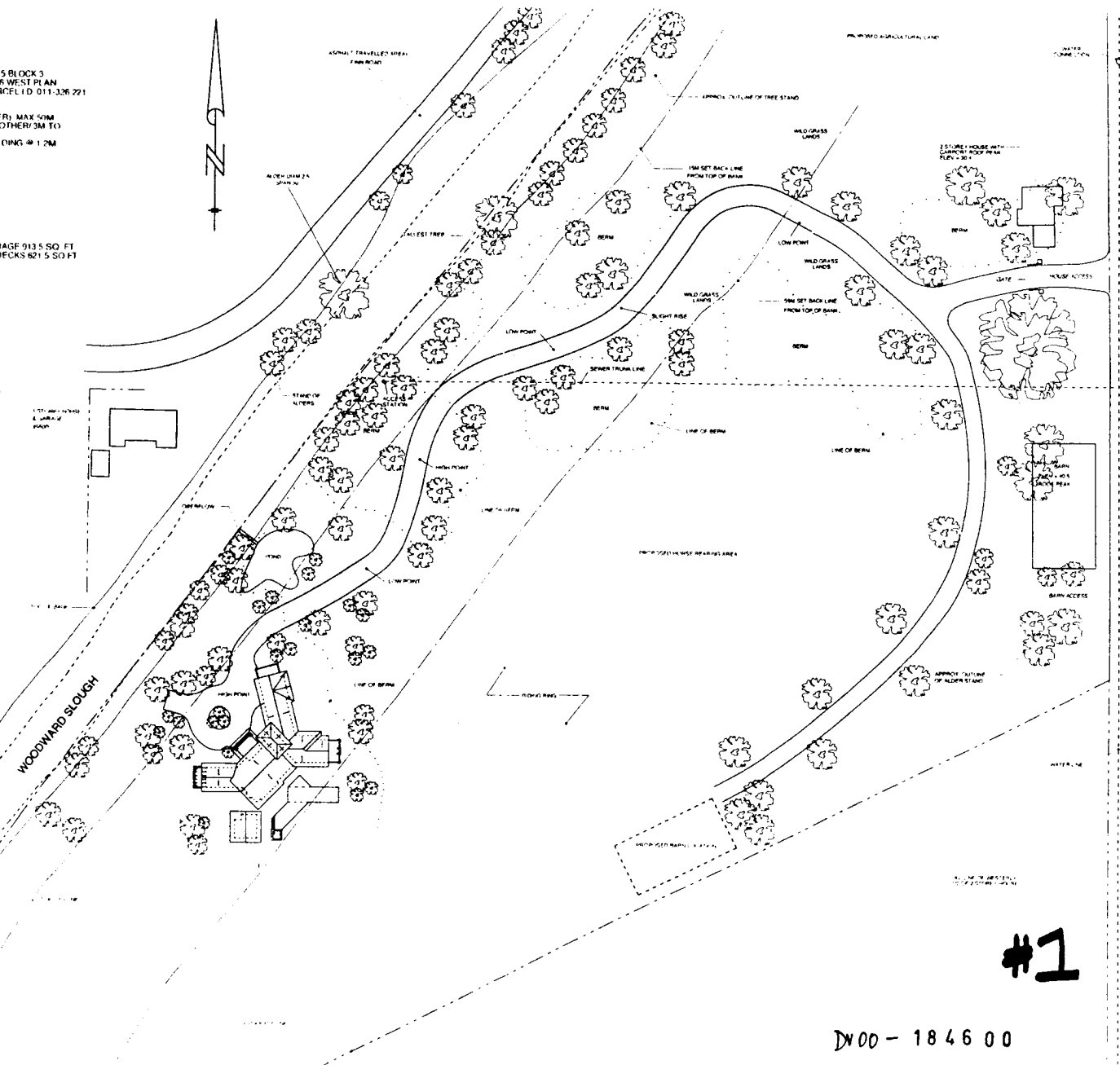
SETBACKS
 A1 FRONT 1M (15M OF WATER) MAX 50M
 B1 SIDE 3M ONE SIDE 4M OTHER 3M TO
 PUBLIC ROAD
 D1 REAR 4M ACCESSORY BUILDING 1.2M

HEIGHT 2 1/2 STORES 10 5M
 FSR 0.60
 MIN BUILDING SEP 1.2M
 BARN/ACCESSORY SETBACKS
 A) FRONT 6M
 B) SIDE 4.5M
 C) REAR 4.5M

PROPOSED BUILDING
 FSR
 MAIN FLOOR 2 803.5 SQ FT GARAGE 913.5 SQ FT
 UPPER FLOOR 2 335.5 SQ FT DECKS 821.5 SQ FT

PLAN LEGEND

- A.1 MAIN FLOOR PLAN (1:100)
- A.2 UPPER FLOOR PLAN (1:100)
- A.3 BARN FLOOR PLAN (1:100)
- A.4 MAIN LAYOUT PLAN (1:100)
- A.5 TERRAIN FLOOR PLAN (1:100)
- A.6 BUILDING ELEVATIONS
- A.7 BUILDING ELEVATIONS
- A.8 BUILDING ELEVATIONS
- A.9 BUILDING ELEVATIONS
- A.10 FENCE DESIGN PLAN AND ELEVATIONS
- A.11 MAIN FLOOR ELECTRICAL
- A.12 UPPER FLOOR ELECTRICAL
- A.13 LANDSCAPE PLAN
- A.14 LANDSCAPE PLAN



The Planning and Development Department of the City of Richmond is pleased to provide this plan to you. It is your responsibility to ensure that the plan complies with all applicable laws, regulations, and codes. The City of Richmond is not responsible for any errors or omissions in this plan.

82 sites
McCulloch

KARLS
 RESIDENCE
 RICHMOND BRITISH COLUMBIA

DATE	15 JUN 2011
BY	15 JUN 2011
FOR	15 JUN 2011
PROJECT	15 JUN 2011
REVISION	15 JUN 2011
SITE PLAN	
A-C	

#1

DN00-184600

PLANT LIST FOR SLOUGH AND BIOFILTRATION POND

SYMBOL	SYMBOL NAME	COMMON NAME	SPACING	SIZE
1	Red Maple	Acer rubrum	8' x 8'	12" - 14" DBH
2	Black Alder	Alnus nigra	10' x 10'	12" - 14" DBH
3	White Alder	Alnus incana	10' x 10'	12" - 14" DBH
4	Common Alder	Alnus glutinosa	10' x 10'	12" - 14" DBH
5	Willow	Salix sp.	10' x 10'	12" - 14" DBH
6	Red Willow	Salix laevis	10' x 10'	12" - 14" DBH
7	Bottlebrush	Quercus macrocarpa	10' x 10'	12" - 14" DBH
8	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
9	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
10	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
11	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
12	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
13	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
14	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
15	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
16	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
17	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
18	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
19	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
20	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
21	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
22	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
23	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
24	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
25	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
26	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
27	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
28	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
29	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH
30	Blackberry	Rubus sp.	10' x 10'	12" - 14" DBH

A. SHOW AND HIDE AS TO conform to SOLA BCTA Landscape Standard - 2008.03.15
This is a preliminary drawing and is not intended for construction.

