

Schedule 26 to the Minutes of the Special Public Hearing meeting of Richmond City Council held on Tuesday, November 24, 2015.

From: Park, Minhee
Sent: Wednesday, 5 August 2015 14:51
To: 'patrick@patrickweeks.ca'
Cc: Cooper, James
Subject: RE: 9508 Palmer:

Hi Patrick,

Thank you for your email.

The property at 9508 Palmer Road is governed by Land Use Contract (LUC) 009. There is no floor area limitation but LUC009 refers to Zoning Bylaw 1430 which limits the site coverage to a maximum of 33% of the lot area. A secondary suite is not permitted under the LUC.

I recommend conducting a title search and obtaining a copy of the LUC from the Land Title Office to review the regulations. If clarification on the regulations is required, please speak with James Cooper, Plan Review Manager, at jcooper2@richmond.ca or at [604-247-4606](tel:604-247-4606).

Please be advised that, the provincial government amended the Local Government Act to provide that all LUCs will expire on June 30, 2024 and require municipalities to establish underlying zoning for LUC properties by June 30, 2022. Additionally, the new legislation also establishes a process that enables municipalities to undertake the optional early termination of LUCs prior to 2024. Richmond City Council directed staff to bring forward bylaws that would result in the early termination of 93 LUCs that include single-family properties; Staff will bring forward a bylaw to terminate LUC009 along with a bylaw to put in place proper underlying zoning for affected properties. A Public Hearing for the early LUC termination is anticipated in October, 2015. Further information can be found at the following link. <http://www.richmond.ca/plandev/planning2/projects/LUC.htm>

There will be a transition period of at least 1 year if Council adopts bylaws that would terminate LUCs earlier than the sunset date of 2024. If the LUC termination bylaws are adopted at the end of 2015, the LUC would still be valid for a minimum of one year before the LUC is terminated (Council could consider allowing a longer transition period up to 2024). If a property owner would like to develop the property in accordance with the LUC and believes that the 1 year time period poses a hardship and additional time is required, they may apply to the Board of Variance for an extension to a later date up to June 30, 2024. If granted, the extension would only apply to the particular property owner and would end if the property ownership changes.

Please let me know if you have further questions.

Thank you.

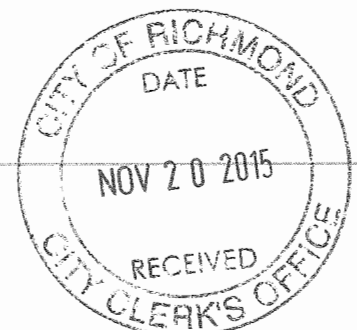
Minhee Park
Planner 1, Policy Planning
City of Richmond
(604) 276-4188
mpark@richmond.ca

From: Patrick Weeks [<mailto:patrick@patrickweeks.ca>]
Sent: Tuesday, 04 August 2015 08:31
To: LUC (Land Use Contract)
Subject: 9508 Palmer:

City Clerk's Office

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LUC Correspondence



Hi there,

Please let me know what the maximum buildable square footage is on a new two level home on this lot. My client wants to purchase it and would like to know how land use contract 009 would affect his lot.

thanks,



Patrick Weeks

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