

**From:** LUC (Land Use Contract)  
**Sent:** Tuesday, 17 November 2015 09:56  
**To:** 'Linh Han'; LUC (Land Use Contract)  
**Cc:** 'hantuyetlinh@yahoo.com' (hantuyetlinh@yahoo.com)  
**Subject:** RE: Query on Land Use Contract for property at 8891 Craigflower Gate, Richmond, BC V7C 4W5

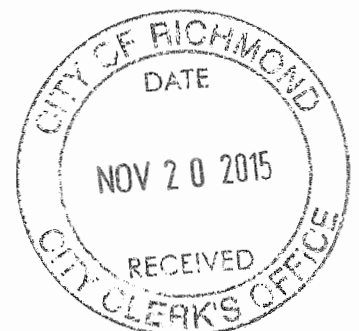
Han,

Thank you for your email. Your property at 8891 Craigflower Gate is located within LUC71 and is proposed to be zoned RS1/E. Both LUC071 and RS1/E allow a single detached house. However, there are some differences that are summarized in the table below:

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.

	LUC071	RS1/E & RS1/B
Floor Area Ratio (max)	N/A	0.55 to max 464.5 m <sup>2</sup> of site area plus 0.3 for the balance
Lot Coverage (max)	33%	45%
Front Setback (min)	6 m	6 m
Side Setback (min)	1.2 m	<ul style="list-style-type: none"> <li>▪ 1.2 m for lots less than 18 wide</li> <li>▪ 1.8 m for lots of 18m or more but less</li> </ul>

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		than 20m in width ▪ 2.0 m for lots of 20m or more in width
Exterior Side Setback (min)	3 m	3 m
Rear Setback (min)	6 m	6 m (if the exterior setback 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.

The proposed RS1/E zone is the same zone that is used for many of the properties in your surrounding area, including the property across the street at 4271 Francis Road, and the eastern properties along Craigflower Drive.

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

John

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**From:** Linh Han [mailto:linh.han@dh.com]  
**Sent:** Tuesday, 17 November 2015 09:32  
**To:** LUC (Land Use Contract)  
**Cc:** 'hantuyetlinh@yahoo.com' (hantuyetlinh@yahoo.com)  
**Subject:** Re: Query on Land Use Contract for property at 8891 Craigflower Gate, Richmond, BC V7C 4W5

Hi,

My name is Han Tuyet Linh.

I am the owner of the house at 8891 Craigflower Gate, Richmond, BC V7C 4W5. According to the book you sent me, it is under the Land Use Contract 071 (area 8)

I have received your notice about the Hearing related to Land Use Contracts for my property area.

Could you please help to tell me in summary how this change will impact to my specific case.

Your assistance would be highly appreciated.

Thank you very much.

Regards,  
Han Tuyet Linh

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