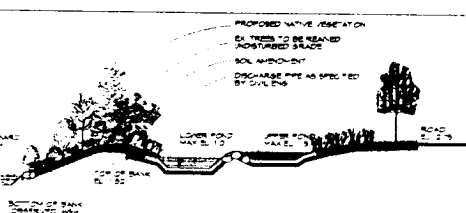
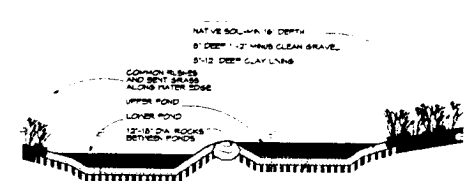
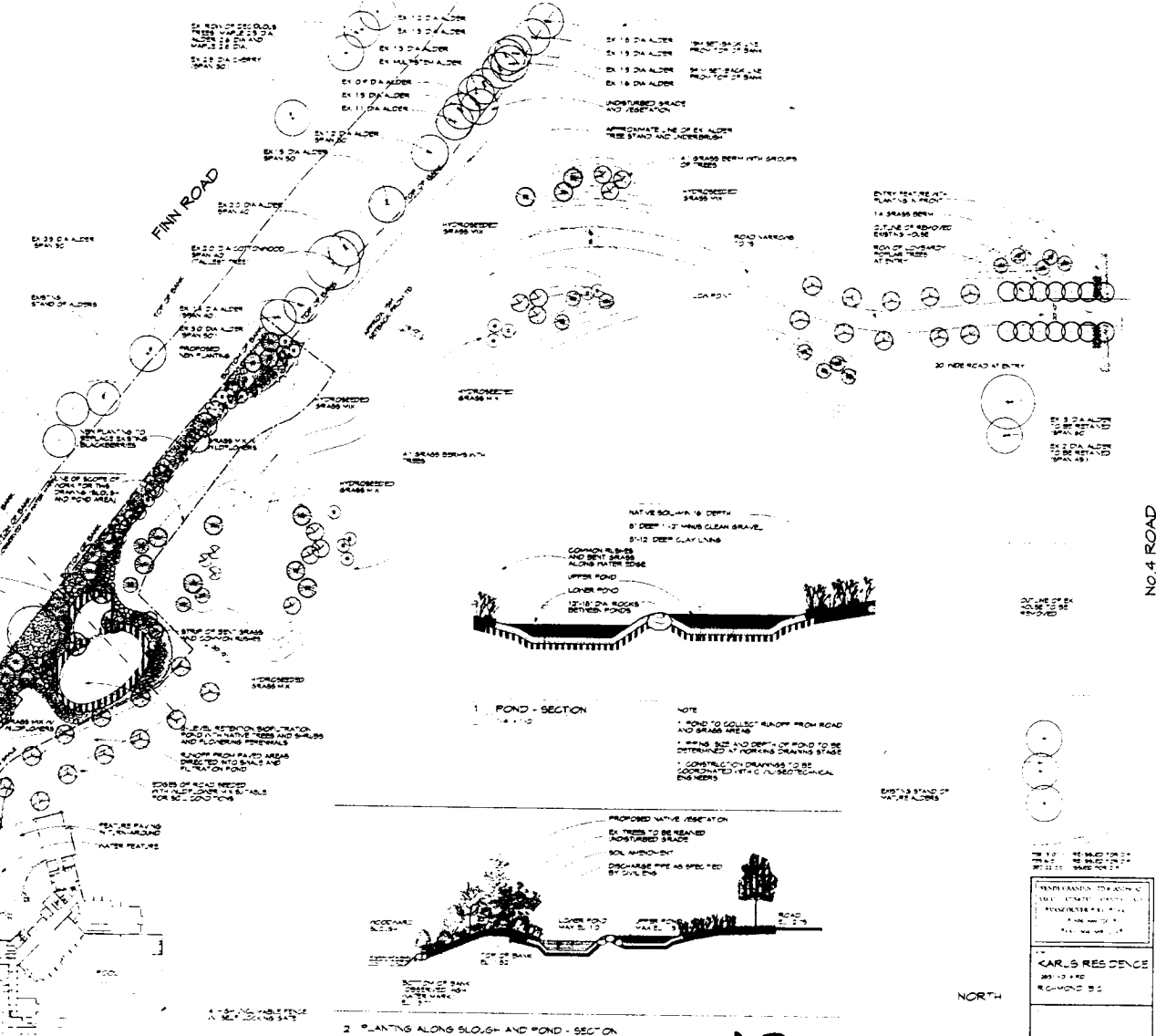
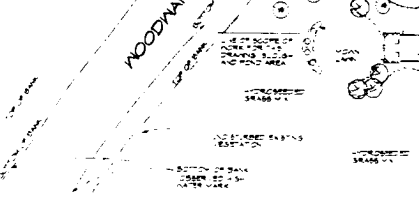
GRADES LEGEND

0.32	EXISTING ELEVATION
130	PROPOSED ELEVATION
F.M.D.	FINN FLOOR ELEVATION
B	PROPOSED BENCH
⊙	EXISTING TREE

- NOTE:
- ALL EXISTING TREES ARE TO BE RETAINED
 - EXISTING GRADES ALONG FINN STRIKING ARE TO BE ADJUSTED EXCEPT POND AREA
 - C.S.D. PURPOSE IS TO DETERMINE SIZE AND DEPTH OF SLOUGH AND POND
 - ALL DISTURBED GRADES ARE TO BE HYDROSEED WITH NAT'VE COAST GRASSES

- PROPOSED NAT'VE PLANTING ALONG SLOUGH:
- RED MAPLE
 - BLACK ALDER
 - COMMON ALDER
 - WHITE ALDER
 - WILLOW
 - RED WILLOW
 - BOTTLEBRUSH
 - BLACKBERRY
 - AIL ANTHONY
- NATIVE PLANTING USED IN GRASS:
- RED WILLOW
 - COMMON ALDER
 - WHITE ALDER
 - WILLOW
 - RED WILLOW
 - COMMON ALDER
 - WHITE ALDER
 - WILLOW
 - RED WILLOW

