



LUCT20-0015

3770 Bulman Road

Land Use Contract Termination



Proposal

- ▶ To terminate the Land Use Contract (LUC76-1056) from the subject property and revert the parcel to the underlying A1 – Agriculture 1 zone.

Development Process

Dec 9, 2020

LUC Termination Initiated by Staff



April 12, 2021

Initial Consideration



Public Hearing (LUCT)
Second & Third Readings



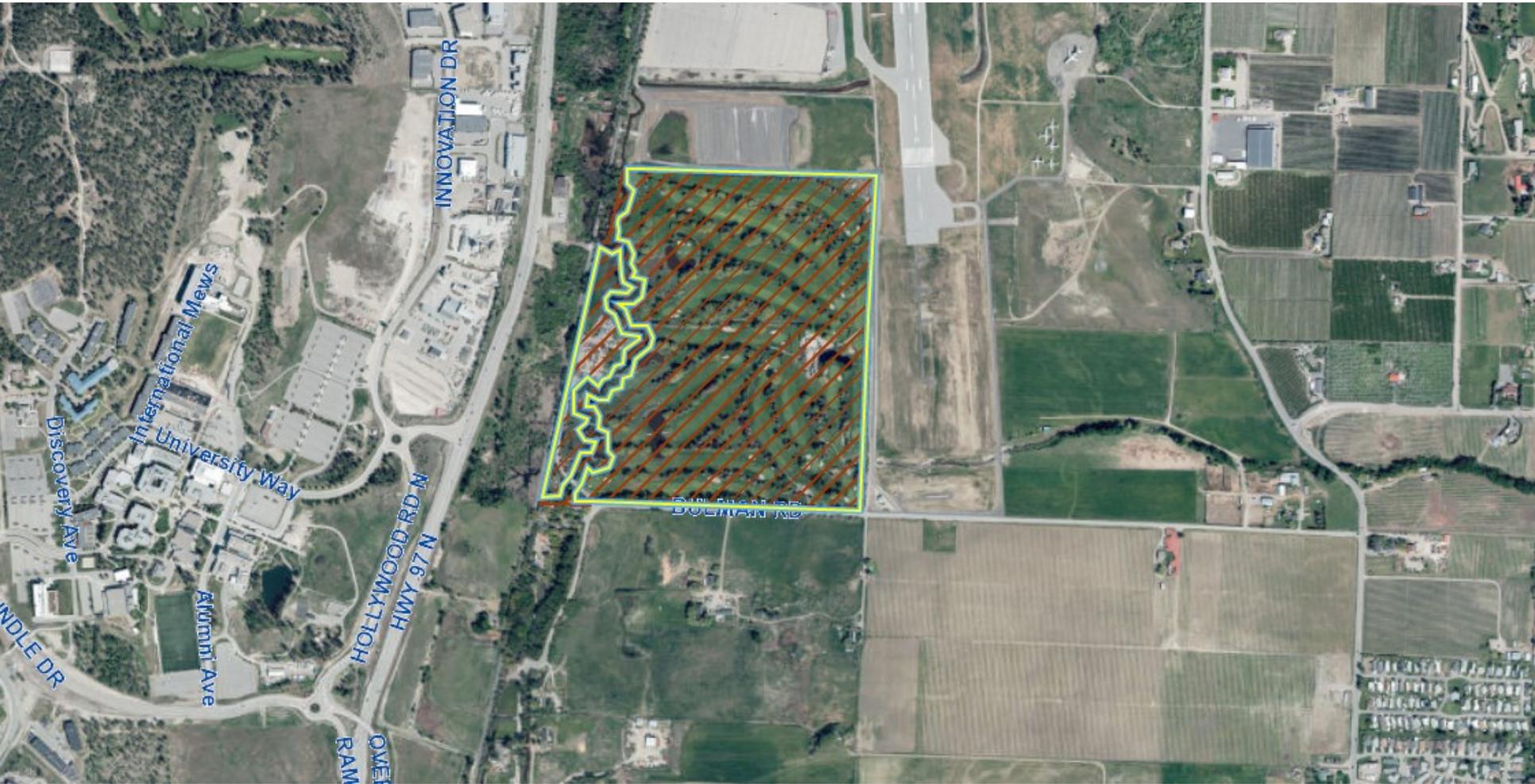
Final Reading



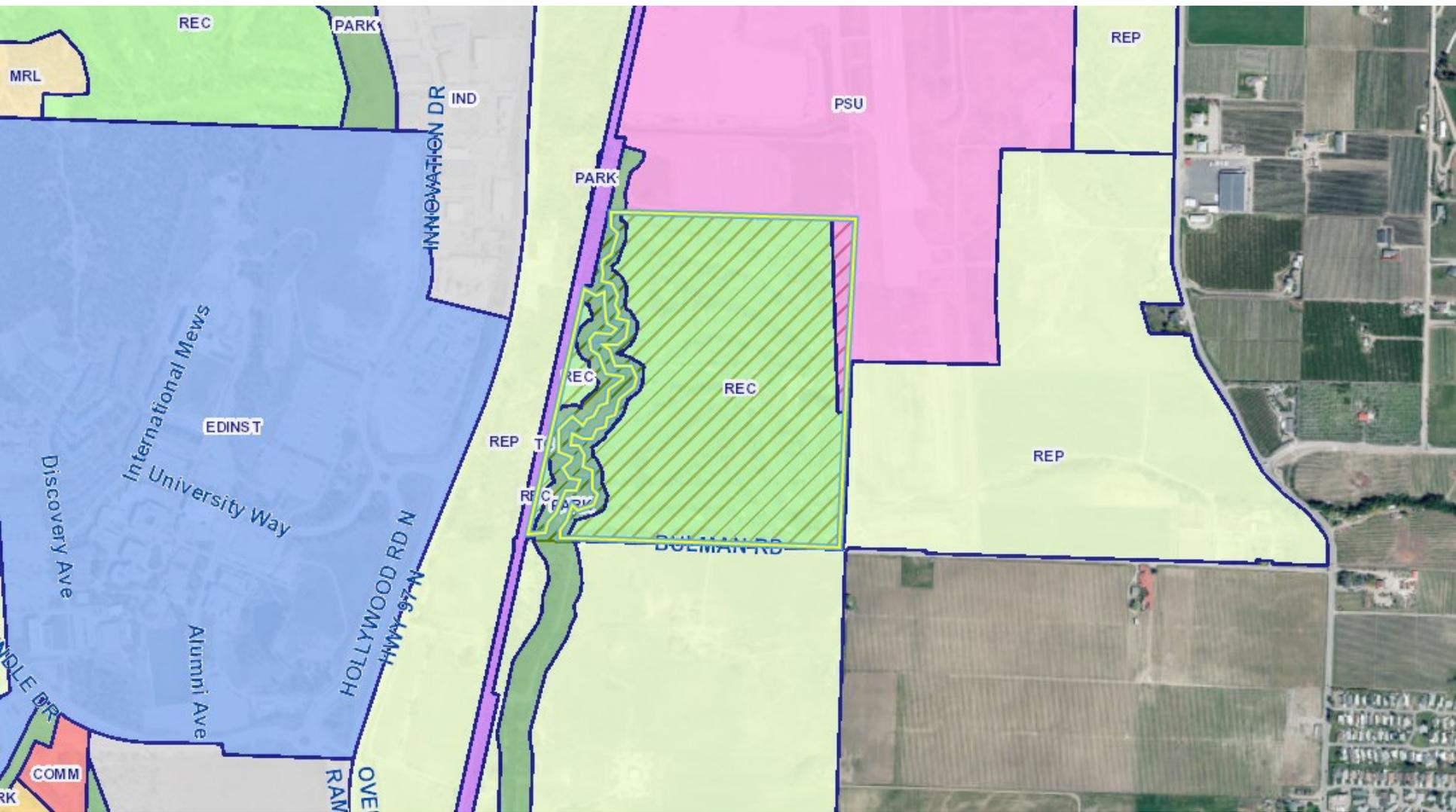
LUC Eliminated (1 year later)

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.

Project Details

- ▶ Staff initiated the termination of LUC77-1057.
- ▶ Staff are proposing to revert the parcel back to the A1 – Agriculture 1 zone as the property is in the ALR and it can operate as a non-farm use.
- ▶ If successful, the property will get the full use of current A1, one year after termination date.

Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the proposed land use contract termination:
 - ▶ The property is in the ALR, so the A1 zone is an appropriate zone. The golf course can remain operating as a non-farm use.
 - ▶ Province of BC requires all LUC's to be discharged/terminated.



Conclusion of Staff Remarks