



# LUCT20-0009 / Z20-0074

## 3646-3652 Hwy 97 N

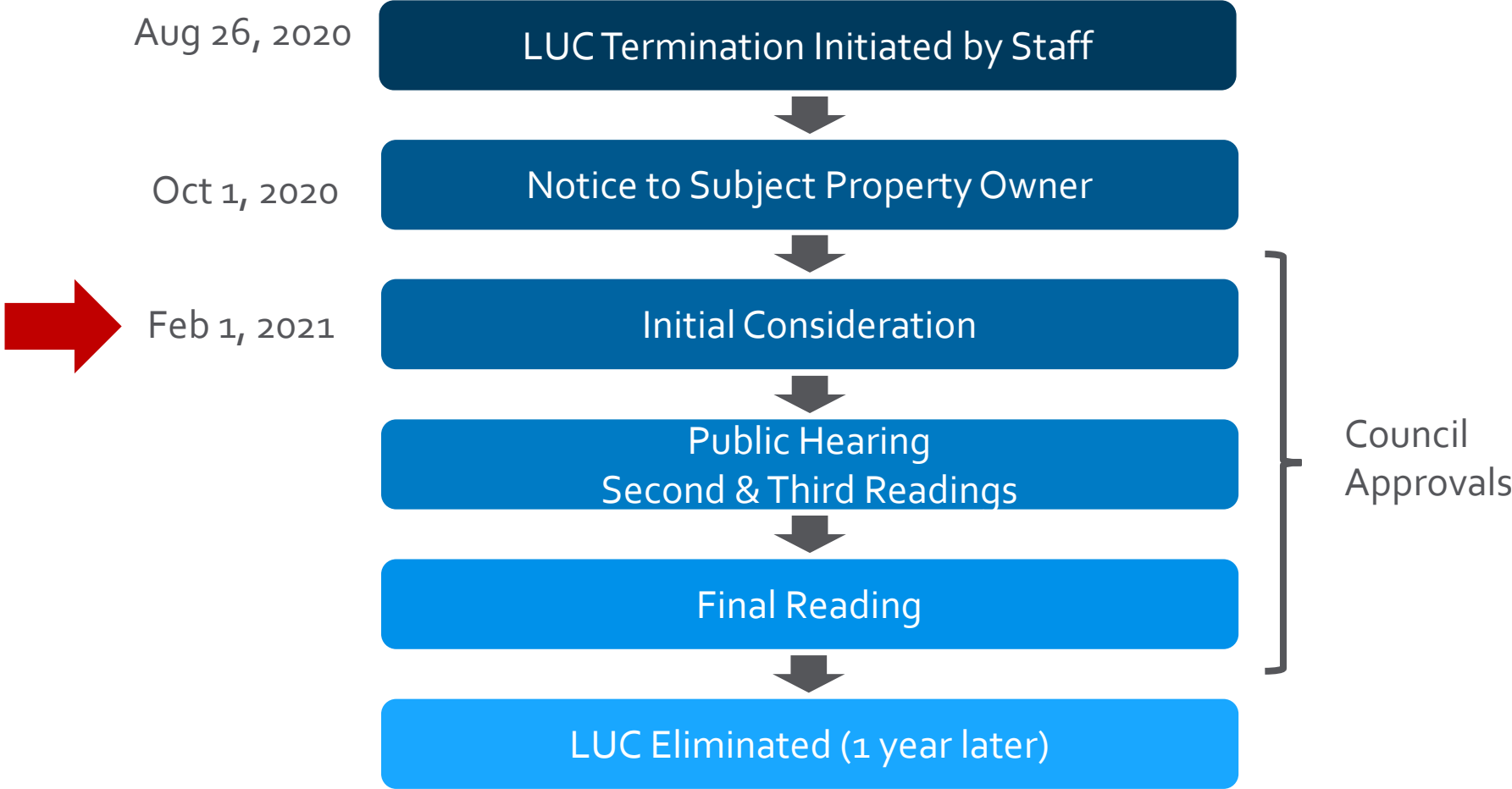
Land Use Contract Termination and Rezoning Application



