



LUCT20-0010/Z20-0084

2840 Boyd Road

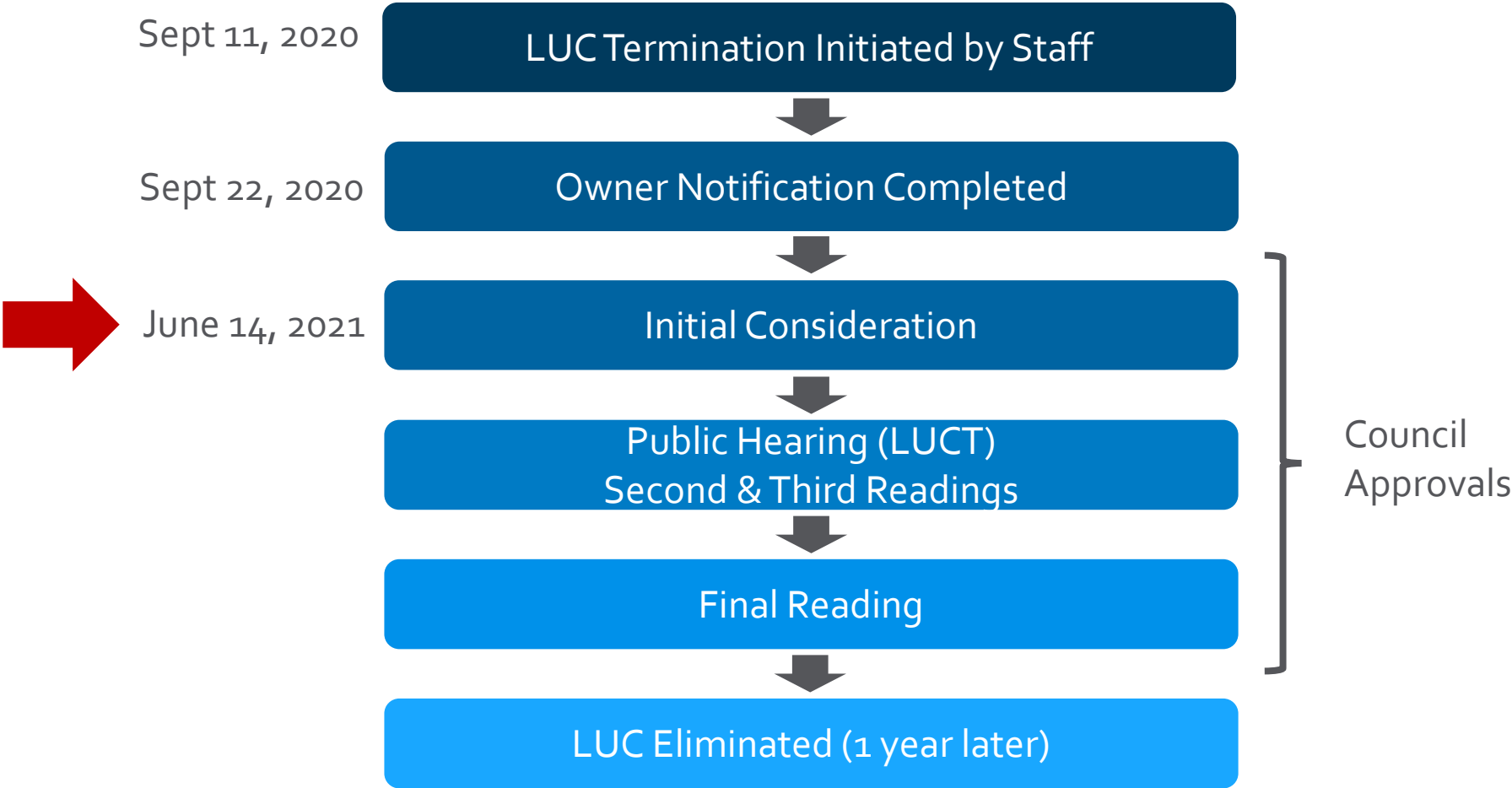
Land Use Contract Termination and Rezoning Application



# Proposal

- ▶ To terminate the Land Use Contract (LUC76-1112) and to rezone the property from A1 – Agriculture 1 to RU1 – Large Lot Housing.

