

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 10, 2020.

To Development Permit Panel
Date: <u>JUNE 10, 2020</u>
Item # <u>1</u>
Re: <u>DP 19-876647</u>

From: CityClerk
Sent: Tuesday, 9 June 2020 09:01
To: Agawin,Rustico Romualdo
Subject: FW: Easterbrook Variance Application - Development Permit Panel

From: Powell, Jo Anne <JPowell@richmond.ca>
Sent: June 9, 2020 8:37 AM
To: CityClerk <CityClerk@richmond.ca>
Subject: FW: Easterbrook Variance Application - Development Permit Panel

FYI

From: Erceg,Joe <JErceg@richmond.ca>
Sent: June 5, 2020 12:28 PM
To: Craig,Wayne <WCraig@richmond.ca>; O'Halloran,Matthew <MOHalloran@richmond.ca>
Cc: Capuccinello Iraci,Tony <ACapuccinelloiraci@richmond.ca>; Powell, Jo Anne <JPowell@richmond.ca>
Subject: Fwd: Easterbrook Variance Application - Development Permit Panel

FYI.

Sent from my iPhone

Begin forwarded message:

From: "John Roston, Mr" <john.roston@mcgill.ca>
Date: June 5, 2020 at 11:50:22 AM PDT
To: "Brodie, Malcolm" <MBrodie@richmond.ca>, "McNulty,Bill" <BMcNulty@richmond.ca>, "McPhail,Linda" <LMcPhail@richmond.ca>, "Loo,Alexa" <ALoo@richmond.ca>, "Steves,Harold" <hsteves@richmond.ca>, "Au,Chak" <CAu@richmond.ca>, "Day,Carol" <CDay@richmond.ca>, "Greene,Kelly" <kgreene@richmond.ca>, "Wolfe,Michael" <MWolfe@richmond.ca>
Cc: "Erceg,Joe" <JErceg@richmond.ca>, "Konkin,Barry" <BKonkin@richmond.ca>, Steve Easterbrook <petrioche@gmail.com>
Subject: Easterbrook Variance Application - Development Permit Panel

Dear Mayor and Councillors,

As you will recall, one of the commitments made to genuine farmers during the great ALR house size debate was that every effort would be made to accommodate any reasonable variances they might request for residence construction and that those requests would be expedited. Stephen Easterbrook is one of those farmers who spoke against limiting ALR house size. He has now applied for two variances and it appears that the Development Permit Panel is not taking into consideration the fact that he is a genuine farmer and the Panel is rather applying a very strict interpretation of the bylaws.

The height restrictions were intended to ensure that additional living space was not added. In this

case, he appears to be requesting a variance for a chimney and a style of roof. The other variance is to accommodate a secondary suite, primarily for farm workers, on the ground floor which increases the ground floor ratio from 60% to 72% although the overall house size is within the 400m² limit. Neither of these requests appears to be designed to increase the value of the property when it is sold, but rather to meet his needs while he continues farming for the foreseeable future.

While I didn't attend the Development Permit Panel meeting and can only rely on the minutes, it appears that the Panel's focus was on how to alter the house to eliminate the need for variances rather than to allow Mr. Easterbrook to build the house he wants and will best fit his needs. For instance, the Panel would like to limit use of the secondary suite to farm workers although the foreign farm workers in question are only permitted to be in the country for a maximum of eight months in the year.

If Council does not wish the Development Permit Panel to have the leeway of treating requests from genuine farmers differently than requests from developers then the Panel should suggest that the farmer take his case to Council and ask it to override the Panel's decision and grant the variances. It doesn't make sense to waste both the Panel's and Mr. Easterbrook's time on the current process.

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