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**BOARD OF VARIANCE**

**THURSDAY, SEPTEMBER 15, 2016**  
**Council Chambers, Richmond City Hall**  
**7:00 p.m.**

CALL TO ORDER

MINUTES

*Adoption of the **minutes** of the meeting of the Board of Variance held on September 8, 2016.*



1. **BOARD OF VARIANCE APPEAL – 10575 TRURO DRIVE**  
**BVL 16-729988**  
(File Ref. No. BVL 16-729988) (REDMS No. 5145025)

**BOV-5**

**See Page BOV-5 for full application**

**Applicant:** Ke Zhen Ge and Jing Liao  
**Address:** 10575 Truro Drive  
**Purpose:** The registered owners of 10575 Truro Drive have requested an appeal to the Board of Variance to extend the early termination date of the land use contract as it applies to their property from November 24, 2016 to June 30, 2024. A location map and aerial photo of the subject property is included in Attachment 1. A copy of the completed application package is included in Attachment 2.

**Order of Proceedings:**

1. Presentation from the applicant.
2. Written submissions
3. Public submissions

**Board of Variance Agenda**  
**Thursday, September 15, 2016**

Pg. #      ITEM

4.      Board deliberation

2.      **BOARD OF VARIANCE APPLICATION – 11180 SCHOONER COURT  
BVL 16-731342**  
(File Ref. No. BVL 16-731342) (REDMS No. 5147618)

**BOV-49**

**See Page BOV-49 for full application**

**Applicant:**      Allen J. Morris

**Address:**      11180 Schooner Court

**Purpose:**      The registered owner of 11180 Schooner Court has requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024. A location map and aerial photo of the subject property is included in Attachment 1. A copy of the completed application package is included in Attachment 2.

**Order of Proceedings:**

1.      Presentation from the applicant.
2.      Written submissions
3.      Public submissions
4.      Board deliberation

3.      **BOARD OF VARIANCE APPLICATION – 10200 LAWSON DRIVE  
BVL 16-731995**  
(File Ref. No. BVL 16-731995) (REDMS No. 5147208)

**BOV-79**

**See Page BOV-79 for full application**

**Applicant:**      Zhaoming Luo

**Address:**      10200 Lawson Drive

**Board of Variance Agenda**  
**Thursday, September 15, 2016**

Pg. #      ITEM

**Purpose:**            The registered owner of 10200 Lawson Drive has requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract (LUC) as it applies to their property from November 24, 2016 to June 30, 2024 (the applicant has not specified a date for their extension request, but instead indicates that they are requesting the extension due to their current tenancy agreement, which ends on June 20, 2017). A location map and aerial photo of the subject property is included in Attachment 1. A copy of the completed application package is included in Attachment 2.

**Order of Proceedings:**

1. Presentation from the applicant.
2. Written submissions
3. Public submissions
4. Board deliberation

4. **BOARD OF VARIANCE APPLICATION – 11331 SCHOONER COURT  
BVL 16-732308**  
(File Ref. No. BVL 16-732308) (REDMS No. 5148360)

**BOV-130**

[See Page BOV-130 for full application](#)

**Applicant:**            Altaf and Margaret Shaikh

**Address:**             11331 Schooner Court

**Purpose:**            The registered owners of 11331 Schooner Court have requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024. A location map and aerial photo of the subject property is included in Attachment 1. A copy of the completed application package is included in Attachment 2.

**Order of Proceedings:**

1. Presentation from the applicant.
2. Written submissions
3. Public submissions
4. Board deliberation

**Board of Variance Agenda  
Thursday, September 15, 2016**

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Pg. #      ITEM

ADJOURNMENT





**To:** Board of Variance

**Date:** August 24, 2016

**From:** Cynthia Lussier  
Planner 1

**File:** BVL 16-729988

**Re:** **Board of Variance Appeal (Ke Zhen Ge and Jing Liao - 10575 Truro Drive)**

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### **Purpose**

The registered owners of 10575 Truro Drive have requested an appeal to the Board of Variance to extend the early termination date of the land use contract as it applies to their property from November 24, 2016 to June 30, 2024. A location map and aerial photo of the subject property is included in Attachment 1. A copy of the completed application package is included in Attachment 2.

### **Background**

In 2014, the Province amended the *Local Government Act* to terminate all Land Use Contracts (LUCs) by June 30, 2024. The legislation also enabled municipalities to consider earlier termination of LUCs provided those bylaws are adopted by June 30, 2022.

On November 24, 2015, Richmond City Council adopted a set of bylaws that will terminate 93 separate LUCs that include single-family properties one year after adoption. The early termination date for those affected LUCs is November 24, 2016.

Section 543 of the *Local Government Act* allows the Board of Variance to consider appeals to extend the provisions of a LUC beyond the early termination date for a specified period of time ending no later than June 30, 2024. The appeal must be made by the owner alleging that the timing of the termination of the LUC would cause the owner hardship. The application must also be made within six (6) months of the adoption of the early termination bylaw, and the Board of Variance must make a decision on an application within six (6) months after the application is received. If an order is granted by the Board of Variance, it cannot run with the land. In other words, the appeal would not apply to future owners or purchasers of the property.

### **Findings of Fact**

Table 1 indicates the regulatory context of the subject property, selected property features, and the date that the application to the Board of Variance was received.

<b>Table 1</b>	
<b>Site Area:</b>	360 m <sup>2</sup> (3,875 ft <sup>2</sup> )
<b>Land Uses:</b>	Existing single detached dwelling
<b>OCP Designation:</b>	Neighbourhood Residential
<b>Underlying Zoning:</b>	Single Detached (RS1/B)
<b>Land Use Contract No:</b>	LUC 112
<b>Application Date:</b>	April 22, 2016

Existing development immediately surrounding the subject property is as follows:

- To the north and south, are existing two-storey single-family dwellings on lots under LUC 112.
- To the east, immediately across Truro Drive, is a two-storey single-family dwelling on a lot under LUC 112.
- To the west, is an existing treed pathway within Diefenbaker Neighbourhood School Park, and beyond that, are existing two-storey single-family dwellings on lots under LUC 148 fronting Campobello Place.

