



LUCT20-0002 / Z20-0061

2690 Hwy 97 N

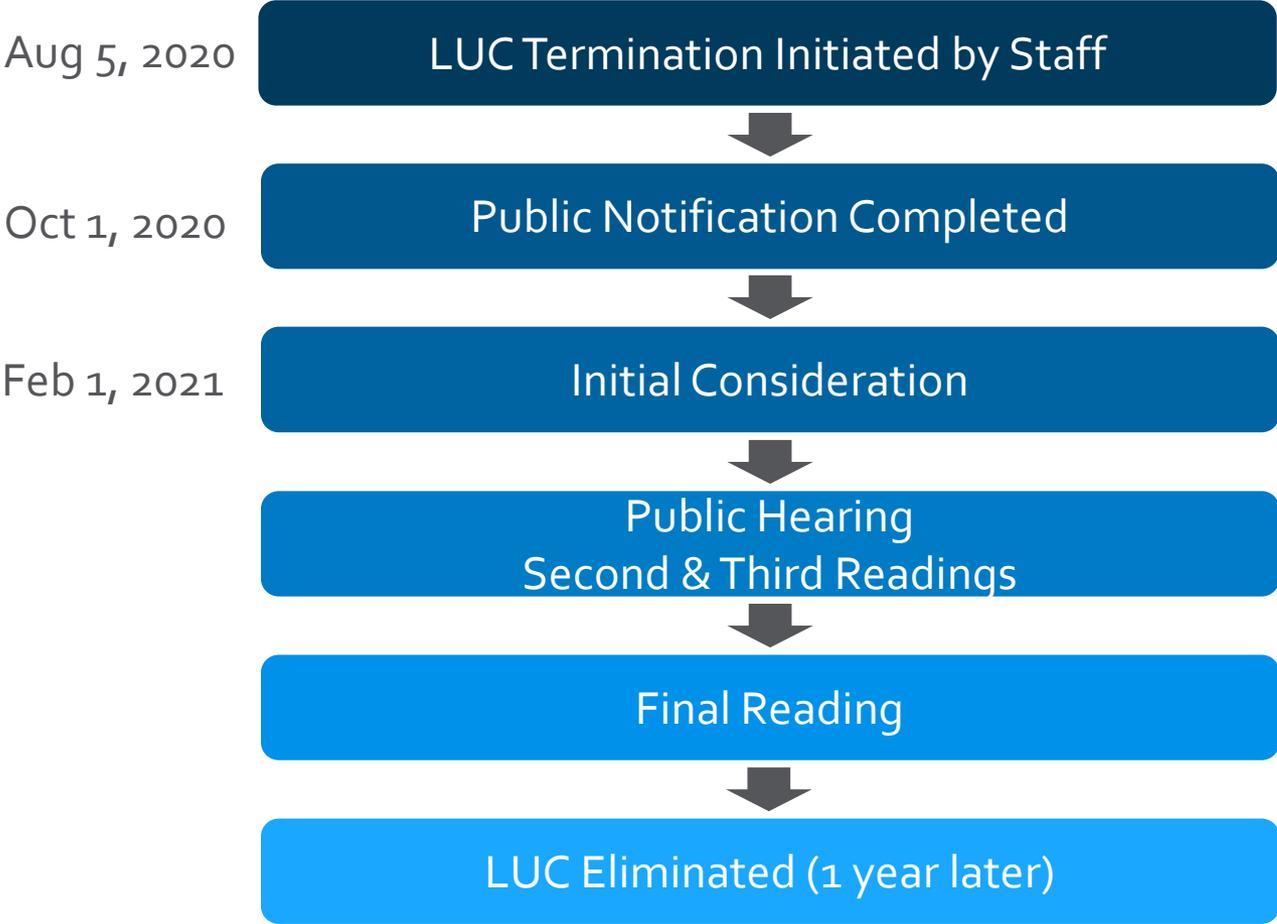
Land Use Contract Termination and Rezoning Application



Proposal

- ▶ To terminate the Land Use Contract (LUC75-76) and to rezone a portion of the subject property from A1 – Agriculture 1 zone to C10 – Service Commercial zone.

