



# LUCT20-0013

260-262 Hwy 33 W

Land Use Contract Termination



# Proposal

- ▶ To terminate the Land Use Contract (LUC76-11) from the subject property and revert the parcel to the underlying C<sub>4</sub> – Urban Centre Commercial zone.

# Development Process

Dec 9, 2020

LUC Termination Initiated by Staff



Dec 18, 2020 &  
Jan 18, 2022

Owner Notification Completed



Feb 7, 2022

Initial Consideration



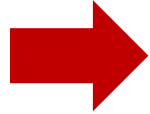
Public Hearing (LUCT)  
Second & Third Readings



Final Reading



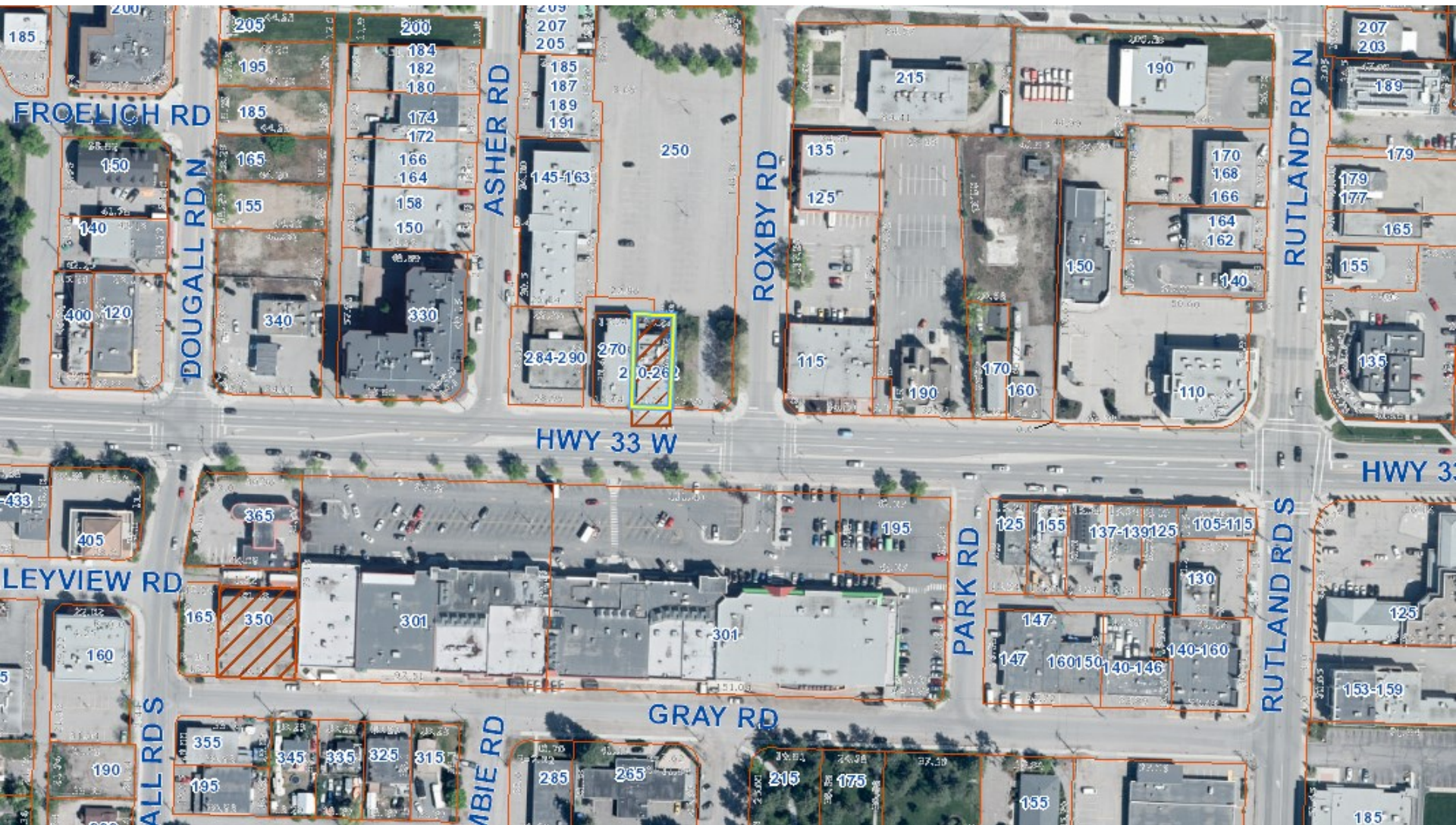
LUC Eliminated (1 year later)



Council  
Approvals



# Context Map





# 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 LUC76-11.
- ▶ Staff are proposing to revert the parcel back to the C<sub>4</sub> – Urban Centre Commercial zone, as the property is in the Rutland Urban Centre and the existing use is permitted in the zone.
- ▶ If successful, the property will get the full use of current C<sub>4</sub> 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 18<sup>th</sup>, 2020.
  - ▶ A copy of the C<sub>4</sub> zone was included in the letter.
- ▶ Staff also restarted the notification process on January 18<sup>th</sup>, 2022.



# Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the proposed land use contract termination:
  - ▶ The underlying zone is appropriate for the existing use and the property is in the Rutland Urban Centre.
  - ▶ Province of BC requires all LUC's to be discharged/terminated.



## *Conclusion of Staff Remarks*