Table 2 provides a comparison of some of the key regulations for a single-family dwelling at the subject property under the LUC, with the regulations of the underlying zone. The table does not include any site-specific amendments or court orders made since registration of the LUC.

<b>Table 2<sup>1</sup></b>		
<b>Regulations</b>	<b>LUC 112</b>	<b>Single Detached (RS1/B) Zone</b>
<b>Floor Area Ratio (max):</b>	N/A	0.55 to max. 464.5 m <sup>2</sup> of site area plus 0.3 for the balance; plus max. 50 m <sup>2</sup> for a garage.
<b>Principal dwelling size* (max):</b>	432 m <sup>2</sup> (4,650 ft <sup>2</sup> ) (including garage)	248 m <sup>2</sup> (2,669 ft <sup>2</sup> ) (including garage)
<b>Lot Coverage (max):</b>	40%	45%
<b>Front Yard Setback (min):</b>	Principal dwelling – 4.5 m Carport/garage – 1.5 m	6.0 m
<b>Side Yard Setback (min):</b>	Principal dwelling – 1.2 m Carport/garage – 0.9 m	1.2 m (for lots less than 18 wide)
<b>Rear Yard Setback (min):</b>	4.5 m (1 <sup>st</sup> storey) 6.0 m (2 <sup>nd</sup> storey)	6.0 m
<b>Height (max):</b>	3 storeys	2 ½ storeys
<b>Secondary Suite:</b>	Not permitted	Permitted

\* Preliminary estimate; exact building size to be determined through compliance review at Building Permit stage.

<sup>1</sup> Disclaimer: This comparison summary is provided for general 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.

**Public Consultation**

In accordance with the *Local Government Act* and the Board of Variance Bylaw No. 9259, a notice of the subject application has been mailed to the applicant and to all owners and residents within 50 m (164 ft.) of the subject property stating the subject matter of the application and the date, time, and place of the Board of Variance meeting at which the application will be considered.

The owner of the subject property and those that received the notice may be heard by the Board of Variance at the meeting prior to the Board of Variance making a decision on the subject application.

**Conclusion**

The registered owners of 10575 Truro Drive have requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024.

At the conclusion of the meeting of the Board of Variance, the Board may:

- Grant or deny the order requested by the applicant and provide reasons for the grant or denial.
- Request further information from the applicant, City staff, or any person who has made a submission to the Board in respect of the application and adjourn the meeting.
- Reserve its decision and provide a written decision at a later date.



Cynthia Lussier  
Planner 1  
(604-276-4108)

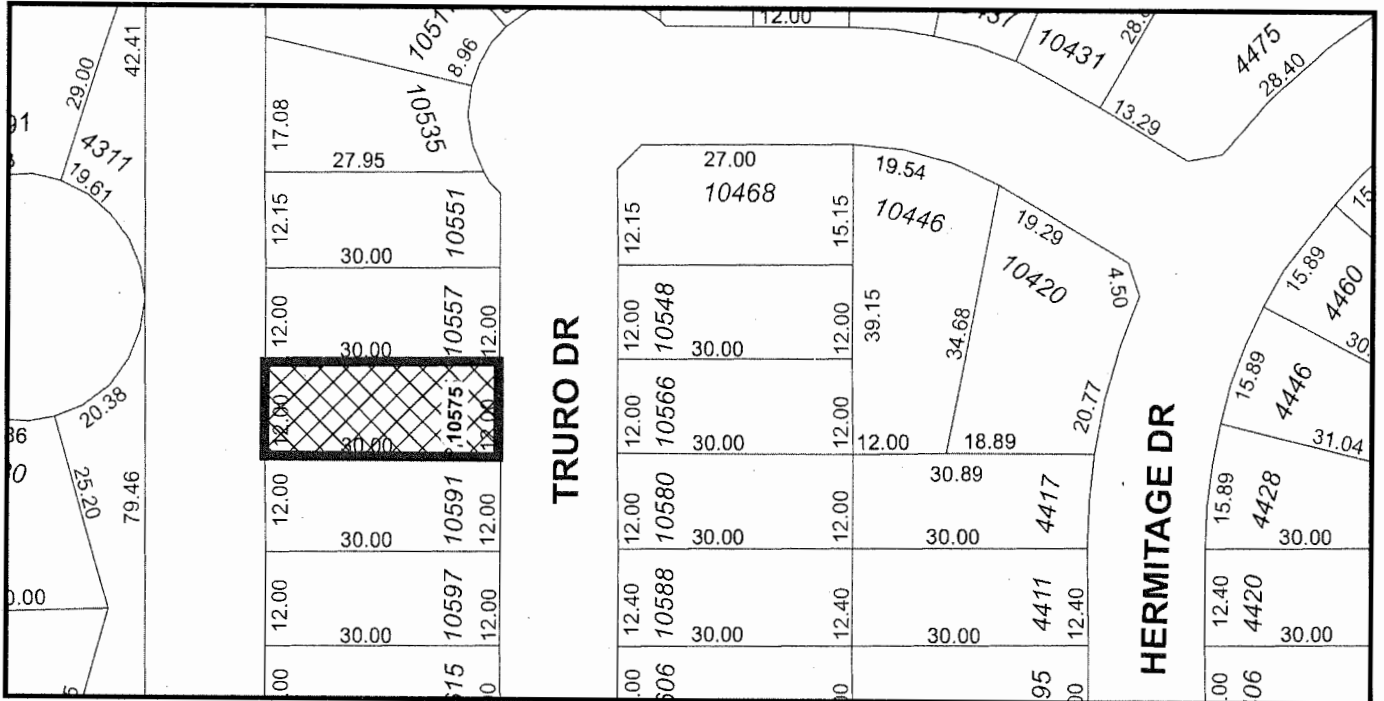
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Att. 2

Att. 1: Location Map/Aerial Photo  
Att. 2: Completed Application Package

pc: Joe Erceg, General Manager, Planning and Development  
Wayne Craig, Director, Development  
John Hopkins, Senior Planner



City of  
Richmond



	<h1>BVL 16-729988</h1>	<p>Original Date: 07/12/16</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of  
Richmond



**BVL 16-729988**

Original Date: 07/12/16

Revision Date:

Note: Dimensions are in METRES



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**To:** Board of Variance **Date:** August 25, 2016  
**From:** Cynthia Lussier **File:** BVL 16-731342  
Planner 1  
**Re:** Board of Variance Appeal (Allen J. Morris - 11180 Schooner Court)

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### Purpose

The registered owner of 11180 Schooner Court has requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024. A location map and aerial photo of the subject property is included in Attachment 1. A copy of the completed application package is included in Attachment 2.