Development Process

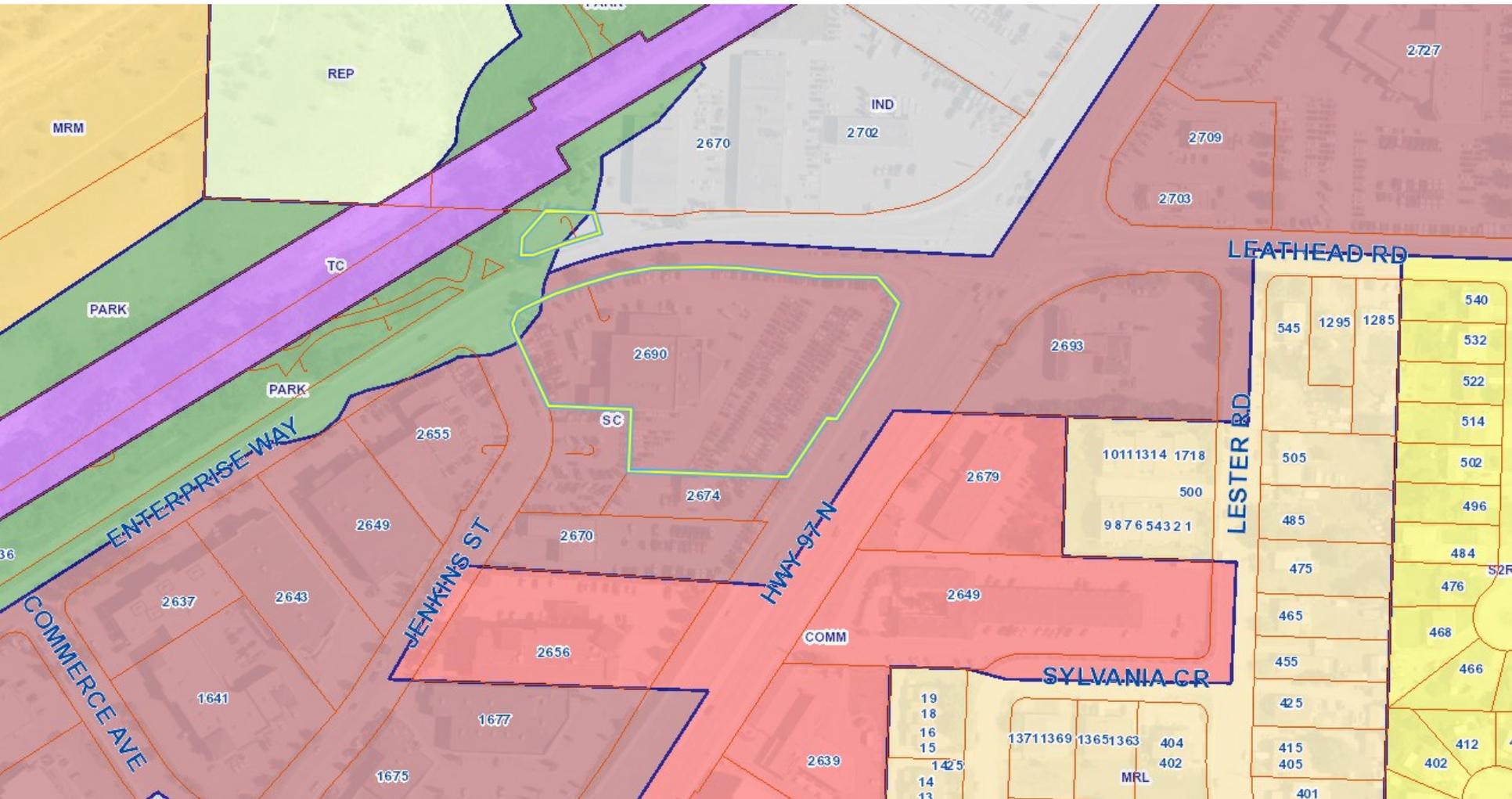


Council Approvals

Context Map



OCP Future Land Use



Background

- ▶ Land Use Contracts: 1970's tool
- ▶ Allow local governments to grant development rights above and beyond current zoning
- ▶ Exchange for commitments from developers to help infrastructure costs
- ▶ BC Government requires all contracts to be discharged and/or terminated by 2024 and the appropriate zoning in place by 2022.
- ▶ If an applicant initiates a discharge – Staff initiate a termination