- PROPOSED NAT'VE VEGETATION:
- EX. TREES TO BE SEED
 - DISTURBED GRADES
 - DISTURBED GRADES

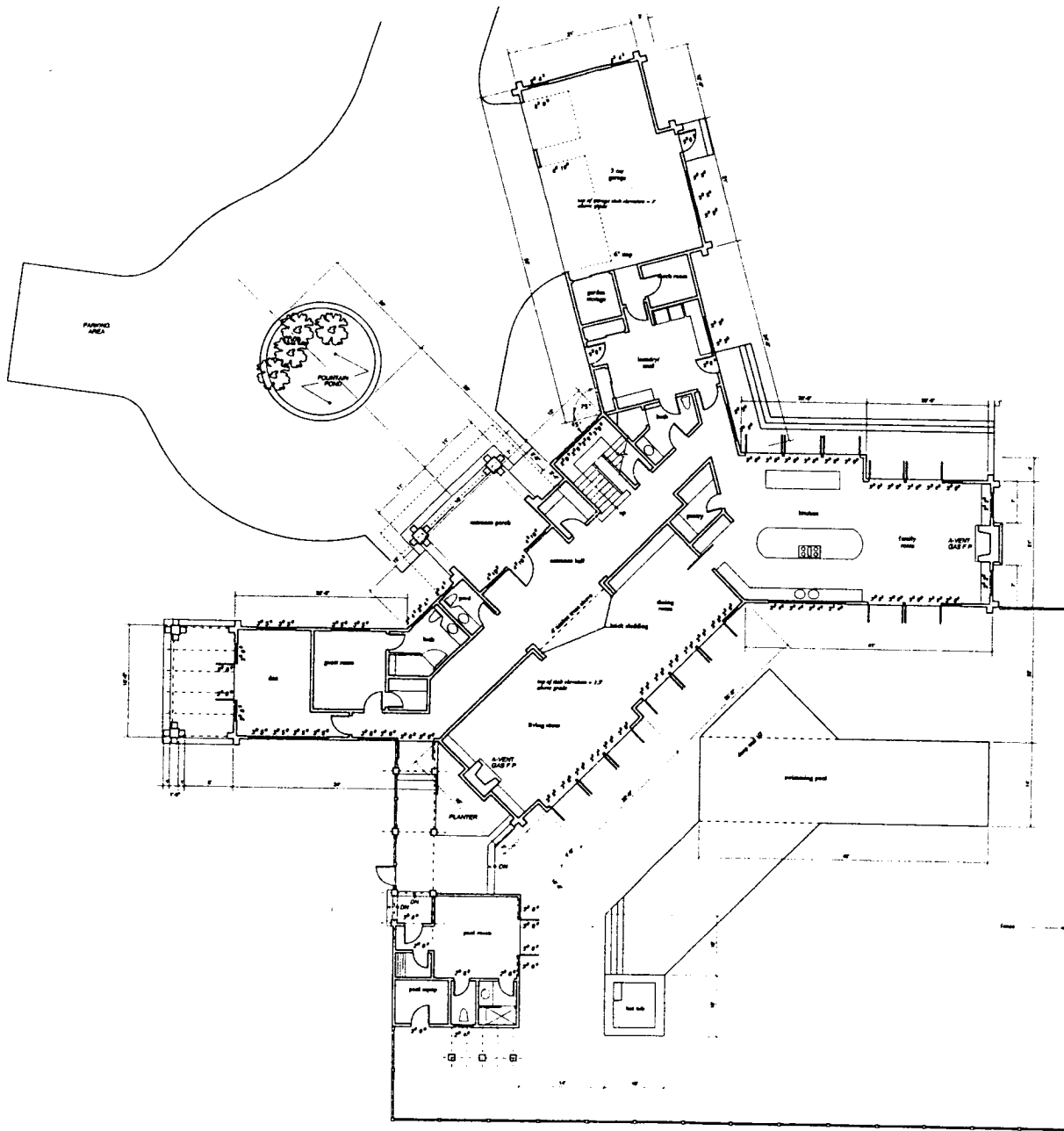


#2

DV00-184600

NORTH	
REVISIONS	DATE
1. REVISED	12/12/2012
2. REVISED	12/12/2012
CARL'S RESIDENCE	
285-13-4 RD	
GROUNDED DR	
PLANTING PLAN FOR SLOUGH AND POND AREA - SECTIONS	
DATE	SCALE
12/12/2012	AS SHOWN

No. 4 ROAD



84

This drawing and the design of the building are the property of the architect. It is to be used only for the project for which it was prepared. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

McCulloch & Associates

#3

DV00-184600

KARLS
RESIDENCE
RICHMOND, BRITISH COLUMBIA

Date: _____
Scale: _____

Date: 8 JANUARY 2001
Scale: 1/8" = 1'-0"
Drawn by: CJ
Checked by: _____

Drawing Title: FIRST FLOOR PLAN

Sheet No: _____ Drawing No: A-1

To: Public Hearing
 May 22, 2001
 Item 3

		INT
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✓	DW	DW
	KY	
	AS	
	DR	
	SF	

SCHEDULE 11 TO THE MINUTES OF
 THE REGULAR MEETING FOR
 PUBLIC HEARINGS HELD ON
 MAY 22, 2001.

17 May, 2001

00-184600

To: Richmond City Council
 Submission regarding Development Variance Permit
 (DV 00-184600)

It is difficult to see, regarding the above item, how such a large setback, with all the attendant driveways, landscaping, etc., will not significantly compromise the agricultural use of what is good, fertile farmland. Allowing the permit would, I believe, contradict how land should be used in the A.L.R.. If anything, setbacks should be reduced, not increased.

Sincerely,

KEVIN CRAIG, Kevin Craig 9822 DYKERO.

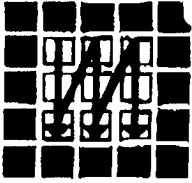
ARLENE HEWITT Helen Hewitt 9822 DYKERO.



05/16/2001 11: SCHEDULE 12 TO THE MINUTES OF THE REGULAR MEETING FOR PUBLIC HEARINGS HELD ON MAY 22, 2001.

To: Public Hearing
May 22, 2001
Item 3

005/005



WIEDEMANN ARCHITECTURAL DESIGN

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

		AMT
✓	SW	du
	AS	
	EP	
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00 - 184600

Dear Sir/Madame,

We LINDA ADLEN ENGLIST live in the same neighborhood as the above mentioned subject property, our home is located at 13751 GARDEN CITY RD RICHMOND BC We have had an opportunity to review both the proposed construction, as well as the proposed landscaping for the Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22. It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the acceptance of this project. We feel that the setback variance should be granted on the basis that the intent of the Agricultural Land Reserve has been met and that the proposed building location and proposed gardens enhance the surrounding neighborhood.

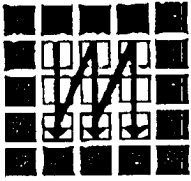
Yours truly,

86

4643 Blenheim Street, Vancouver, B.C. V6L3A3
Tel: (604) 313-4241 Fax: (604) 263-9299



To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

May , 2001

00-184600

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

We CHARLES HUNTER live in the same

neighborhood as the above mentioned subject property, our home is located at

8655 JONES RD, RICHMOND. We have had an

opportunity to review both the proposed construction, as well as the proposed landscaping for the

Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis

that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

Yours truly,

C. M. Hunter

87

4643 Blenheim Street, Vancouver, B.C. V6L3A3
Tel: (604) 313-4241 Fax: (604) 263-9299



To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

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May , 2001

20-184600

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

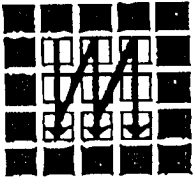
Dear Sir/Madame,

We Roy Taylor live in the same neighborhood as the above mentioned subject property, our home is located at 10311 SCOTSDALE AVE, RICHMOND We have had an opportunity to review both the proposed construction, as well as the proposed landscaping for the Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22. It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the acceptance of this project. We feel that the setback variance should be granted on the basis that the intent of the Agricultural Land Reserve has been met and that the proposed building location and proposed gardens enhance the surrounding neighborhood.

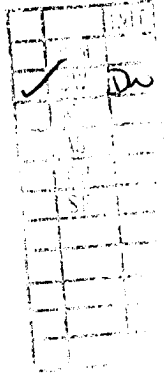
Yours truly,



To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN



00-184600

May , 2001

City of Richmond
Planning Department / Council

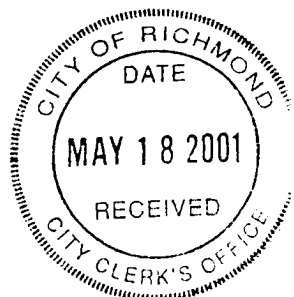
Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

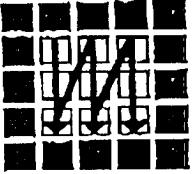
~~we~~ Amanda Atkinson & Jason Turchak live in the same
neighborhood as the above mentioned subject property, our home is located at
5611 Blundell Rd, Rich. We have had an
opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.
It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

Yours truly,

4643 Blenheim Street, Vancouver, B.C. V6L3A3
Tel: (604) 313-4241 Fax: (604) 263-9299



To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

		DATE
✓	du	

00-184600

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

WE I, DIANE SCHIBLID live in the same
neighborhood as the above mentioned subject property, our home is located at
123-7453 MOFFATT RD, RMD. We have had an
opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.
It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