### Background

In 2014, the Province amended the *Local Government Act* to terminate all Land Use Contracts (LUCs) by June 30, 2024. The legislation also enabled municipalities to consider earlier termination of LUCs provided those bylaws are adopted by June 30, 2022.

On November 24, 2015, Richmond City Council adopted a set of bylaws that will terminate 93 separate LUCs that include single-family properties one year after adoption. The early termination date for those affected LUCs is November 24, 2016.

Section 543 of the *Local Government Act* allows the Board of Variance to consider appeals to extend the provisions of a LUC beyond the early termination date for a specified period of time ending no later than June 30, 2024. The appeal must be made by the owner alleging that the timing of the termination of the LUC would cause the owner hardship. The application must also be made within six (6) months of the adoption of the early termination bylaw, and the Board of Variance must make a decision on an application within six (6) months after the application is received. If an order is granted by the Board of Variance, it cannot run with the land. In other words, the appeal would not apply to future owners or purchasers of the property.

### Findings of Fact

Table 1 indicates the regulatory context of the subject property, selected property features, and the date that the application to the Board of Variance was received.

<b>Table 1</b>	
<b>Site Area:</b>	432 m <sup>2</sup> (4,650 ft <sup>2</sup> )
<b>Land Uses:</b>	Existing one-storey single detached dwelling
<b>OCP Designation:</b>	Neighbourhood Residential
<b>Underlying Zoning:</b>	Single Detached (RS1/B)
<b>Land Use Contract No:</b>	LUC 015
<b>Application Date:</b>	May 3, 2016

Existing development immediately surrounding the subject property is as follows:

- To the north, is a treed greenway to McMath Neighbourhood School Park on land that is zoned "School & Institutional Use (SI)".
- To the south, directly in front of the subject site, is a treed median and parking area within the cul-de-sac of Schooner Court.
- To the east, is an existing two-storey single-family dwelling on a lot under LUC 015.
- To the west, immediately across a pedestrian pathway leading to the greenway to the north, is an existing two-storey single-family dwelling on a lot under LUC 015.

Table 2 provides a comparison of some of the key regulations for a single-family dwelling at the subject property under the LUC, with the regulations of the underlying zone. The table does not include any site-specific amendments or court orders made since registration of the LUC.

<b>Table 2<sup>1</sup></b>		
<b>Regulations</b>	<b>LUC 015</b>	<b>Single Detached (RS1/B) Zone</b>
<b>Floor Area Ratio (max):</b>	N/A	0.55 to a max. 464.5 m <sup>2</sup> of site area plus 0.3 for the balance; plus max. 50 m <sup>2</sup> for garage
<b>Principal Dwelling Size (max.):*</b>	427 m <sup>2</sup> (4,603 ft <sup>2</sup> ) (including garage)	287.60 m <sup>2</sup> (3,095 ft <sup>2</sup> ) (including garage)
<b>Lot Coverage (max):</b>	33%	45%
<b>Front Yard Setback (min):</b>	6.0 m	6.0 m
<b>Interior Side Yard Setback (min):</b>	1.2 m	1.2 m (for lots less than 18 wide)
<b>Rear Yard Setback (min):</b>	6.0 m	6.0 m
<b>Height (max):</b>	3 storeys	2 ½ storeys
<b>Secondary Suite:</b>	Not permitted	Permitted

\* Preliminary estimate; exact building size to be determined through compliance review at Building Permit stage.

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**Public Consultation**

In accordance with the *Local Government Act* and the Board of Variance Bylaw No. 9259, a notice of the subject application has been mailed to the applicant and to all owners and residents within 50 m (164 ft.) of the subject property stating the subject matter of the application and the date, time, and place of the Board of Variance meeting at which the application will be considered.

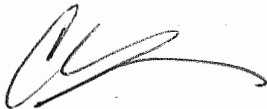
The owner of the subject property and those that received the notice may be heard by the Board of Variance at the meeting prior to the Board of Variance making a decision on the subject application.

**Conclusion**

The registered owner of 11180 Schooner Court has requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024.

At the conclusion of the meeting of the Board of Variance, the Board may:

