



LUCT20-0014 / Z20-0101

4346 Lakeshore Road

Rezoning Application and Land Use Contract Termination



Proposal

- ▶ To terminate the Land Use Contract (LUC76-1090) and to rezone the subject properties from RU1 – Large Lot Housing zone to P4 – Utilities zone.

Development Process

Dec 9, 2020

LUC Termination Initiated by Staff



Dec 18, 2020

Owner Notification Completed



April 12, 2021

Initial Consideration



Public Hearing
Second & Third Readings

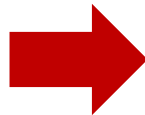


Final Reading



LUC Eliminated (1 year later)

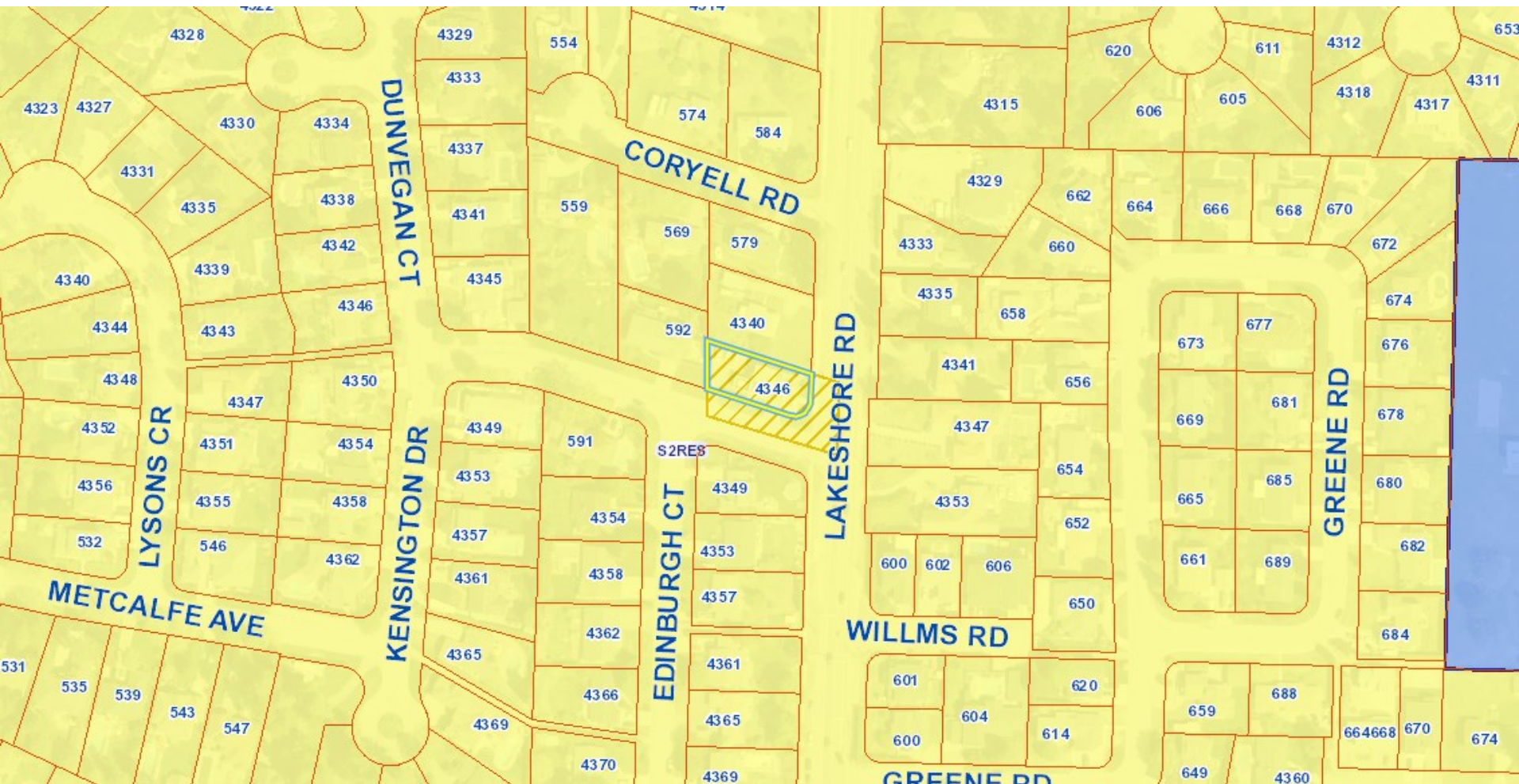
Council
Approvals



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 LUC76-1090 for the subject property.
- ▶ The LUC allows them to operate a telephone exchange and nothing else.
- ▶ Staff are proposing to adopt P₄ - Utilities, which allows for the use of utility services.

Public Notification Policy #367

- ▶ Staff sent a letter of Proposed Termination of Land Use Contract to both property owners.
 - ▶ Sent on Dec 18th, 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 discharge:
 - ▶ P₄ zone is appropriate to support existing use.
 - ▶ Province of BC requires all LUC's to be discharged/terminated.



Conclusion of Staff Remarks