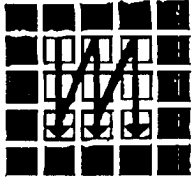
Yours truly,

4643 Blenheim Street, Vancouver, B.C. V6L 3A3
Tel: (604) 313-4241 Fax: (604) 263-9299



To: Public Hearing
May 22, 2001
Item 3

002



WIEDEMANN ARCHITECTURAL DESIGN

May , 2001

00-184600

City of Richmond
Planning Department / Council

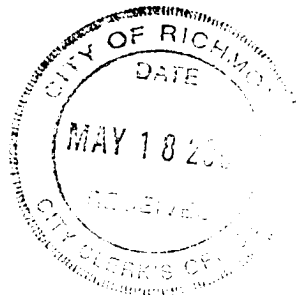
Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

We MACKY F SAEBUSY MOHLIS live in the same neighborhood as the above mentioned subject property, our home is located at 302-7600 MOFFATT RD RMD. We have had an opportunity to review both the proposed construction, as well as the proposed landscaping for the Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22. It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the acceptance of this project. We feel that the setback variance should be granted on the basis that the intent of the Agricultural Land Reserve has been met and that the proposed building location and proposed gardens enhance the surrounding neighborhood.

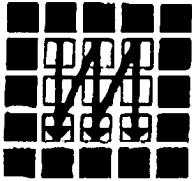
Yours truly,

4643 Blenheim Street, Vancouver, B.C. V6L 3A3
Tel: (604) 313-4241 Fax: (604) 263-9299



SCHEDULE 18 TO THE MINUTES OF THE REGULAR MEETING FOR PUBLIC HEARINGS HELD ON MAY 22, 2001.

To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50

May , 2001

City of Richmond
Planning Department / Council

00-184600

Re subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

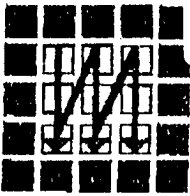
We BOB WINOGRAD live in the same neighborhood as the above mentioned subject property, our home is located at 52?? HOLLYCROFT DR. We have had an opportunity to review both the proposed construction, as well as the proposed landscaping for the Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22. It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the acceptance of this project. We feel that the setback variance should be granted on the basis that the intent of the Agricultural Land Reserve has been met and that the proposed building location and proposed gardens enhance the surrounding neighborhood.

Yours truly,



45-43 Blenheim Street, Vancouver, B.C. V6S 3G3
Tel: (604) 313-4241 Fax: (604) 263-9299

To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

	JRM	
✓	DW	DW
	NY	
	AS	
	EB	
	SF	

00-184600

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

We ALAN R. NEDELAK live in the same

neighborhood as the above mentioned subject property, our home is located at

13500 NO. 4 RD. We have had an

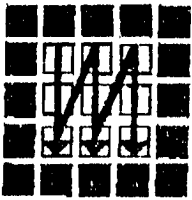
opportunity to review both the proposed construction, as well as the proposed landscaping for the Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the acceptance of this project. We feel that the setback variance should be granted on the basis that the intent of the Agricultural Land Reserve has been met and that the proposed building location and proposed gardens enhance the surrounding neighborhood.

Yours truly, *A. Nedelak*



To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

We BRUCE & KATHY ANSTEY live in the same

neighborhood as the above mentioned subject property, our home is located at

9871 Finis Rd We have had an

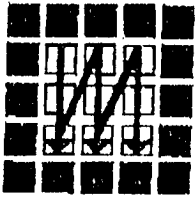
opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

Yours truly,



To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

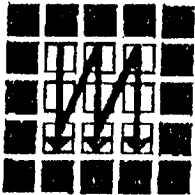
Dear Sir/Madame,

We Ken & Stephanie Sonnenberg live in the same neighborhood as the above mentioned subject property, our home is located at 9791 Finn Rd, Richmond. We have had an opportunity to review both the proposed construction, as well as the proposed landscaping for the Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22. It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the acceptance of this project. We feel that the setback variance should be granted on the basis that the intent of the Agricultural Land Reserve has been met and that the proposed building location and proposed gardens enhance the surrounding neighborhood.

Yours truly,



To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

We Laurie and Cathy Wozny live in the same neighborhood as the above mentioned subject property, our home is located at

9711 Junn Road We have had an

opportunity to review both the proposed construction, as well as the proposed landscaping for the Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

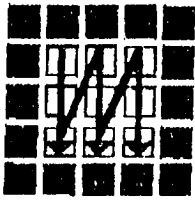
It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the acceptance of this project. We feel that the setback variance should be granted on the basis that the intent of the Agricultural Land Reserve has been met and that the proposed building location and proposed gardens enhance the surrounding neighborhood.

Yours truly,

Cathy Wozny
Laurie Wozny



To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

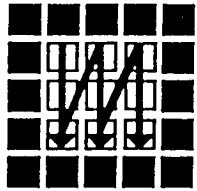
We CHERYL & JOE WOZNY live in the same
neighborhood as the above mentioned subject property, our home is located at

13511 NO 4 RD. We have had an
opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

Yours truly,





To: Public Hearing
May 22, 2001
Item 3

WIEDEMANN ARCHITECTURAL DESIGN

SCHEDULE 24 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

May 18, 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

I We ISSER ROGDOWSKI live in the same

neighborhood as the above mentioned subject property, our ^{LAND} home is located at

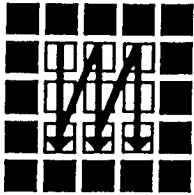
13800 # 3 ROAD. We have had an

opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

Yours truly,





WIEDEMANN ARCHITECTURAL DESIGN

To: Public Hearing
May 22, 2001
Item 3

SCHEDULE 25 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

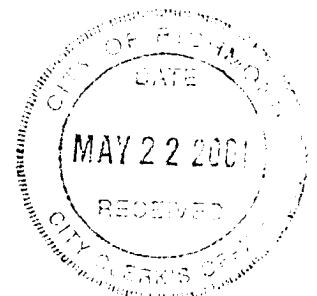
~~we~~ I NAURGEN KULH live in the same
neighborhood as the above mentioned subject property, our home is located at
12911 # 3 Road. We have had an
opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.
It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

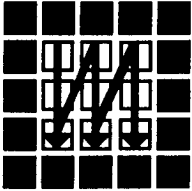
Yours truly,

Maurgen Kulh

99

4643 Blenheim Street, Vancouver, B.C. V6L3A3
Tel: (604) 313-4241 Fax: (604) 263-9299





To: Public Hearing
May 22, 2001
Item 3

WIEDEMANN ARCHITECTURAL DESIGN

SCHEDULE 26 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

21st.
May, 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

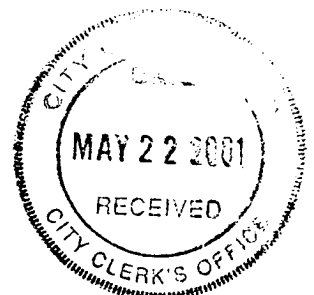
Dear Sir/Madame,

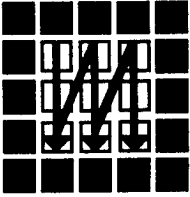
We Mr. Trevor Crahan live in the same
neighborhood as the above mentioned subject property, our home is located at
13671 No 3 rd - Richmond. We have had an
opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.
It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

Yours truly,

100

4643 Blenheim Street, Vancouver, B.C. V6L3A3
Tel: (604) 313-4241 Fax: (604) 263-9299





To: Public Hearing
May 22, 2001
Item 3

WIEDEMANN ARCHITECTURAL DESIGN

SCHEDULE 27 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

We The Hols live in the same
neighborhood as the above mentioned subject property, our home is located at
12400 #3 Rd. We have had an
opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.
It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

Yours truly,

Sydney Hol.