- Grant or deny the order requested by the applicant and provide reasons for the grant or denial.
- Request further information from the applicant, City staff, or any person who has made a submission to the Board in respect of the application and adjourn the meeting.
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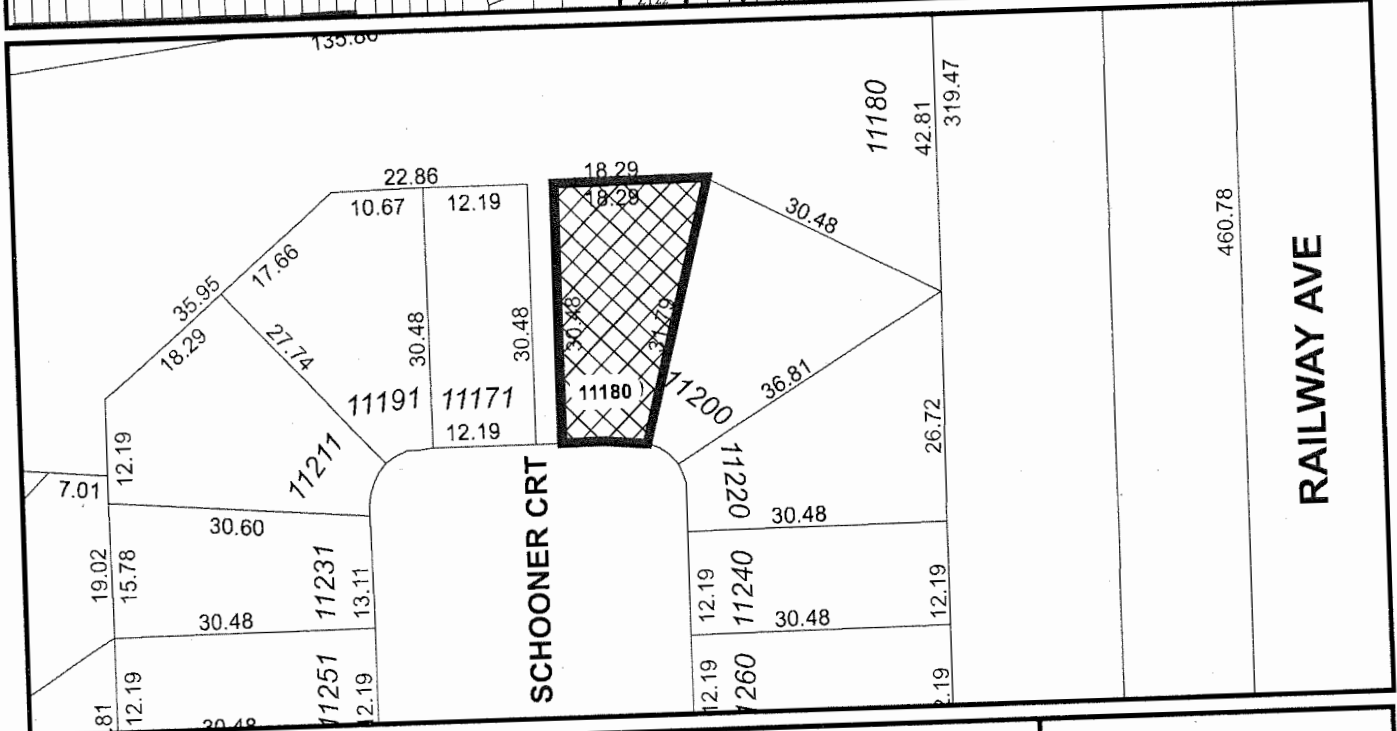
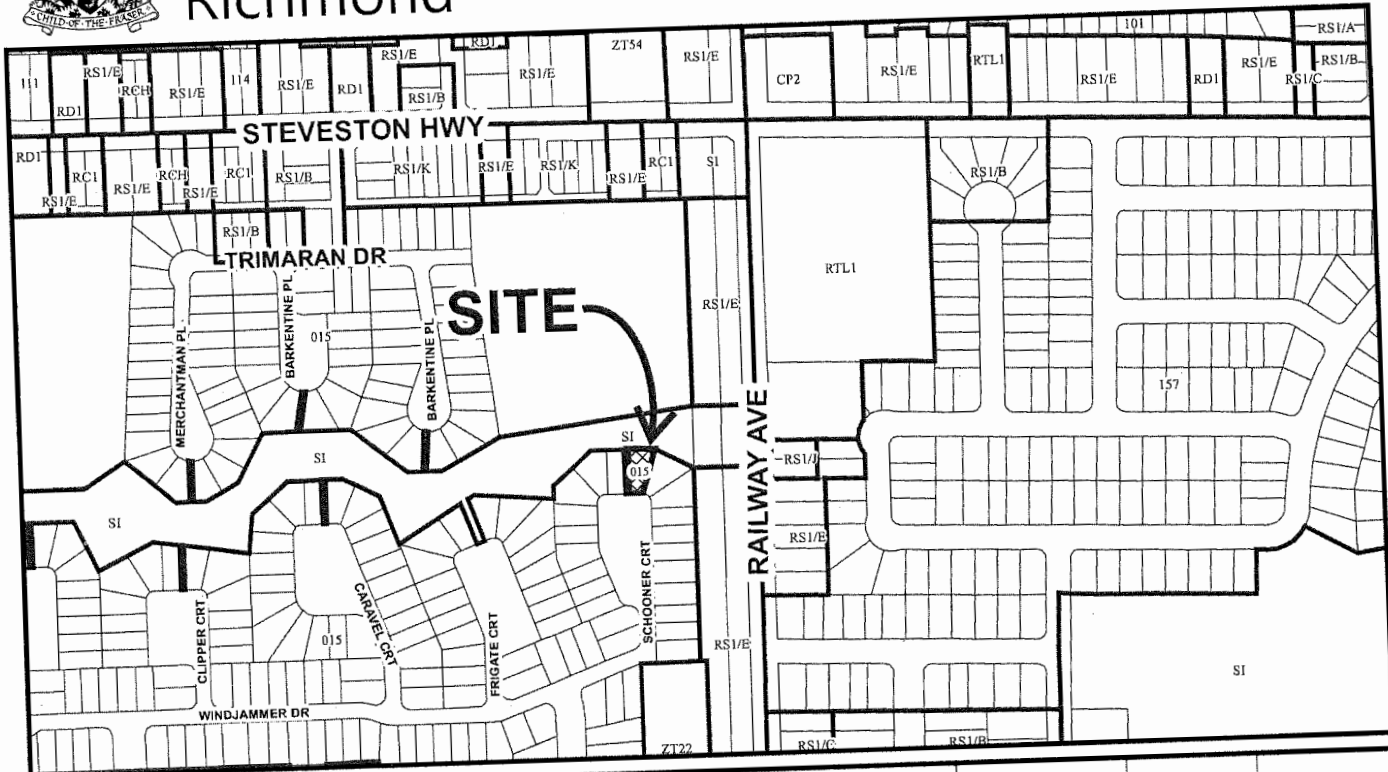
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Att. 2: Completed Application Package

pc: Joe Erceg, General Manager, Planning and Development  
Wayne Craig, Director, Development  
John Hopkins, Senior Planner



City of  
Richmond



**BVL 16-731342**

Original Date: 07/12/16  
 Revision Date:  
 Note: Dimensions are in METRES



# City of Richmond



**BVL 16-731342**

Original Date: 07/12/16

Revision Date:

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**To:** Board of Variance  
**From:** Cynthia Lussier  
Planner 1  
**Date:** August 24, 2016  
**File:** BVL 16-731995  
**Re:** Board of Variance Appeal (Zhaoming Luo - 10200 Lawson Drive)

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### **Purpose**

The registered owner of 10200 Lawson Drive has requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract (LUC) as it applies to their property from November 24, 2016 to June 30, 2024 (the applicant has not specified a date for their extension request, but instead indicates that they are requesting the extension due to their current tenancy agreement, which ends on June 20, 2017). A location map and aerial photo of the subject property is included in Attachment 1. A copy of the completed application package is included in Attachment 2.

