



LUCT20-0012

663-671 Finns Road

Land Use Contract Termination



Proposal

- ▶ To terminate the Land Use Contract (LUC76-1103) from the subject property and revert the parcel to the underlying C2rls – Neighbourhood Commercial (Retail Liquor Sales) zone.

Development Process

Dec 9, 2020

LUC Termination Initiated by Staff



Dec 18, 2020

Owner Notification Completed



June 28, 2021

Initial Consideration



Public Hearing (LUCT)
Second & Third Readings

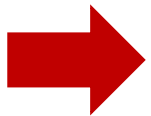


Final Reading

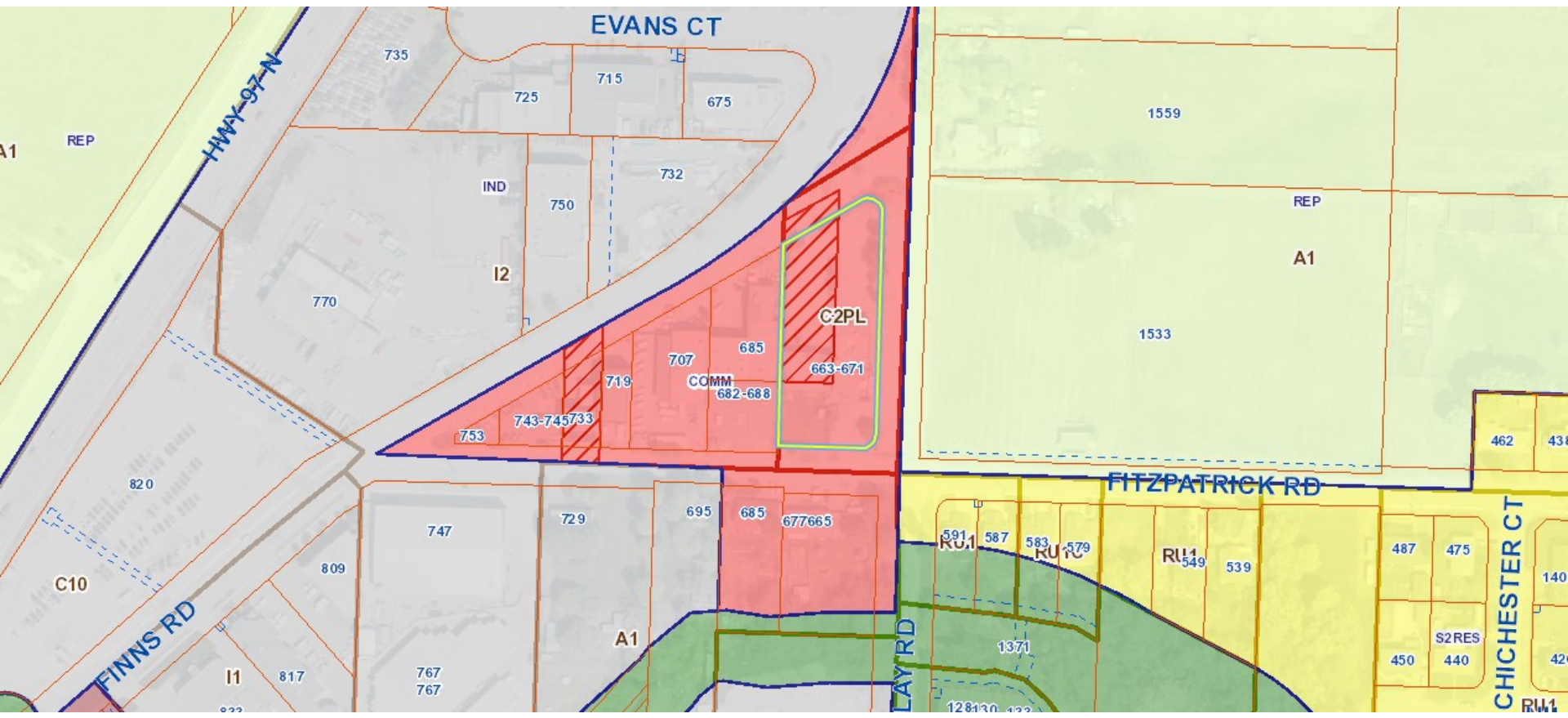


LUC Eliminated (1 year later)

Council
Approvals



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 LUC76-1103.
- ▶ Staff are proposing to revert the parcel back to the C2rls – Neighbourhood Commercial zone (Retail Liquor Sales), as it matches the existing uses.
- ▶ If successful, the property will get the full use of current C2rls zone, one year after termination date.

Public Notification Policy #367

- ▶ Staff sent a letter to the property owner of the Proposed Land Use Contract Termination on December 18th, 2020.
 - ▶ A copy of the C2 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 matches the Future Land Use Designation.
 - ▶ Province of BC requires all LUC's to be discharged/terminated.



Conclusion of Staff Remarks