101

4643 Blenheim Street, Vancouver, B.C. V6L3A3
Tel: (604) 313-4241 Fax: (604) 263-9299





To: Public Hearing
May 22, 2001
Item 3

WIEDEMANN ARCHITECTURAL DESIGN

SCHEDULE 28 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

May 19, 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

We I, MURRAY G. DUNLOP ^{own} live in the same

neighborhood as the above mentioned subject property, our home is located at

13840 MAYFIELD PLACE. We have had an

opportunity to review both the proposed construction, as well as the proposed landscaping for the

Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis

that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

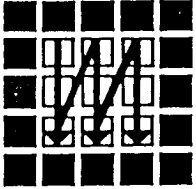
Yours truly,

102

4643 Blenheim Street, Vancouver, B.C. V6L3A3
Tel: (604) 313-4241 Fax: (604) 263-9299



To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

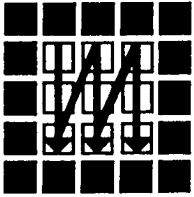
Dear Sir/Madame,

I We MONIKA MARLOWE live in the same
neighborhood as the above mentioned subject property, our home is located at
313-8740 CITATIONS DRIVE, RICHMOND, B.C. We have had an
opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.
It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

Yours truly,

103





To: Public Hearing
May 22, 2001
Item 3

WIEDEMANN ARCHITECTURAL DESIGN

May 17, 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

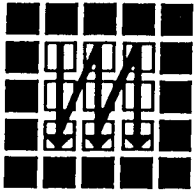
Dear Sir/Madame,

~~We~~ I, Ian Burroughs live in the same
neighborhood as the above mentioned subject property, our home is located at
9940 Gilhurst Cresc., Richmond. We have had an
opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.
It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

Yours truly,

104





WIEDEMANN ARCHITECTURAL DESIGN

To: Public Hearing
May 22, 2001
Item 3

SCHEDULE 31 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

May 17, 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

I we Dominique Hookstra live in the same

neighborhood as the above mentioned subject property, our home is located at

9940 Gilhurst Cres. Road. We have had an

opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

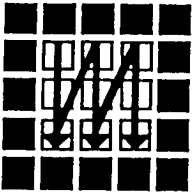
It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

Yours truly,

105

4643 Blenheim Street, Vancouver, B.C. V6L3A3
Tel: (604) 313-4241 Fax: (604) 263-9299





WIEDEMANN ARCHITECTURAL DESIGN

To: Public Hearing
May 22, 2001
Item 3

**SCHEDULE 32 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.**

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

We Ken & Vivian Rosenberg live in the same
neighborhood as the above mentioned subject property, our home is located at

DEER STREET. We have had an

opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

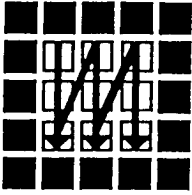
Yours truly,

Vivian Rosenberg

106

4643 Blenheim Street, Vancouver, B.C. V6L3A3
Tel: (604) 313-4241 Fax: (604) 263-9299





To: Public Hearing
May 22, 2001
Item 3

WIEDEMANN ARCHITECTURAL DESIGN

SCHEDULE 33 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

We Linda & Mary Jane live in the same

neighborhood as the above mentioned subject property, our home is located at

Barkub Place, Rm. We have had an

opportunity to review both the proposed construction, as well as the proposed landscaping for the Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the acceptance of this project. We feel that the setback variance should be granted on the basis that the intent of the Agricultural Land Reserve has been met and that the proposed building location and proposed gardens enhance the surrounding neighborhood.

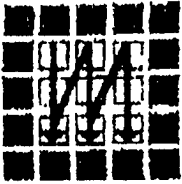
Yours truly,

107

4643 Blenheim Street, Vancouver, B.C. V6L3A3
Tel: (604) 313-4241 Fax: (604) 263-9299



To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No 4 Road, Richmond, B.C.

Dear Sir/Madame,

We LAURENCE SEVAL live in the same
neighborhood as the above mentioned subject property, our home is located at
13251 #4 RD. We have had an
opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.
It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

Yours truly,



To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

We LAURENCE SEGAL live in the same

neighborhood as the above mentioned subject property, our home is located at

13251 # 4 RD We have had an

opportunity to review both the proposed construction, as well as the proposed landscaping for the

Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the

acceptance of this project. We feel that the setback variance should be granted on the basis

that the intent of the Agricultural Land Reserve has been met and that the proposed building

location and proposed gardens enhance the surrounding neighborhood.

Yours truly,





CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

MEMORANDUM

TO: Richmond City Council
FROM: Joe Erceg
Manager, Development Applications
DATE: June 11, 2001
FILE: DV00-184600

RE: Issues Arising from Public Hearing, May 22, 2001 regarding 12831 No. 4 Road

At Public Hearing on May 22, 2001 a development variance permit for the above mentioned site was considered and a decision deferred. The application will be heard again at Public Hearing scheduled for June 18, 2001. The following directions were given to staff:

1. That clarification be provided as to the delineation point of the 260 metre setback requested.

The delineation point of the 260 metre requested setback is the distance between the most south-east extremity of the site on No. 4 Road and the most westerly projection of the proposed house. A plan is attached to this memorandum (see Schedule A).

2. That information be provided on the information contained on the original sign.

STEFAN WIEDEMANN has applied to the City of Richmond for permission to vary the maximum setback in the Agricultural District (AG1) from 50 m to 110 m from Finn Road in order to permit the construction of a new dwelling outside the Woodward Slough Environmentally Sensitive Area (ESA) and approximately 260 m from No. 4 Road.

3. That information be provided as to whether the applicant should have received instruction from staff.

The Development Permit Procedure Bylaw (No. 5362) requires an applicant to post a clearly visible sign of the subject site indicating the intent of the permit. The Bylaw does not require the sign to be amended when the specific details of the application are altered.

However, staff verbally requested the applicant to update the sign on the subject property, prior to the application proceeding to Development Permit Panel. A letter has since been sent to the applicant requesting that the sign be changed as directed at public hearing. For further clarification of legal interpretation, please refer to memorandum from David Weber – Manager, Legislative Services dated May 25, 2001.

4. That a map or diagram which identified requested setbacks be included on the notice sign.

The applicant has erected a new development sign which includes a diagram identifying the setback from No. 4 Road.

5. That a copy of the photograph of the sign, and any changes, be provided in the agenda package.

A photograph of the amended development sign is attached to this memorandum (see Attachment 2).