### **Background**

In 2014, the Province amended the *Local Government Act* to terminate all Land Use Contracts (LUCs) by June 30, 2024. The legislation also enabled municipalities to consider earlier termination of LUCs provided those bylaws are adopted by June 30, 2022.

On November 24, 2015, Richmond City Council adopted a set of bylaws that will terminate 93 separate LUCs that include single-family properties one year after adoption. The early termination date for those affected LUCs is November 24, 2016.

Section 543 of the *Local Government Act* allows the Board of Variance to consider appeals to extend the provisions of a LUC beyond the early termination date for a specified period of time ending no later than June 30, 2024. The appeal must be made by the owner alleging that the timing of the termination of the LUC would cause the owner hardship. The application must also be made within six (6) months of the adoption of the early termination bylaw, and the Board of Variance must make a decision on an application within six (6) months after the application is received. If an order is granted by the Board of Variance, it cannot run with the land. In other words, the appeal would not apply to future owners or purchasers of the property.

### **Findings of Fact**

Table 1 indicates the regulatory context of the subject property, selected property features, and the date that the application to the Board of Variance was received.

<b>Table 1</b>	
<b>Site Area:</b>	525 m <sup>2</sup> (5,651 ft <sup>2</sup> )
<b>Land Uses:</b>	Existing single detached dwelling
<b>OCP Designation:</b>	Neighbourhood Residential
<b>Underlying Zoning:</b>	Single Detached (RS1/B)
<b>Land Use Contract No:</b>	LUC 149
<b>Application Date:</b>	May 13, 2016

Existing development immediately surrounding the subject property is as follows:

- To the north is an existing two-storey single-family dwelling on a lot under LUC 149.
- To the south, immediately across Floyd Avenue, is an existing two-storey single-family dwelling on a lot under LUC 149.
- To the east, is an existing two-storey single-family dwelling on a lot under LUC 149, which fronts Floyd Avenue.
- To the west, immediately across Lawson Drive, is an existing two-storey single-family dwelling on a lot under LUC 149.

Table 2 provides a comparison of some of the key regulations for a single-family dwelling at the subject property under the LUC, with the regulations of the underlying zone. The table does not include any site-specific amendments or court orders made since registration of the LUC.

<b>Table 2<sup>1</sup></b>		
<b>Regulations</b>	<b>LUC 149</b>	<b>Single Detached (RS1/B) Zone</b>
<b>Floor Area Ratio (max):</b>	N/A	0.55 to a max. 464.5 m <sup>2</sup> of site area plus 0.3 for the balance; plus max. 50 m <sup>2</sup> for garage
<b>Principal Dwelling Size (max.):*</b>	630 m <sup>2</sup> (6,781 ft <sup>2</sup> ) (including garage)	323 m <sup>2</sup> (3,483 ft <sup>2</sup> ) (including garage)
<b>Lot Coverage (max):</b>	40%	45%
<b>Front Yard Setback (min):</b>	Principal dwelling – 4.5 m Carport/garage – 1.5 m	6.0 m
<b>Interior Side Yard Setback (min):</b>	Principal dwelling – 1.2 m Carport/garage – 0.9 m	1.2 m (for lots less than 18 wide)
<b>Exterior Side Yard Setback (min):</b>	3.0 m	3.0 m
<b>Rear Yard Setback (min):</b>	4.5 m (1 <sup>st</sup> storey) 6.0 m (2 <sup>nd</sup> storey)	6.0 m (if the exterior side yard setback is 6.0 m the rear yard can be reduced to 1.2 m)
<b>Height (max):</b>	3 storeys	2 ½ storeys
<b>Secondary Suite:</b>	Not permitted	Permitted

\* Preliminary estimate; exact building size to be determined through compliance review at Building Permit stage.

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**Public Consultation**

In accordance with the *Local Government Act* and the Board of Variance Bylaw No. 9259, a notice of the subject application has been mailed to the applicant and to all owners and residents within 50 m (164 ft.) of the subject property stating the subject matter of the application and the date, time, and place of the Board of Variance meeting at which the application will be considered.

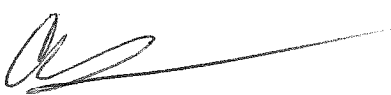
The owner of the subject property and those that received the notice may be heard by the Board of Variance at the meeting prior to the Board of Variance making a decision on the subject application.

**Conclusion**

The registered owner of 10200 Lawson Drive has requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property. The applicant has not specified a date for their extension request, but indicates in their application that they are requesting the extension due to the current tenancy agreement which ends on June 30, 2017.

At the conclusion of the meeting of the Board of Variance, the Board may:

- Grant or deny the order requested by the applicant and provide reasons for the grant or denial.
- Request further information from the applicant, City staff, or any person who has made a submission to the Board in respect of the application and adjourn the meeting.
- Reserve its decision and provide a written decision at a later date.