# Development Process



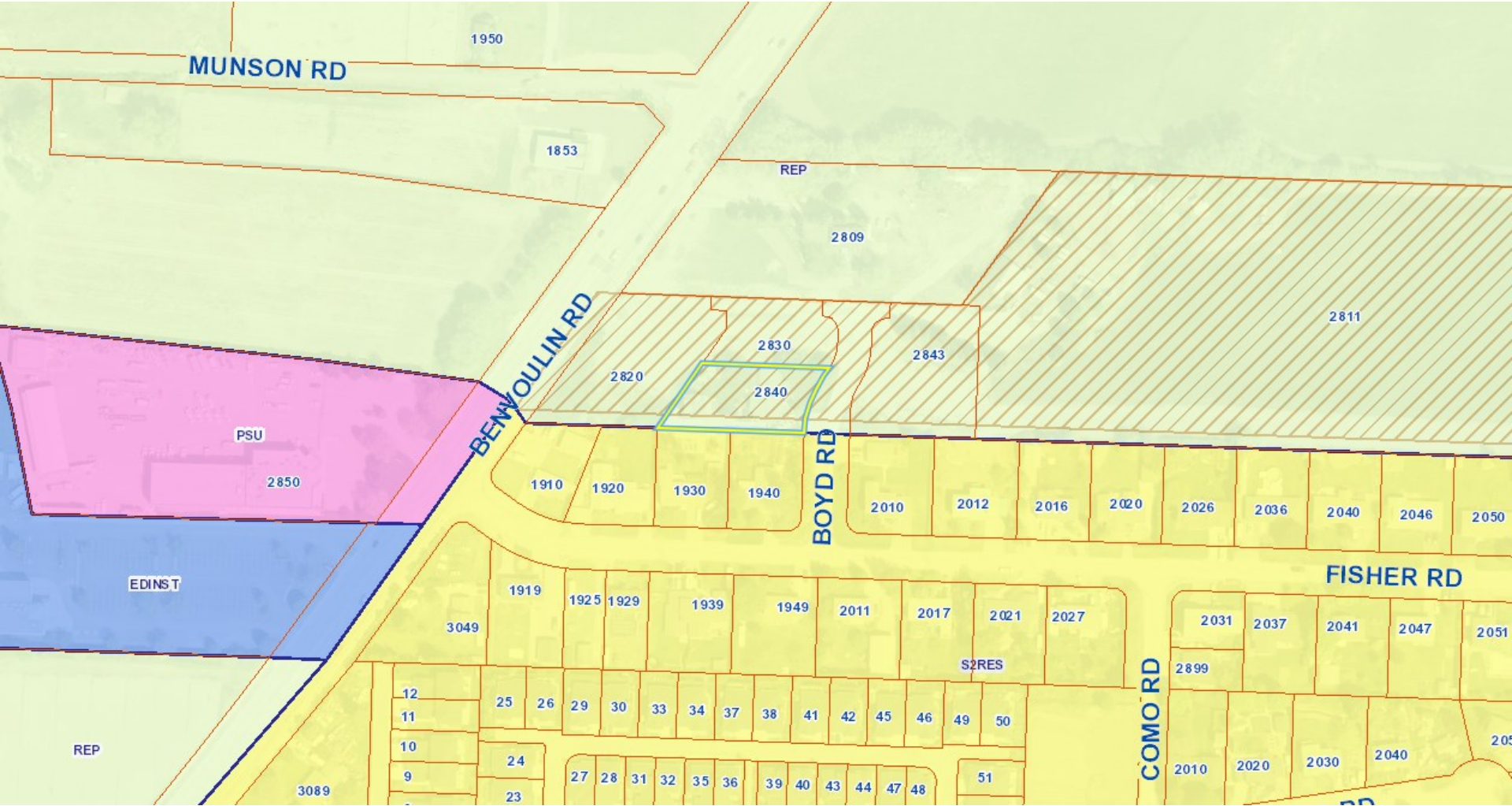


# Context Map





# 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.

# Project Details

- ▶ Staff initiated the termination of LUC76-1112.
- ▶ Staff are proposing to adopt the RU1 – Large Lot Housing, which allows for the existing use.
- ▶ The RU1 also best matches the allowable development regulations in the LUC.
- ▶ If successful, all properties will get full use of current Ru1 zone, one year after termination date.

# Public Notification Policy #367

- ▶ Staff sent a letter of Proposed Termination of Land Use Contract to the property owner in the LUC area.
  - ▶ Sent on Sept 22<sup>nd</sup>, 2020
- ▶ One-year grace period from Council consideration before full uses of RU1 – Large Lot Housing zone (as per Zoning Bylaw no. 8000).



# Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the proposed land use contract termination:
  - ▶ The proposed zone Ru1 is appropriate for the area and it matches the LUC.
  - ▶ Province of BC requires all LUC's to be discharged/terminated.



## *Conclusion of Staff Remarks*