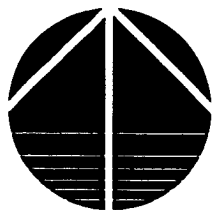
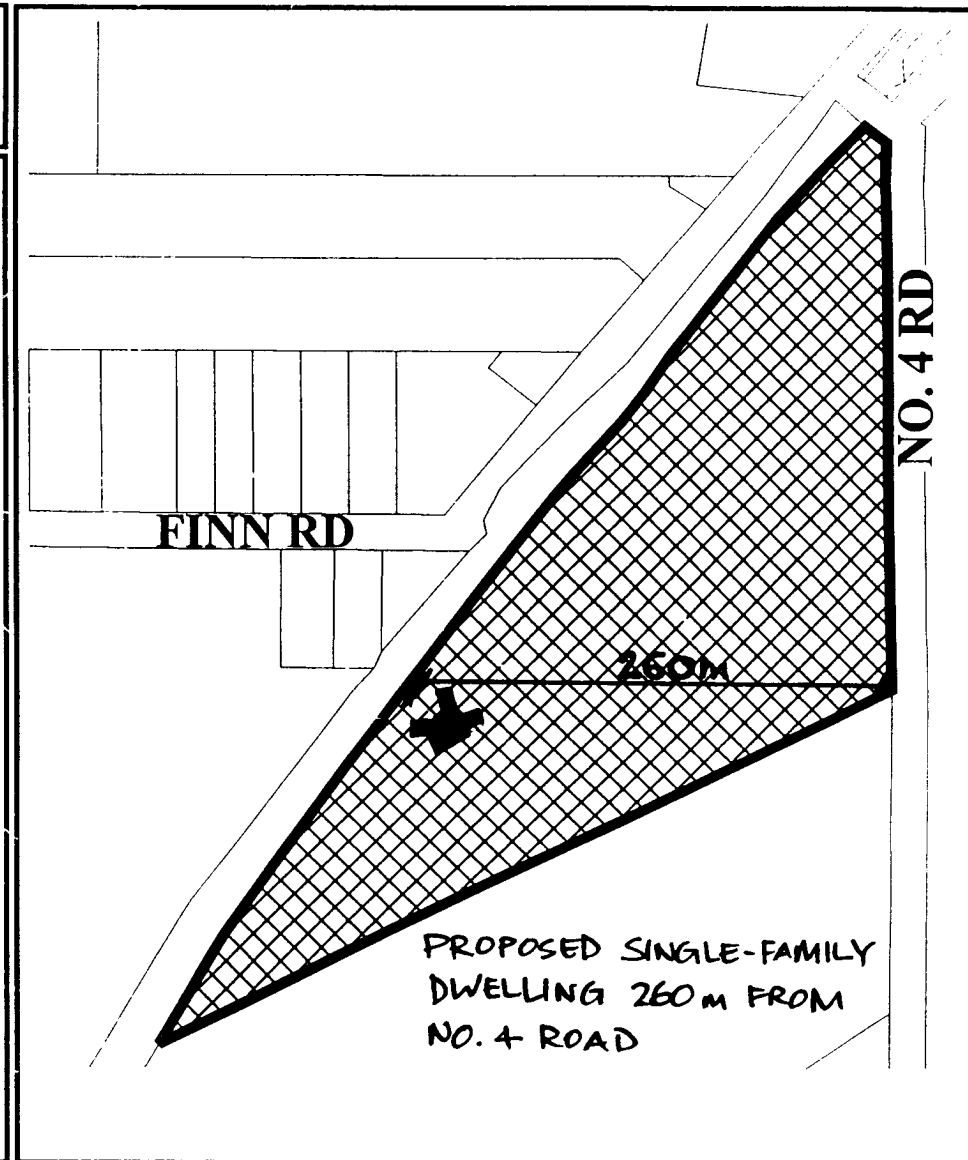
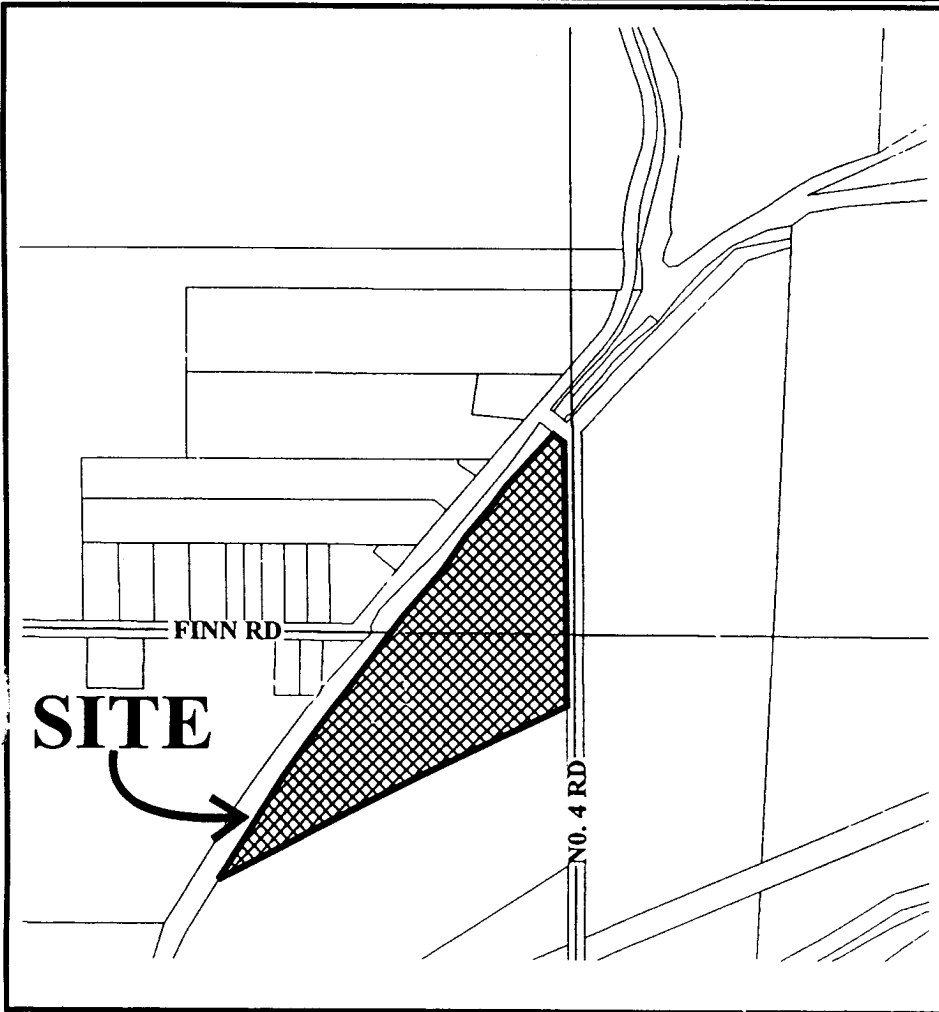
Joe Erceg
Manager, Development Applications

JE:kjc



City of Richmond

119



DV 00-184600 SCHEDULE "A"

Original Date: 01/08/01

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 2 – Development Sign for 12831 No. 4 Road





PHOTOCOPIED
& DISTRIBUTED
DATE: 05/22/01 *dm*

CITY OF RICHMOND
CITY CLERK'S OFFICE

MEMORANDUM

TO: Mayor and Councillors
FROM: David Weber
Manager, Legislative Services
DATE: May 25, 2001
FILE: 0105-06-01
RE: Sufficiency of Notice - Issues Arising from Public Hearing, May 22, 2001

At the May 22, 2001 public hearing, questions were posed and discussed relating to the notification process for the public hearing and the requirements for signage on the subject property.

Following the public hearing, Councillor Greenhill's question regarding the requirements for the sign was posed to Rebecca Finlay, Staff Solicitor, and it was concluded that the inaccuracy of the sign would not in itself *require* a new public hearing, given that the subsequent statutory notification under the *Local Government Act* was accurate (the statutory notification includes the newspaper advertisement and the public hearing notice that is mailed to area residents). It was agreed, however, that referral to a new public hearing and correction of the sign would be a prudent course to avoid any future challenge. Records also show that there are City precedents for this course of action. (The Staff Solicitor's response to this question is attached for information).

With regard to the sign itself, Urban Development staff have indicated that Stefan Wiedemann, the applicant for the DVP at 12831 No. 4 Road, had in fact been verbally requested to update the sign on the subject property. A copy of the photograph of the sign at 12831 No. 4 Road is attached for Council's information. It is interesting to note that the sign did include a reference to the "260 m from No. 4 Road" in addition to the "110 m from Finn Road" but the wording perhaps made it ambiguous as to which distance applied to the setback. A letter has since been sent to the applicant requesting that the sign be changed as directed at public hearing (See attached).

