



# LUCT20-0017

1505 Hardy Street & 2046 Enterprise Way

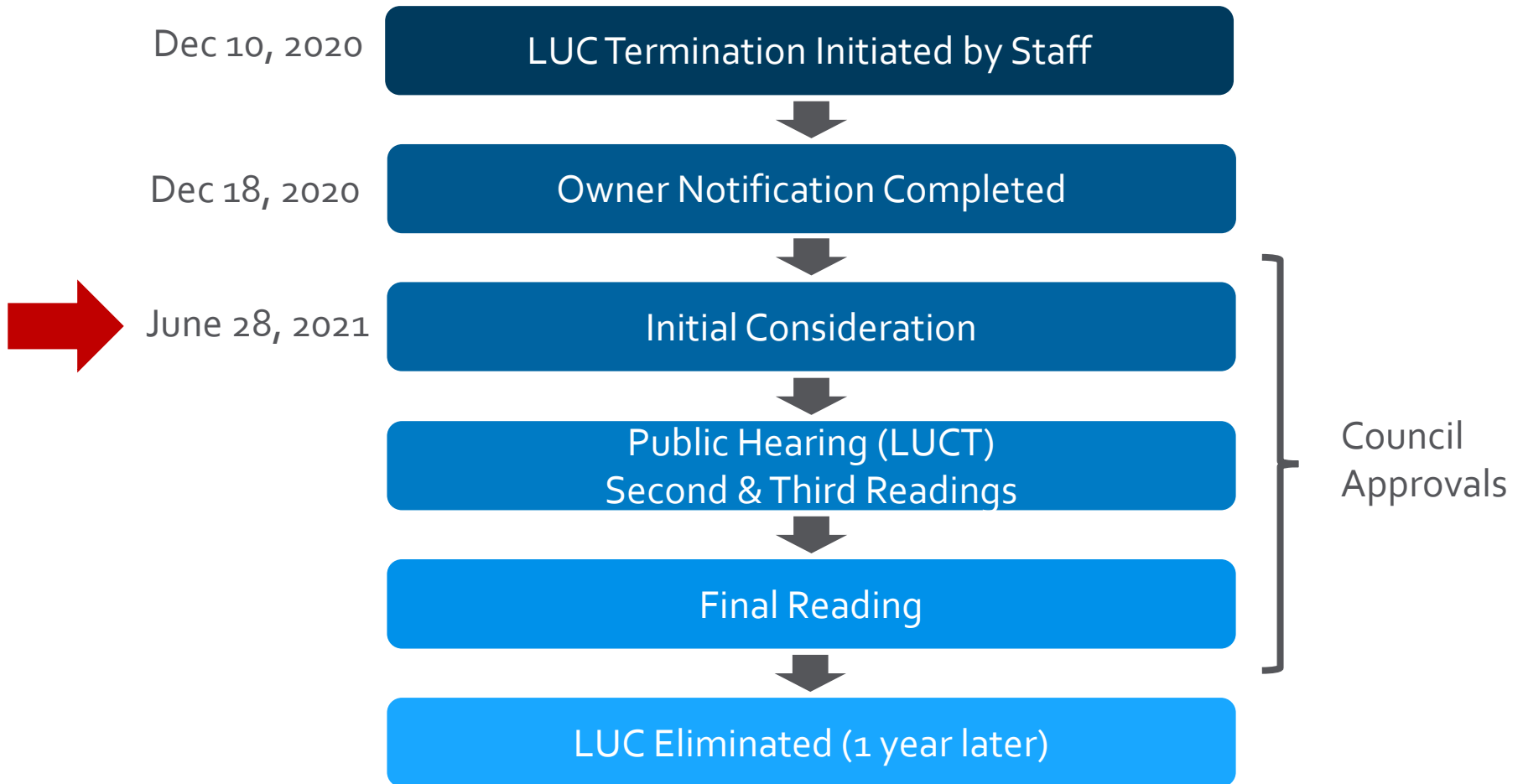
Land Use Contract Termination



# Proposal

- ▶ To terminate the Land Use Contract (LUC76-1108) from the subject properties and revert the parcels to the underlying I2 – General Industrial zone.