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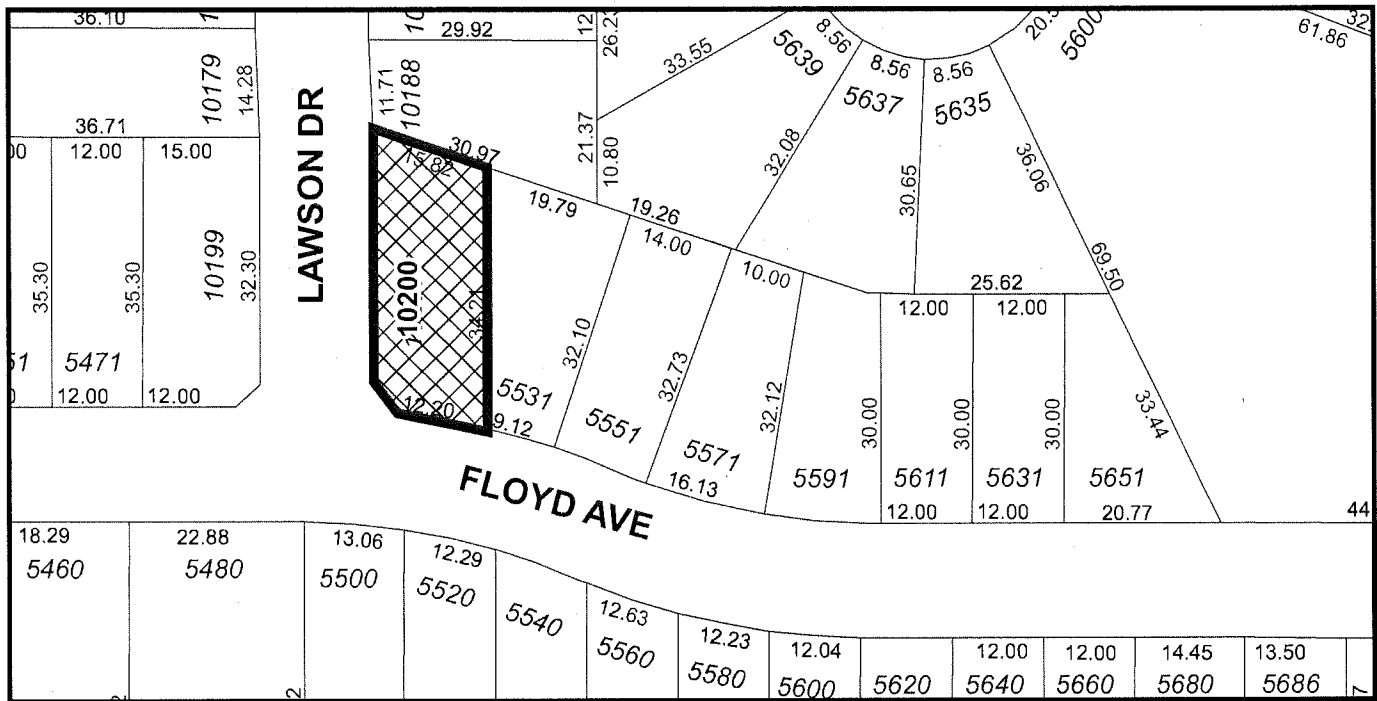
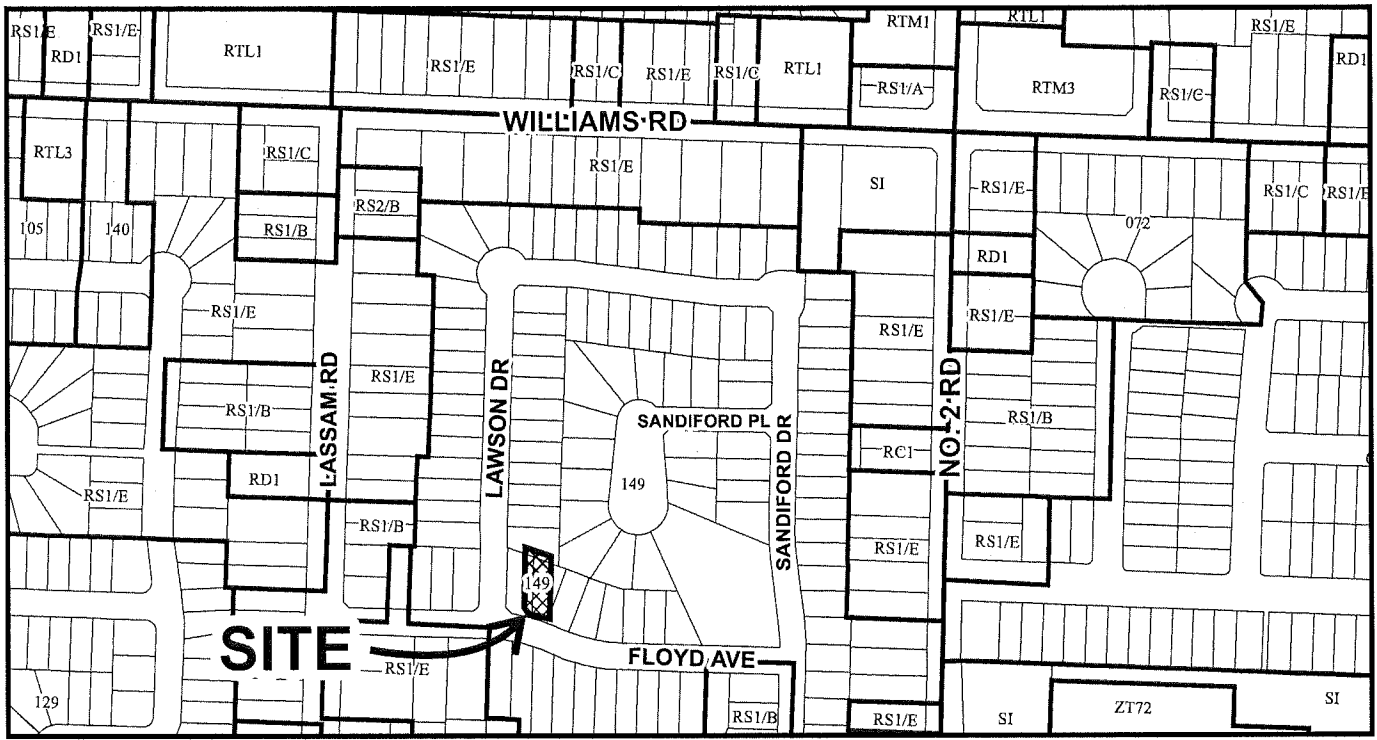
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Wayne Craig, Director, Development  
John Hopkins, Senior Planner



City of  
Richmond



**BVL 16-731995**

Original Date: 08/04/16  
 Revision Date:  
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City of  
Richmond



BVL 16-731995

Original Date: 08/04/16

Revision Date:

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**To:** Board of Variance **Date:** August 25, 2016  
**From:** Cynthia Lussier **File:** BVL 16-732308  
Planner 1  
**Re:** **Board of Variance Appeal (Altaf and Margaret Shaikh - 11331 Schooner Court)**

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### Purpose

The registered owners of 11331 Schooner Court have requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024. A location map and aerial photo of the subject property is included in Attachment 1. A copy of the completed application package is included in Attachment 2.