# Proposal

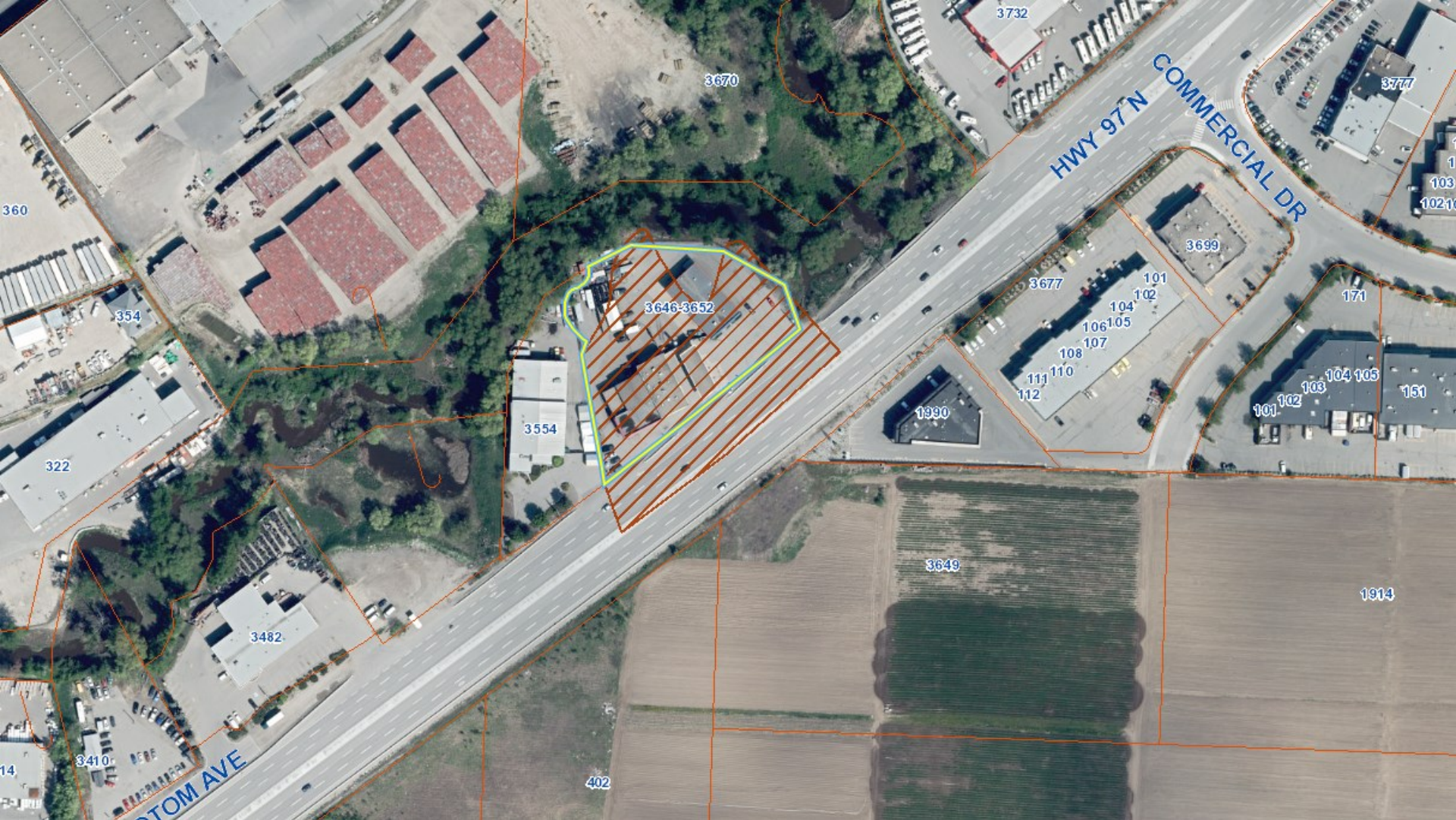
- ▶ To terminate the Land Use Contract (LUC77-1040) and to rezone a portion of the subject properties from A1 – Agriculture 1 zone to I2 – General Industrial zone.

