



Z20-0043

OCP20-0012

LUC20-0002

1799 Hwy 33 e

Rezoning, OCP Amendment, & LUC Discharge Applications

Proposal

- ▶ To consider an application for Land Use Contract discharge, an application to amend the Official Community Plan from the MRL – Multiple Unit Residential (Low Density) designation to the SC – Service Commercial designation and a rezoning application from the A1 – Agriculture zone and to the C10 – Service Commercial zone.

Development Process

May 14, 2020

Development Application Submitted

Staff Review & Circulation

June 5, 2020

Public Notification Received

June 22, 2020

Initial Consideration




Public, Hearing,
Second & Third Readings

Final Reading

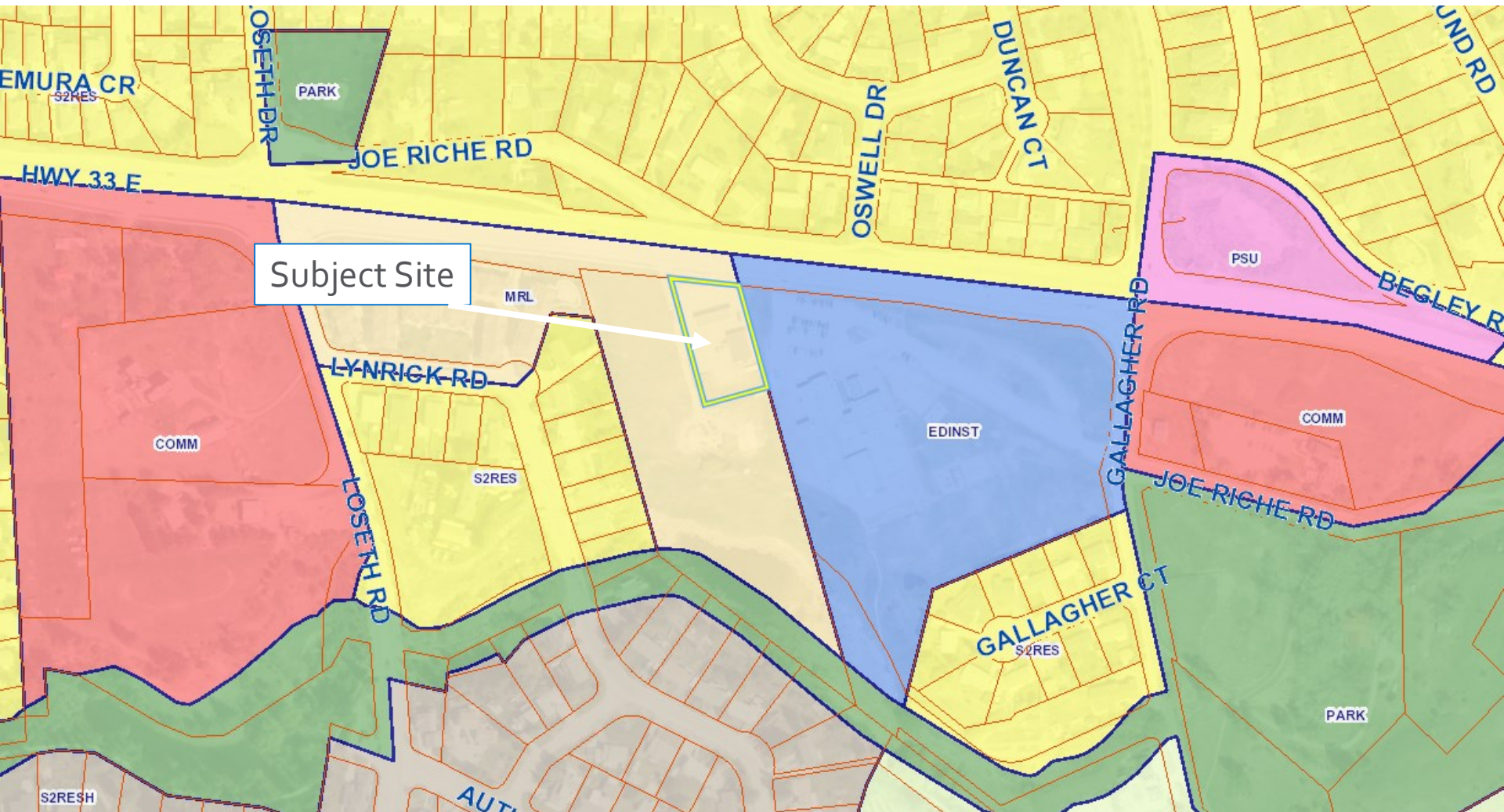
Building Permit

Council
Approvals

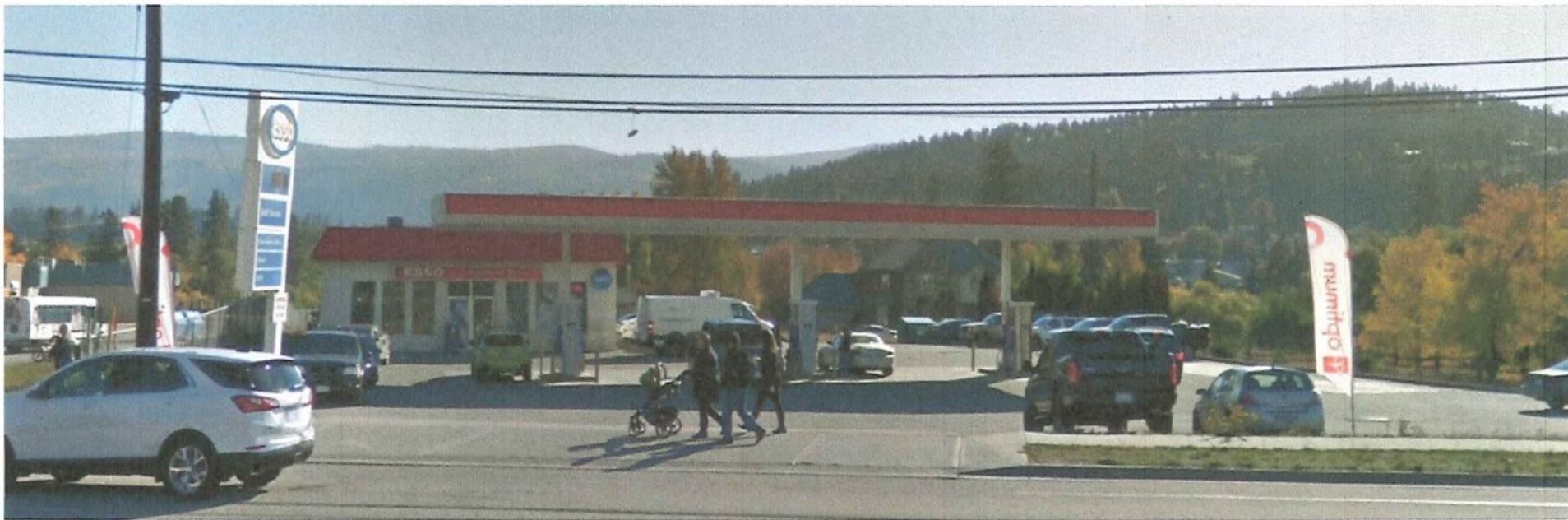
[illegible]

-  **Walk Score**
0
Car-Dependent
Almost all errands require a car.
-  **Transit Score**
21
Minimal Transit
It is possible to get on a bus.
-  **Bike Score**
49
Somewhat Bikeable
Minimal bike infrastructure.