### Background

In 2014, the Province amended the *Local Government Act* to terminate all Land Use Contracts (LUCs) by June 30, 2024. The legislation also enabled municipalities to consider earlier termination of LUCs provided those bylaws are adopted by June 30, 2022.

On November 24, 2015, Richmond City Council adopted a set of bylaws that will terminate 93 separate LUCs that include single-family properties one year after adoption. The early termination date for those affected LUCs is November 24, 2016.

Section 543 of the *Local Government Act* allows the Board of Variance to consider appeals to extend the provisions of a LUC beyond the early termination date for a specified period of time ending no later than June 30, 2024. The appeal must be made by the owner alleging that the timing of the termination of the LUC would cause the owner hardship. The application must also be made within six (6) months of the adoption of the early termination bylaw, and the Board of Variance must make a decision on an application within six (6) months after the application is received. If an order is granted by the Board of Variance, it cannot run with the land. In other words, the appeal would not apply to future owners or purchasers of the property.

### Findings of Fact

Table 1 indicates the regulatory context of the subject property, selected property features, and the date that the application to the Board of Variance was received.

<b>Table 1</b>	
<b>Site Area:</b>	376 m <sup>2</sup> (4,047 ft <sup>2</sup> )
<b>Land Uses:</b>	Existing two-storey single detached dwelling
<b>OCP Designation:</b>	Neighbourhood Residential
<b>Underlying Zoning:</b>	Single Detached (RS1/B)
<b>Land Use Contract No:</b>	LUC 015
<b>Application Date:</b>	May 18, 2016

Existing development immediately surrounding the subject property is as follows:

- To the north, is a vacant lot under LUC 015, for which a Building Permit has been issued to build a three-storey dwelling under the provisions of the LUC.
- To the south, is an existing one-storey single-family dwelling on a lot under LUC 015, which is the subject of a Demolition Permit application.
- To the east, is the tip of a treed median and parking area at the south end of the cul-de-sac of Schooner Court.
- To the west, fronting Frigate Court, is an existing two-storey single-family dwelling on a lot under LUC 015; and to the northwest, also fronting Frigate Court, is an existing two-storey single-family dwelling on a lot under LUC 015; which is the subject of Demolition and Building Permit applications.

Table 2 provides a comparison of some of the key regulations for a single-family dwelling at the subject property under the LUC, with the regulations of the underlying zone. The table does not include any site-specific amendments or court orders made since registration of the LUC.

<b>Table 2<sup>1</sup></b>		
<b>Regulations</b>	<b>LUC 015</b>	<b>Single Detached (RS1/B) Zone</b>
<b>Floor Area Ratio (max.):</b>	N/A	0.55 to a max. 464.5 m <sup>2</sup> of site area plus 0.3 for the balance; plus max. 50 m <sup>2</sup> for garage
<b>Principal Dwelling Size (max.):*</b>	372.24 m <sup>2</sup> (4,006 ft <sup>2</sup> ) (including garage)	256.80 m <sup>2</sup> (2,764 ft <sup>2</sup> ) (including garage)
<b>Lot Coverage (max.):</b>	33%	45%
<b>Front Yard Setback (min.):</b>	6.0 m	6.0 m
<b>Interior Side Yard Setback (min.):</b>	1.2 m	1.2 m (for lots less than 18 wide)
<b>Rear Yard Setback (min.):</b>	6.0 m	6.0 m
<b>Height (max.):</b>	3 storeys	2 ½ storeys
<b>Secondary Suite:</b>	Not permitted	Permitted

\* Preliminary estimate; exact building size to be determined through compliance review at Building Permit stage.

<sup>1</sup> Disclaimer: This comparison summary is provided for general 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.

### **Public Consultation**

In accordance with the *Local Government Act* and the Board of Variance Bylaw No. 9259, a notice of the subject application has been mailed to the applicant and to all owners and residents within 50 m (164 ft.) of the subject property; stating the subject matter of the application and the date, time, and place of the Board of Variance meeting at which the application will be considered.

The owner of the subject property and those that received the notice may be heard by the Board of Variance at the meeting prior to the Board of Variance making a decision on the subject application.

### **Conclusion**

The registered owners of 11331 Schooner Court have requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024.

At the conclusion of the meeting of the Board of Variance, the Board may:

- Grant or deny the order requested by the applicant and provide reasons for the grant or denial.
- Request further information from the applicant, City staff, or any person who has made a submission to the Board in respect of the application and adjourn the meeting.
- Reserve its decision and provide a written decision at a later date.