# Development Process



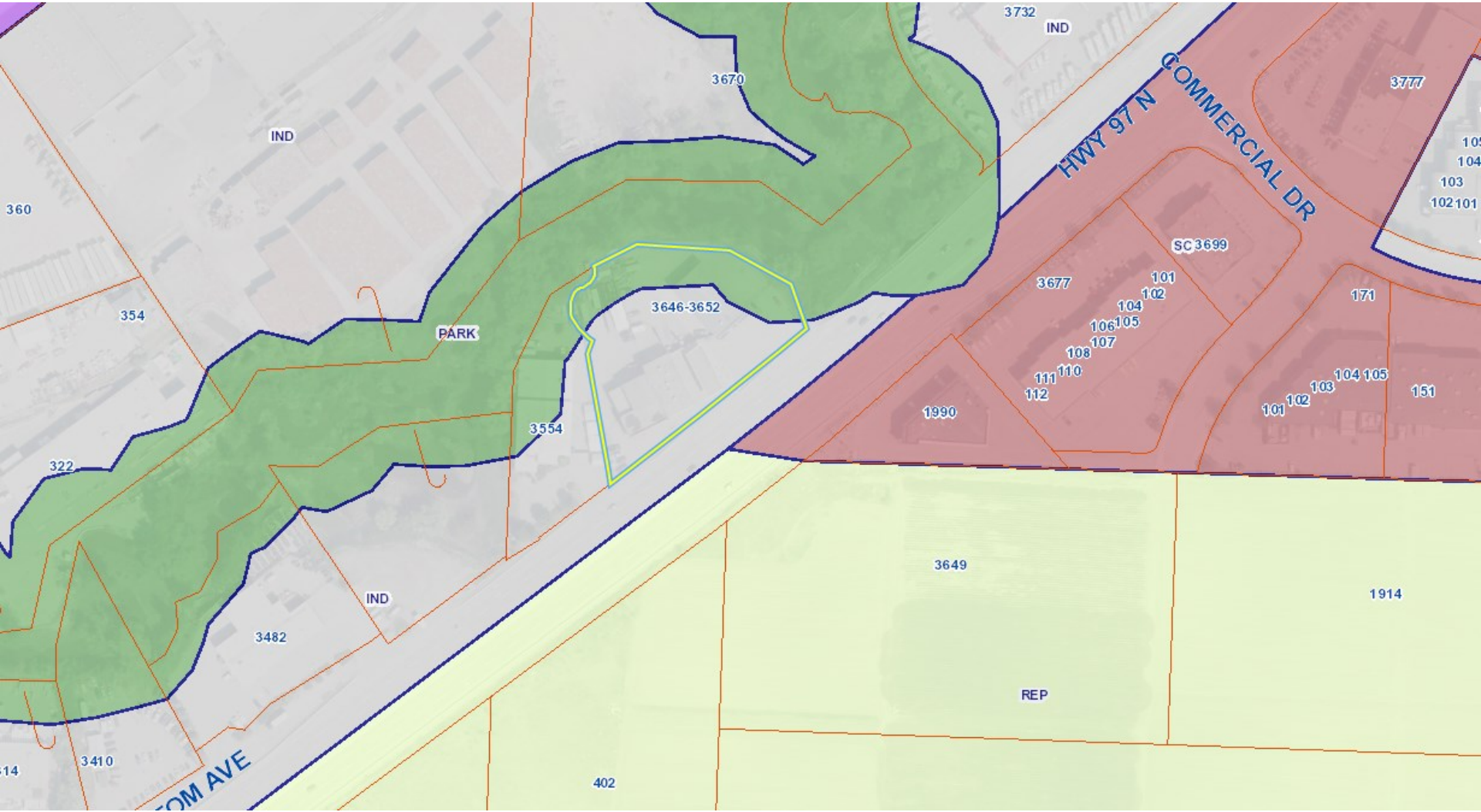


# Context Map





# 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 LUC77-1040 for the subject property.
- ▶ The LUC allows them to operate a service station and automotive-related businesses and all uses within A6 – Rural Industrial zone in Zoning Bylaw no. 4500.
- ▶ Staff are proposing to rezone a portion of the property to I2 – General Industrial, which allows for all existing uses and meets the Future Land Use.

# Project Details





# Public Notification Policy #367

- ▶ Staff sent a letter of Proposed Termination of Land Use Contract to the property owner.
  - ▶ Sent on Oct 1<sup>st</sup>, 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.
  - ▶ Province of BC requires all LUC's to be discharged/terminated.



## *Conclusion of Staff Remarks*