

From: LUC (Land Use Contract)
Sent: Tuesday, 17 November 2015 09:14
To: 'ML Van'
Subject: RE: LUC 101 Bylaw 8500

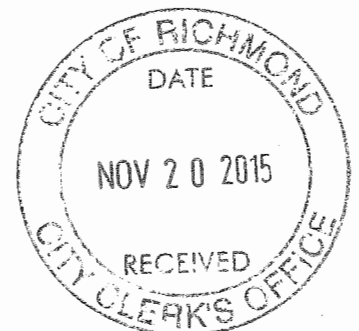
Mick,

Thank you for your email. You can find additional information on the early termination of land use contracts at the following link: <http://www.richmond.ca/plandev/planning2/projects/LUC.htm>. If you click on the pdf links you will find the bylaws, staff report and summaries of each land use contract. For LUC101, the comparative information between LUC101 and the proposed RS1/B zoning is as follows:

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

	LUC101	RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m ² of site area plus 0.3 for the balance
Lot Coverage (max)	40%	45%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m
Side Setback (min)	1.2m 0.9m to carports	<ul style="list-style-type: none"> ▪ 1.2 m for lots less than 18 wide ▪ 1.8 m for lots of 18m or more but less than 20m in width ▪ 2.0 m for lots of 20m or more in width
Exterior Side Setback (min)	3m	3 m
Rear Setback	4.5m for one	6 m (if the exterior setback

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(min)	storey 6m for second storey	is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	3	2 ½ storeys
Secondary Suite	Not Permitted	Permitted

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

With respect to the bylaws, Bylaw 9402 would zone LUC101 to RS1/B and Bylaw 9403 would terminate the actual land use contract.

I hope this helps. Let me know if you have any further questions.

John

From: ML Van [mailto:lbj23tw@gmail.com]
Sent: Monday, 16 November 2015 21:34
To: LUC (Land Use Contract)
Subject: LUC 101 Bylaw 8500

Hi,

I received the "Notice of Public Hearing relating to Land Use Contracts" booklet, I've looked into it and found my property is under Land Use Contract 101 Bylaw 8500. However when I tried to find details about amendments Bylaw 9402 and 9403 I couldn't find any information about details of these Bylaws, all I was able to find is the zoning is RS1/B. I'm planning to tear down my house to rebuild and I would like to better understand how the new amendments will affect my future plan.

Could you please direct me to the link/information where it provide further details on the Bylaw 9402 and 9403?

Thank you,

Mick