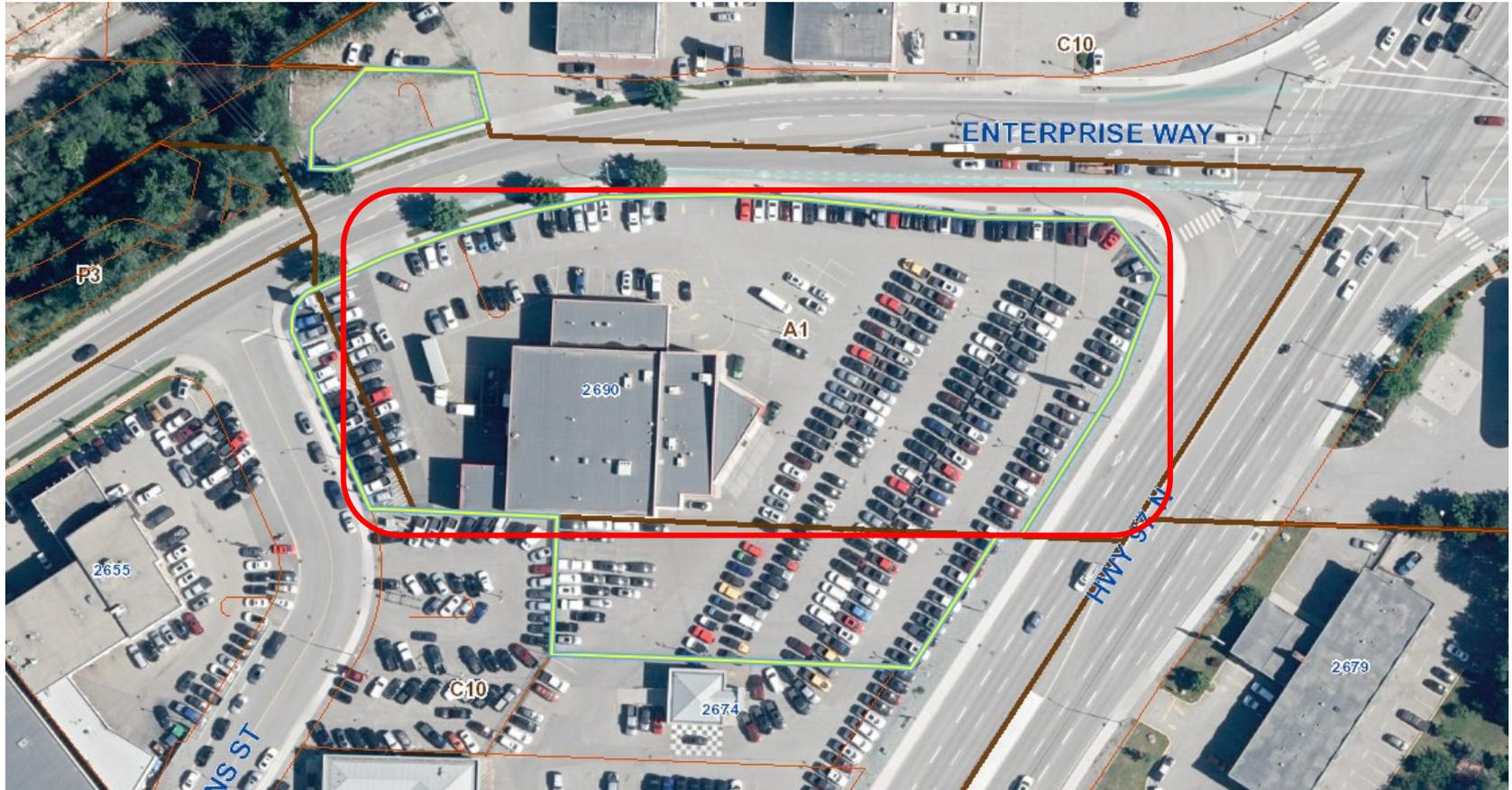
Project Details

- ▶ Staff initiated termination of LUC75-76 for the subject property.
- ▶ The LUC allows them to operate a car dealership and all uses within C12 – Sales Lot zone in Zoning Bylaw no. 4500.
- ▶ Staff are proposing to rezone a portion of the property to the C10 – Service Commercial zone.

