



LUCT20-0008 / Z20-0073

2821 Fenwick Road

Land Use Contract Termination and Rezoning Application



Proposal

- ▶ To terminate the Land Use Contract (LUC77-1004) and to rezone a portion of the subject property from A1 – Agriculture 1 zone to I2 – General Industrial.

Development Process

Aug 25, 2020

LUC Termination Initiated by Staff



Oct 1, 2020

Letter Sent to Owner



Feb 1, 2021

Initial Consideration



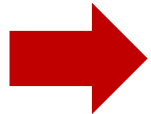
Public Hearing
Second & Third Readings



Final Reading



LUC Eliminated (1 year later)

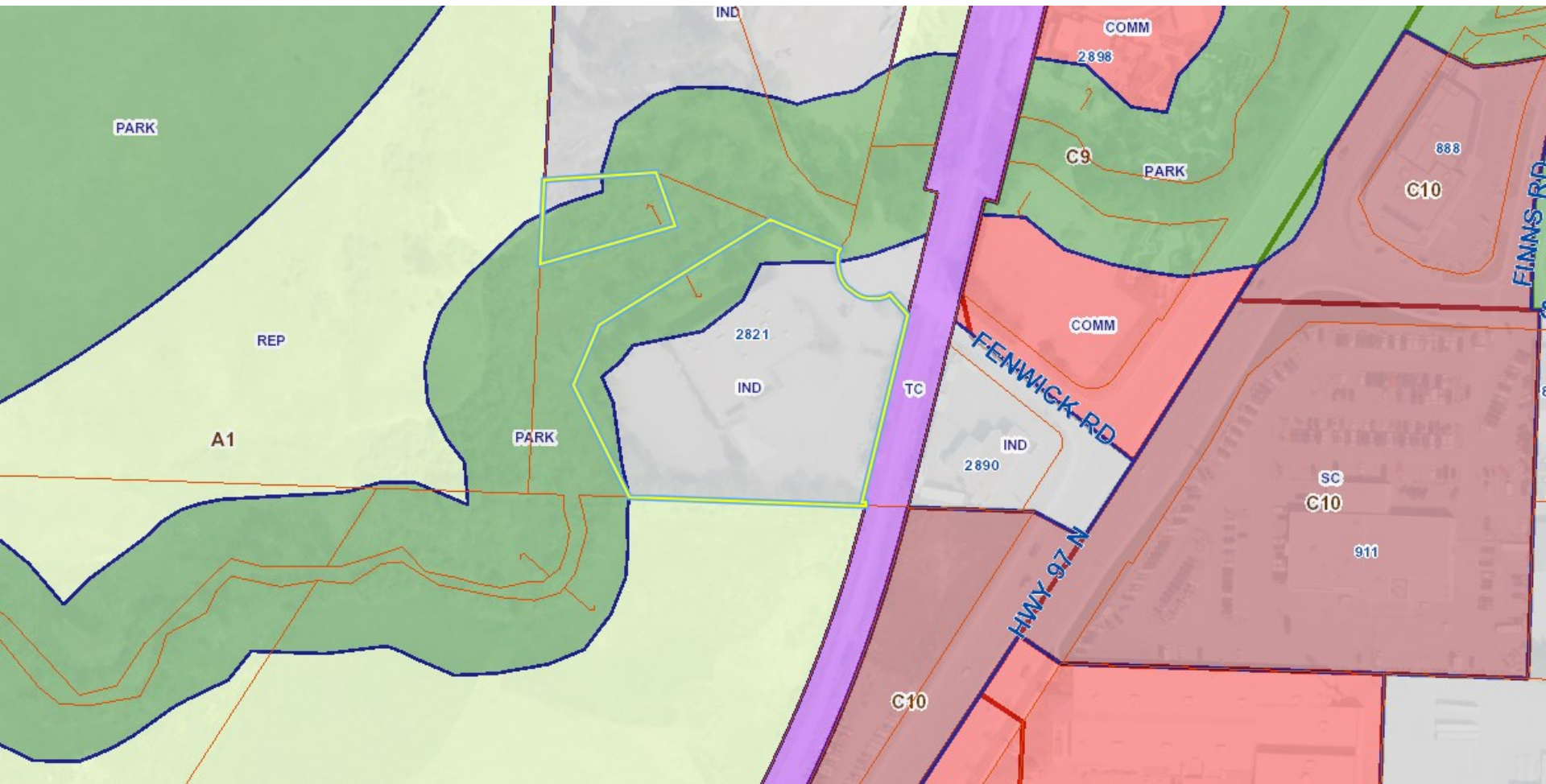


Council
Approvals

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 LUC77-1004 for the subject property.
- ▶ The LUC allows them to operate a steel fabrication business under Zoning Bylaw no. 4500's I3 – Heavy Industrial zone. This steel fabrication business is no longer active on site.
- ▶ Staff are proposing to rezone a portion of the property to the I2 – General Industrial zone.

Project Details



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:
 - ▶ I2 zone is appropriate to support existing use.
 - ▶ North portion of the property to remain A1, as well as the hooked portion to the north, as it meets the riparian management bylaws and regulations.
 - ▶ Province of BC requires all LUC's to be discharged/terminated.



Conclusion of Staff Remarks