Cynthia Lussier  
Planner 1  
(604-276-4108)

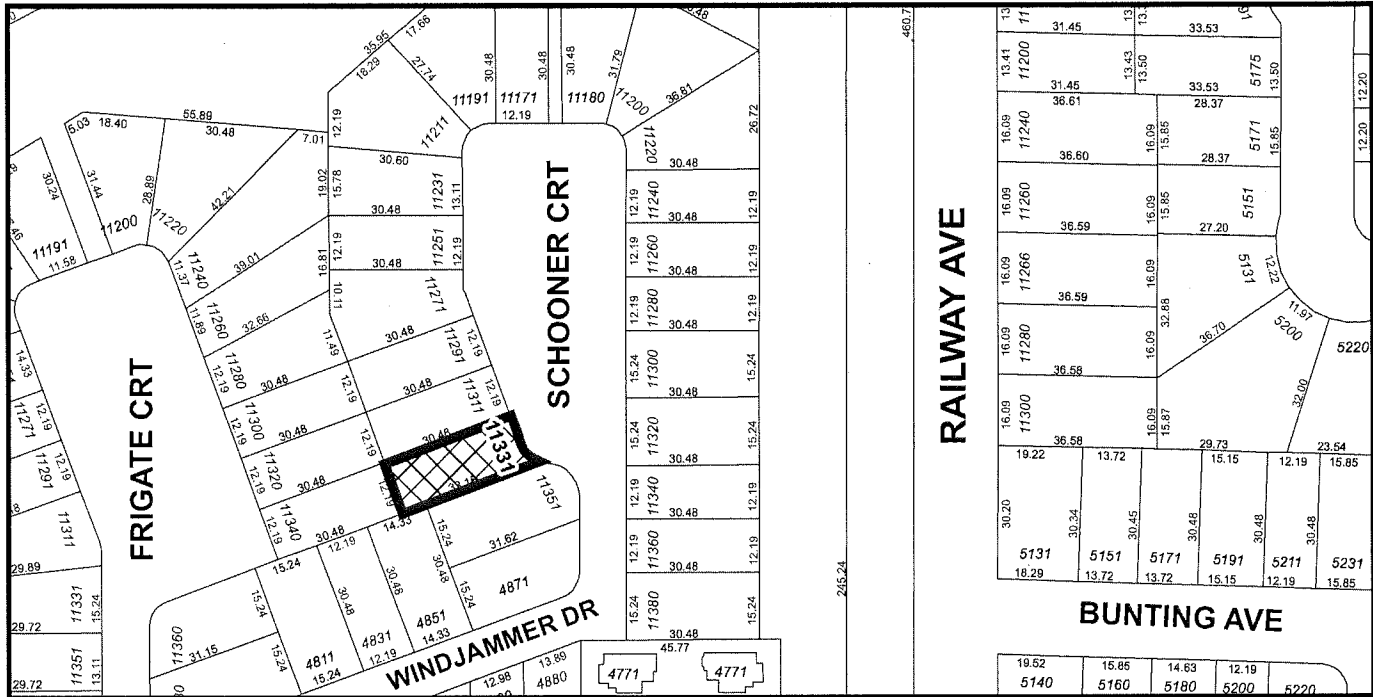
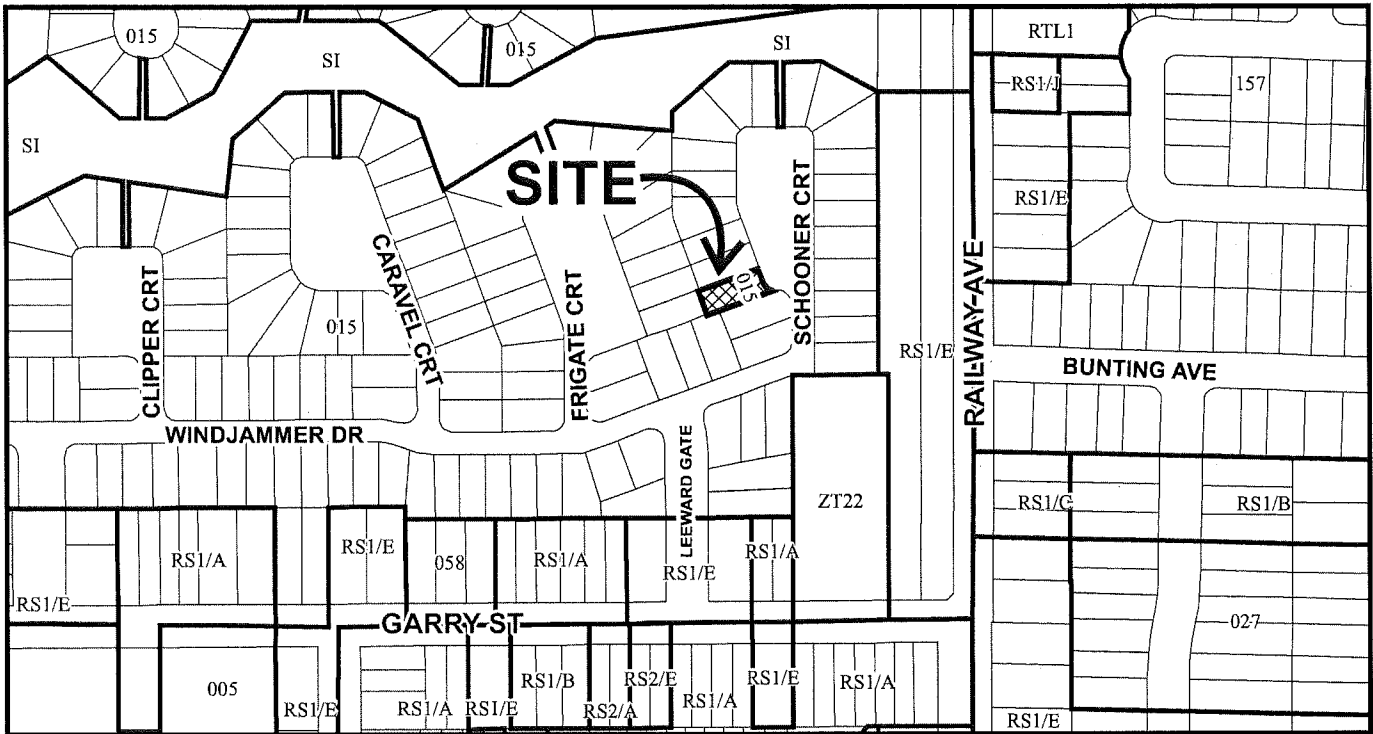
CL:blg  
Att. 2

Att. 1: Location Map/Aerial Photo  
Att. 2: Completed Application Package

pc: Joe Erceg, General Manager, Planning and Development  
Wayne Craig, Director, Development  
John Hopkins, Senior Planner



City of  
Richmond



**BVL 16-732308**

Original Date: 08/05/16

Revision Date:

Note: Dimensions are in METRES



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