Also attached to this memo is a "fact sheet" on the statutory notification process that provides further information on some of the points raised at the public hearing. If there are any remaining questions or concerns, please contact me at 276-4098.

David Weber
Manager, Legislative Services

pc: Joe Erceg, Manager, Development Applications
J. Richard McKenna, City Clerk
Paul Kendrick, City Solicitor
Rebecca Finlay, Staff Solicitor

Weber, David

From: Kendrick, Paul
Sent: Wednesday, May 23, 2001 1:38 PM
To: Weber, David
Subject: FW: Sufficiency of Notice re. Sign for Development Variance Permit

fyi - this seems like a good analysis

pk

-----Original Message-----

From: Finlay, Rebecca
Sent: May 23, 2001 11:38 AM
To: Kendrick, Paul
Subject: Sufficiency of Notice re. Sign for Development Variance Permit

Further to David Weber's inquiry, I have taken a look at the issue of sufficiency of notice re. applications for development variance permits. Apparently an issue was raised at the public hearing about the information on the sign posted on the subject property being inaccurate. This resulted from changes made to the application in response to staff recommendations.

The Development Permit Procedure Bylaw requires a sign to be posted "indicating the intent of the permit". The Local Government Act requires notice to be published in 2 issues of a newspaper, and if the bylaw alters the permitted use or density, mailed to owners and tenants in the vicinity (specified in the bylaw). The notice must "state, in general terms, the purpose of the bylaw".

The purpose of the notice requirement, as found by the courts, is to inform those affected of what is intended so as to permit them to reach an informed conclusion as to whether to seek further details.

From what David has told us, this purpose has been achieved. While the sign contained inaccurate information, the information was correct at the time it was posted and put people on notice that changes to the property were being contemplated. Anyone with an interest could then have sought further information from City Hall.

In addition, the neighbours were sent written notice with up-to-date, accurate information and therefore proper notice was given and no one can claim they were prejudiced by the inaccurate sign.

As you noted, if the hearing is going to be put over to a later date, the sign should be revised to include the current application details. While probably not strictly necessary, this would be the prudent course to avoid any future challenges.

Rebecca

Rebecca Finlay
 Staff Solicitor
 City of Richmond
 (604) 276-4121
 rfinlay@city.richmond.bc.ca

A DEVELOPMENT APPLICATION

Date: JAN 21/01

Project Location: 12831 NO 4 RD

File No.: DV 00-184600



DEVELOPMENT VARIANCE APPLICATION

STEFAN WIEDEMANN
has applied to the City of Richmond
for permission to vary the maximum
setback in the Agricultural District
from 90 m to 110 m from **File No.**
in order to permit the construction of
a new dwelling outside the Woodward
Map Environmentally Sensitive
Area (ESA) and approximately 260 m
from No. 4 Road.



FURTHER INFORMATION MAY BE OBTAINED AT THE
DIVISION CITY HALL
FILE NO. DV 00-184600

the
require
pleas
the

DVG

Council approves or denies the application and must if you



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
Telephone (604) 276-4000
www.city.richmond.bc.ca

738.8834

MAY 23/01

May 23, 2001
File: DV 00-184600

Urban Development Division
Fax: (604) 276-4052

Stefan Wiedemann
4643 Blenheim Street
Vancouver, B.C.
V6L 3A3

Dear Stefan

Re: Application for a development variance permit for property located at 12831 No. 4 Road

As requested at Public Hearing on May 22, 2001 please amend the development sign on the property to contain the following:

STEFAN WIEDEMANN has applied to the City of Richmond for permission to vary the maximum setback in the Agricultural District (AG1) from 50 m to 260 m from No. 4 Road in order to permit the construction of a new single-family dwelling outside and east of the Woodward Slough Environmentally Sensitive Area (ESA).

The site plan also needs to reflect the proposed location of the single-family dwelling (with the 260 m distance marked). Please amend the development sign plan accordingly.

Please send verification of these amendments to our office by submitting the attached notification form. The sign should be posted and maintained until Council has made a final decision. The sign must be removed from the site no later than 14 days after Council's decision.

The application has been referred to the next Public Hearing, scheduled for Monday June 18, 2001, commencing at 7:00pm in the Council Chambers, Richmond City Hall.