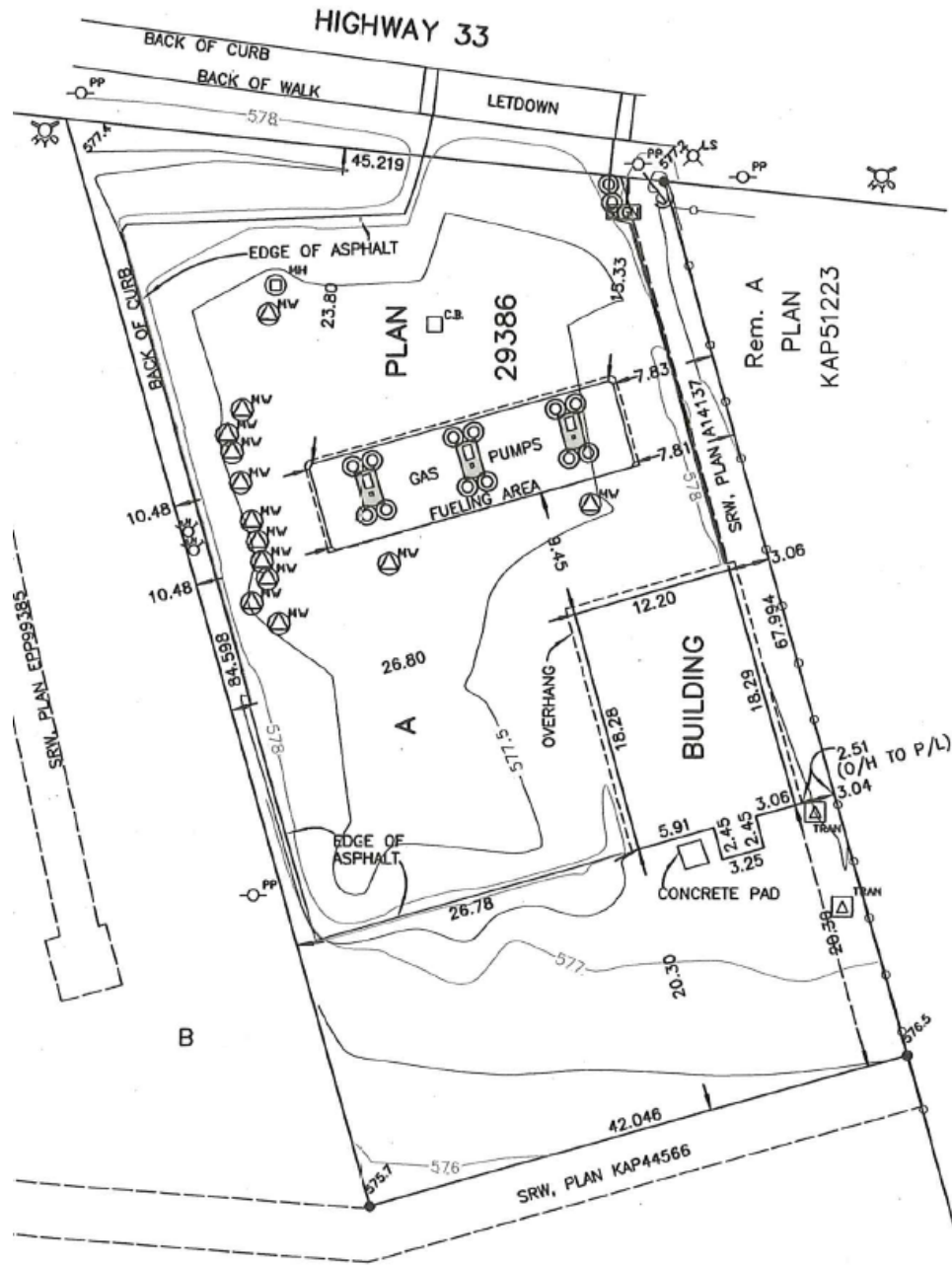
Future Land Use Designations



Site Photos



Current Site Plan



Staff Recommendation

- ▶ Staff recommend **support** of the proposed Rezoning, Official Community Plan (OCP) amendment, and Land Use Contract Discharge application, and
 - ▶ New Regulations congruent with existing Land Uses
 - ▶ Application consistent with Council's Land Use Contract Elimination Strategy
- ▶ Recommend the Public Hearing be waived for the Rezoning, Official Community Plan (OCP) amendment, and Land Use Contract Discharge Bylaws.



Conclusion of Staff Remarks