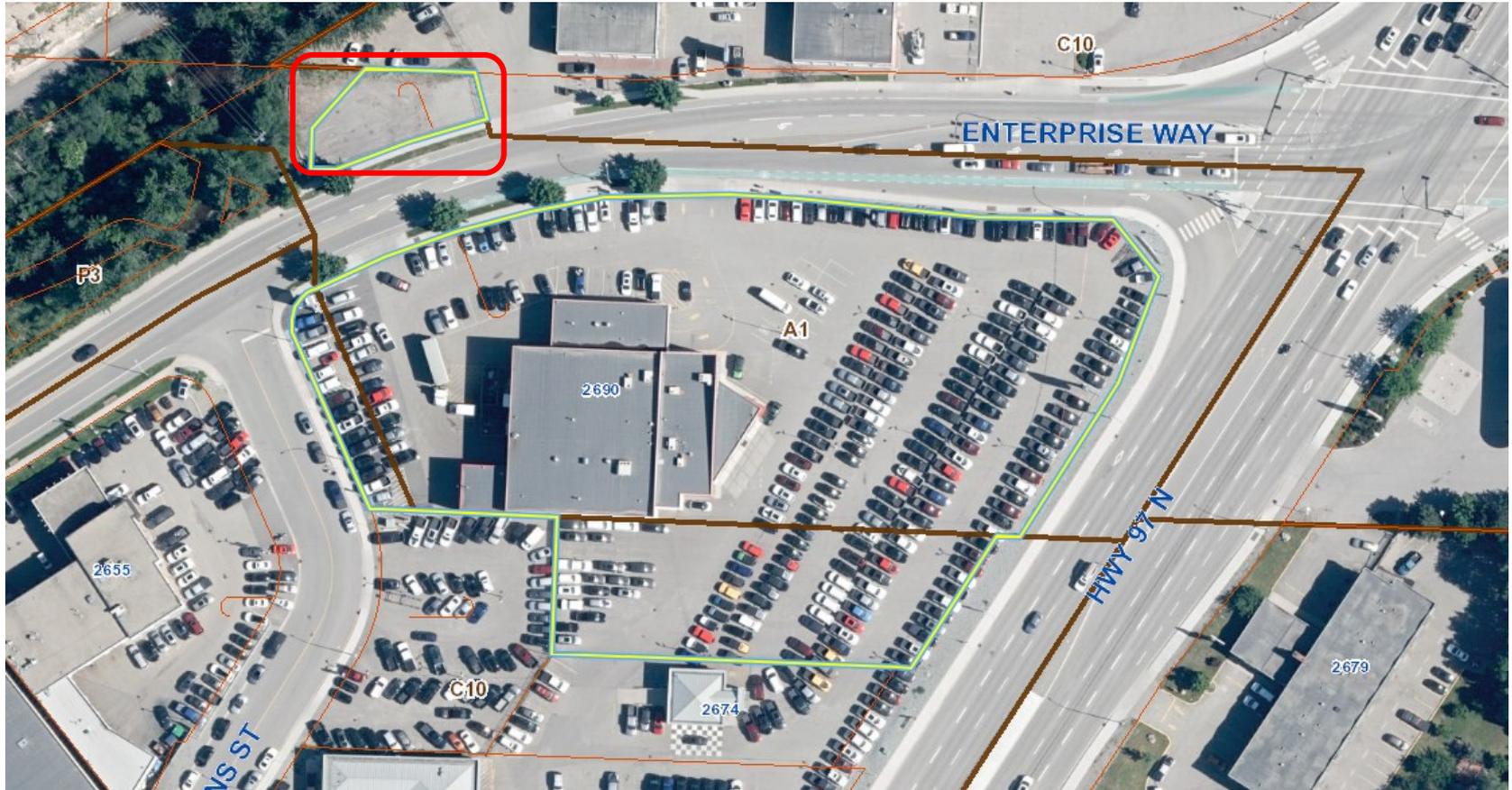
Project Details



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Public Notification Policy #367

- ▶ Staff sent a letter of Proposed Termination of Land Use Contract to both property owners.
 - ▶ Sent on Oct 1st, 2020
- ▶ One-year grace period from Council consideration before the rezoning comes into effect.

Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the proposed rezoning and land use contract termination:
 - ▶ C10 zone is appropriate to support existing use.
 - ▶ North portion of the property to remain A1 to meet the riparian management bylaws and regulations.
 - ▶ Province of BC requires all LUC's to be discharged/terminated.



Conclusion of Staff Remarks