Yours sincerely

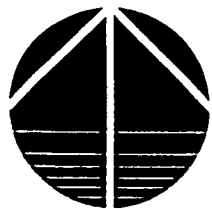
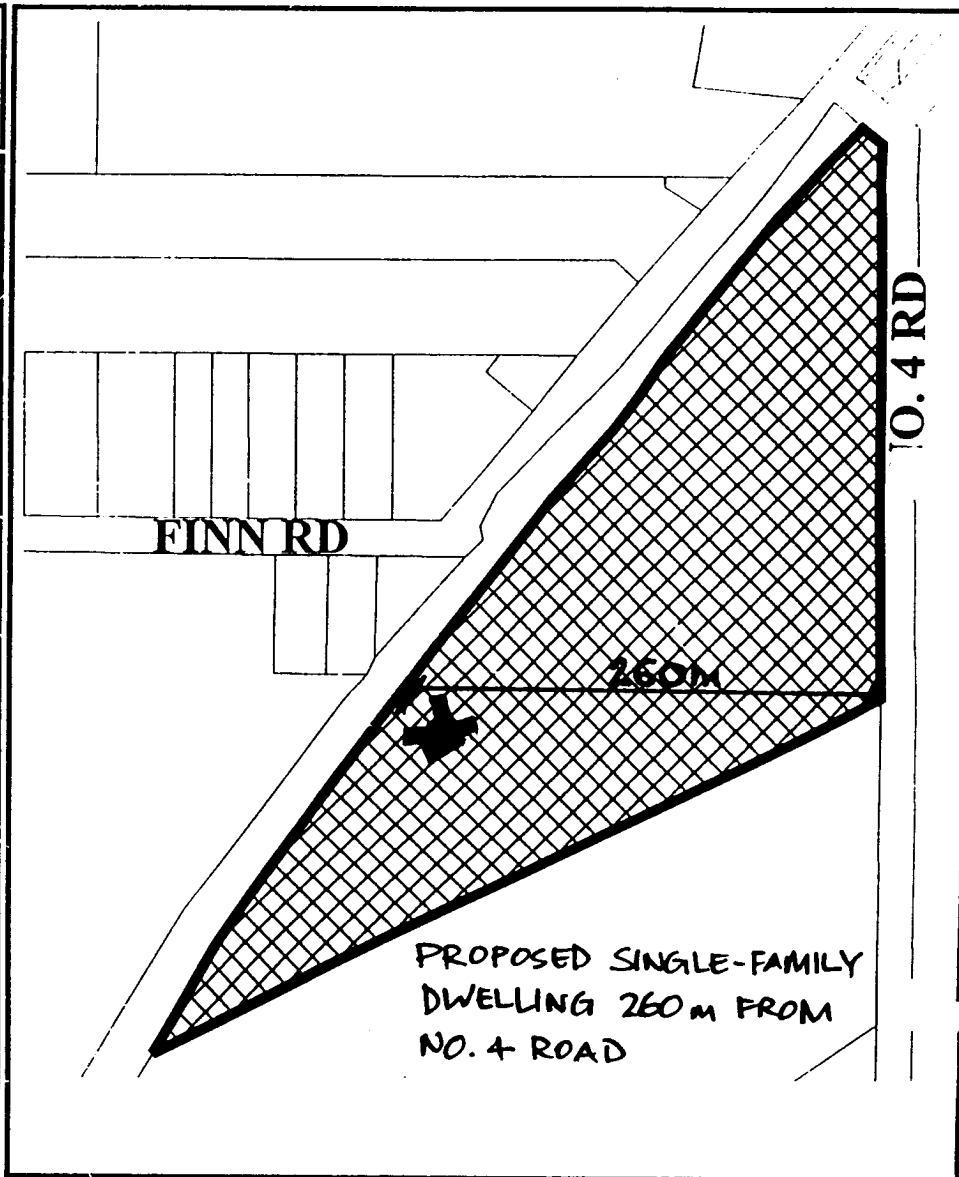
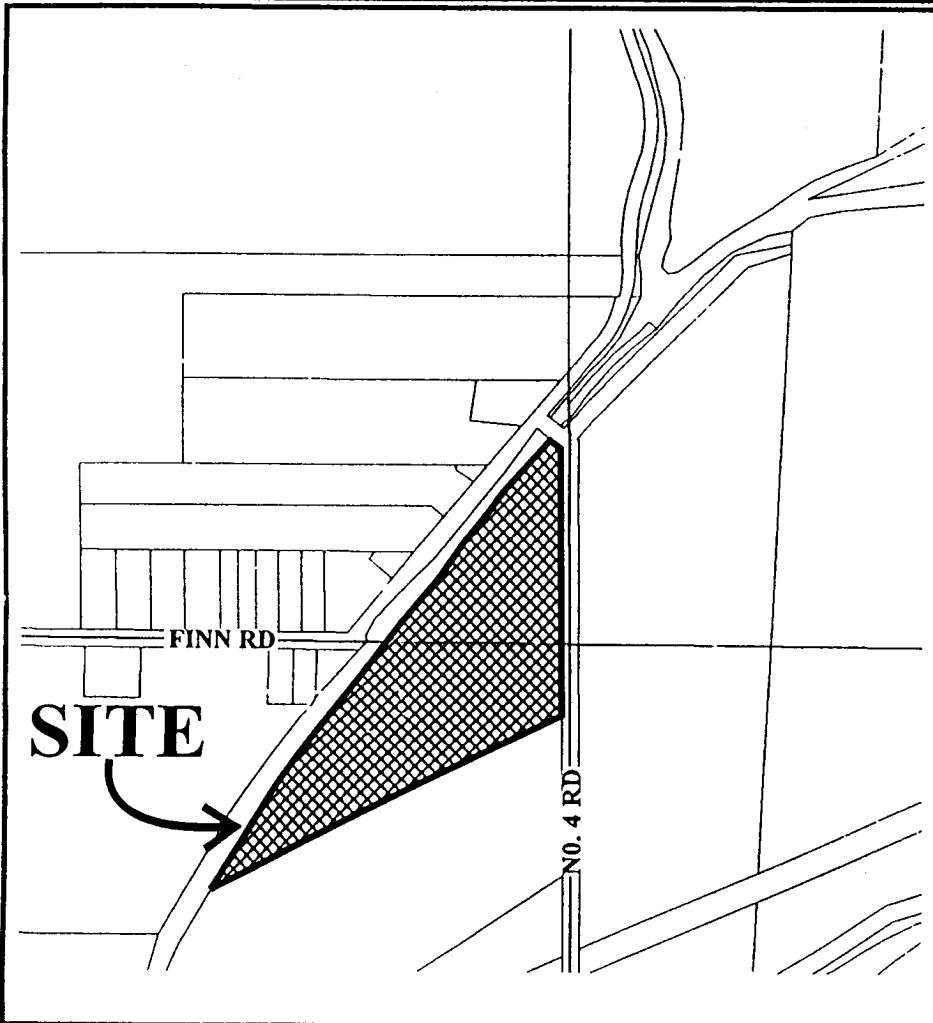
Kate Chappel
Planner, Development Applications

Enc.



City of Richmond

118



DV 00-184600 SCHEDULE "A"

Original Date: 01/08/01

Revision Date:

Note: Dimensions are in METRES

Statutory Notification Facts

- Under the *Local Government Act*, a statutory public hearing notice must indicate:
 - the date, time and place of the hearing,
 - the general purpose of the bylaw,
 - the land(s) that are the subject of the bylaw, and
 - the place where and the times and dates when the bylaw may be inspected.
- The notice must be published in two consecutive issues of a newspaper, not less than 3 and no more than 10 days before the public hearing.
- The notice must be mailed to owners and tenants of property within a distance specified by bylaw at least ten days before the public hearing.
- The 50 m notification “bubble” is specified in the Zoning and Development Bylaw for Rezoning and in the Development Permit Procedure Bylaw for Development Permits and Development Variance Permits.
- The 50 m “bubble” is measured from the perimeter of the subject property and captures any property or any portion of a property for the purposes of notification.
- Depending on the location of the subject property, the notification process has resulted in the mail out of any number of notices, from a few to many hundreds or thousands of notices.
- The minimum notification requirement can be increased to capture a larger number of area residents and owners at the direction of Council or at the discretion of the City Clerk. This has occurred 4 times since 1996:
 - Ironwood Mall (Bylaw 6682 and 6683) - 4,200 notices mailed out for the November 19, 1996 public hearing,
 - Terra Nova Village Shopping Centre (Bylaw 6799) – 1,935 notices mailed out for the March 2, 1998 public hearing,
 - Home Depot / I4 Textual Amendment (Bylaw 7218) – 1,710 notices mailed out to all I4-zoned properties, garden centres and roadside stands for the April 17, 2001 public hearing, and
 - 4591 No. 5 Road proposal by Dava Developments (Bylaw 7200) – 128 notices mailed out for the May 22, 2001 public hearing.

To: Public Hearing
June 18, 2001
June 12, 2001

ACTING CITY CLERK

		INIT
	JRM	
✓	DW	DW
	KZ	
	AS	
	DB	
	SF	

City of Richmond,
City Clerk.

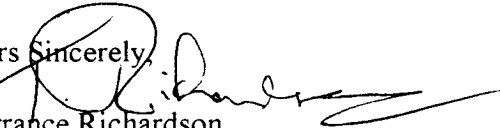
RE: DEVELOPMENT VARIANCE PERMIT
DV00-184600
12831 #4 Road.
Date of Hearing: June 16, 2001

00 - 184600

I would ask that copies of this letter be circulated to council and to those who will hear the above application to vary the set back requirements re the above residence.

1. The 50 metre set back on land zoned Agricultural is to give some measure of assurance that the land will be used for agricultural purposes and not exclusively residential. The reality of residences of several thousand square feet, not realistically being used ancillary to agriculture, was evident when the amendment was made.
2. Staff, by recommending a 110 metre set back from Finn Road and an enormous set back from No. 4 Road effectively emasculates the intent of the bylaw. Whether the owner offers land, other setback concessions etc. is irrelevant. Staff by endorsing this proposal is in effect rezoning the land by creating an Estate setting which the bylaw was designed to avoid. The owner should have to apply to rezone to residential rather than have staff effectively make the change.
3. The deal being made with the owner is short sighted and not in the public interest. It will create a precedent for future applications whereas until now Richmond has been steadfast, to my knowledge, in not allowing such an outrageous variance.

I would urge you to look at this application very closely and question the wisdom of staffs' recommendation in light of what is going to be created as a result of unprecedented setback. What the owner is offering, is, simply put, not worth the price. No "estate" has been created recently in Richmond as is being sought here.

Yours Sincerely,

Terrance Richardson.