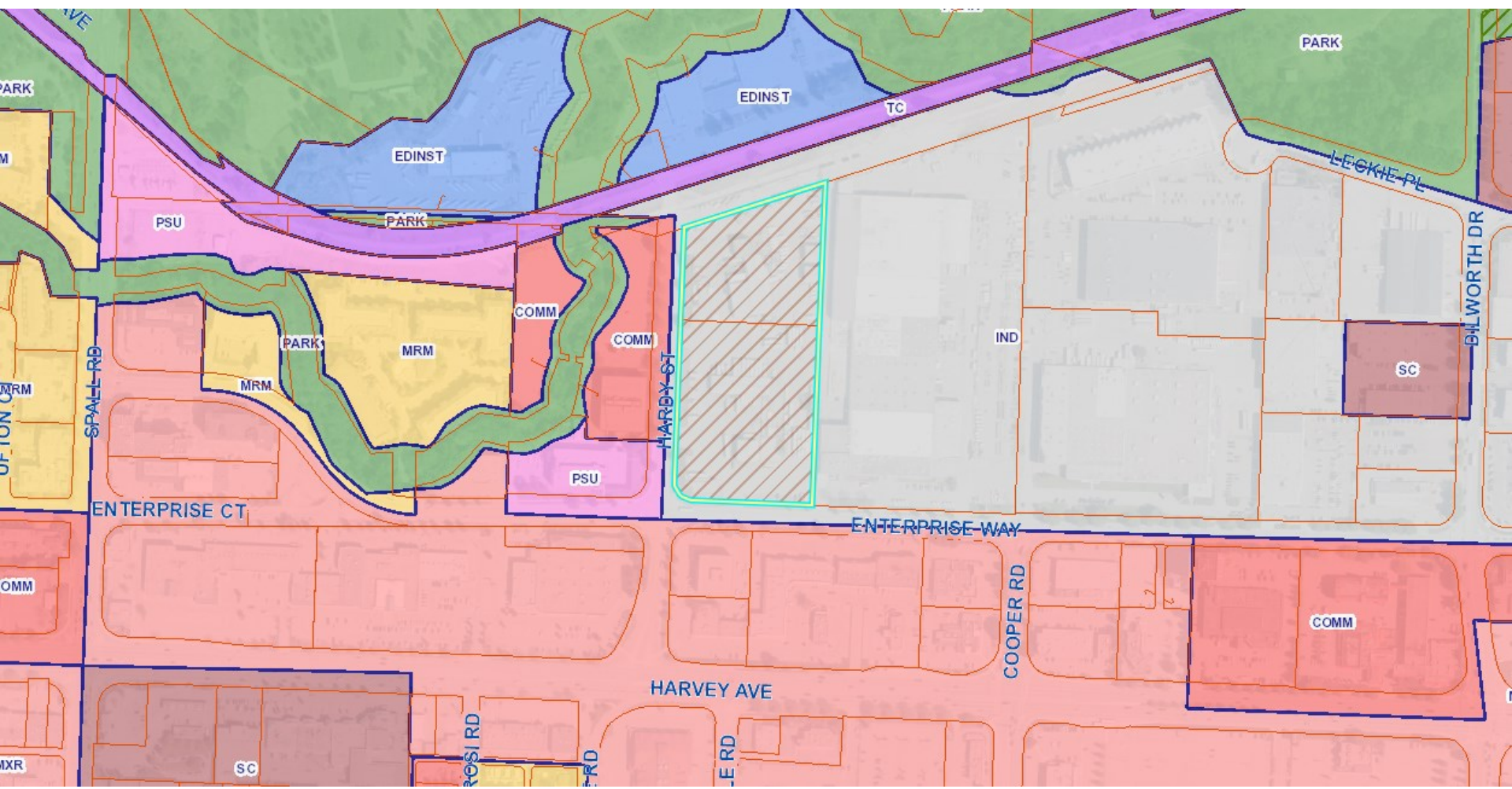
# Development Process



# 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.

# Project Details

- ▶ Staff initiated the termination of LUC76-1108.
- ▶ Staff are proposing to revert the parcels back to the I2 – General Industrial zone, as it matches the existing uses and Future Land Use Designation.
- ▶ If successful, the property will get the full use of current I2 zone, one year after termination date.

# Public Notification Policy #367

- ▶ Staff sent a letter to the property owners of the Proposed Land Use Contract Termination on December 18<sup>th</sup>, 2020.
  - ▶ A copy of the I2 zone was included in the letter.



# Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the proposed land use contract termination:
  - ▶ The underlying zone is appropriate for the existing uses and it meets the intent of the Future Land Use Designation.
  - ▶ Province of BC requires all LUC's to be discharged/terminated.



## *Conclusion of Staff Remarks*