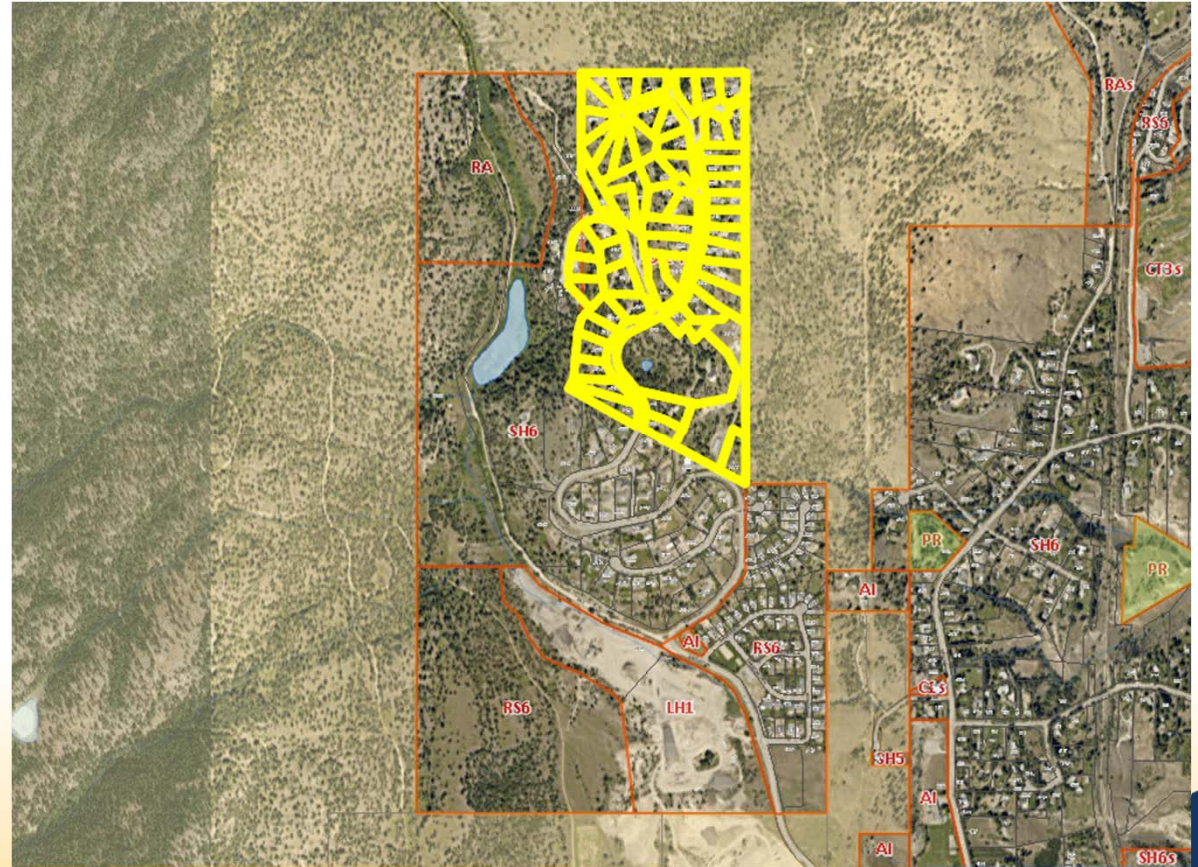


Early Termination of LU-2-F





Land Use Contract Termination

- All Land Use Contracts in BC will cease to exist on June 30, 2024 (announced in 2014);
- Local Governments must have zoning in place on affected properties by June 30, 2022;
- To achieve this, *Local Government Act* now allows for the “Early Termination” of LUC’s (to be completed by June 30, 2022).

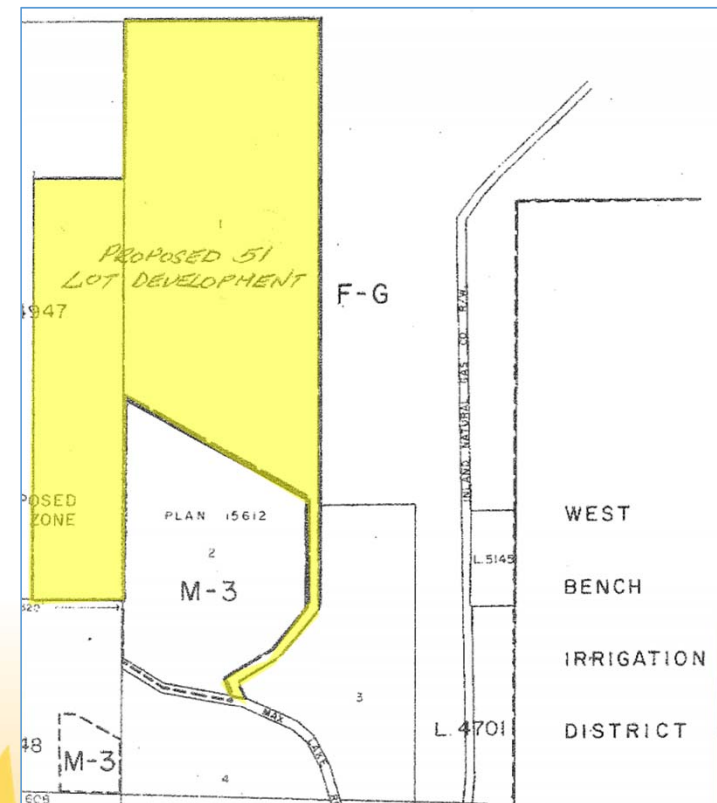


Land Use Contract Termination

Options	Bylaw Adoption Deadline	Zoning –Effective Date	LUC – Termination Date
Termination		June 30, 2024	June 30, 2024
Early Termination	June 30, 2022	Min. one year after Bylaw adoption	Min. one year after Bylaw adoption
Voluntary Discharge	June 30, 2022	Same day as Bylaw adoption	Same day as Bylaw adoption

Land Use Contract Termination

- November 5, 1975, RDOS Board adopts Amendment Bylaw No. 281;
- Bylaw authorised Land Use Contract No. LU-2-F;
- Contract facilitated a proposed 51 lot development off of Max Lake Road;
- What is now Husula Highlands.





Land Use Contract Termination

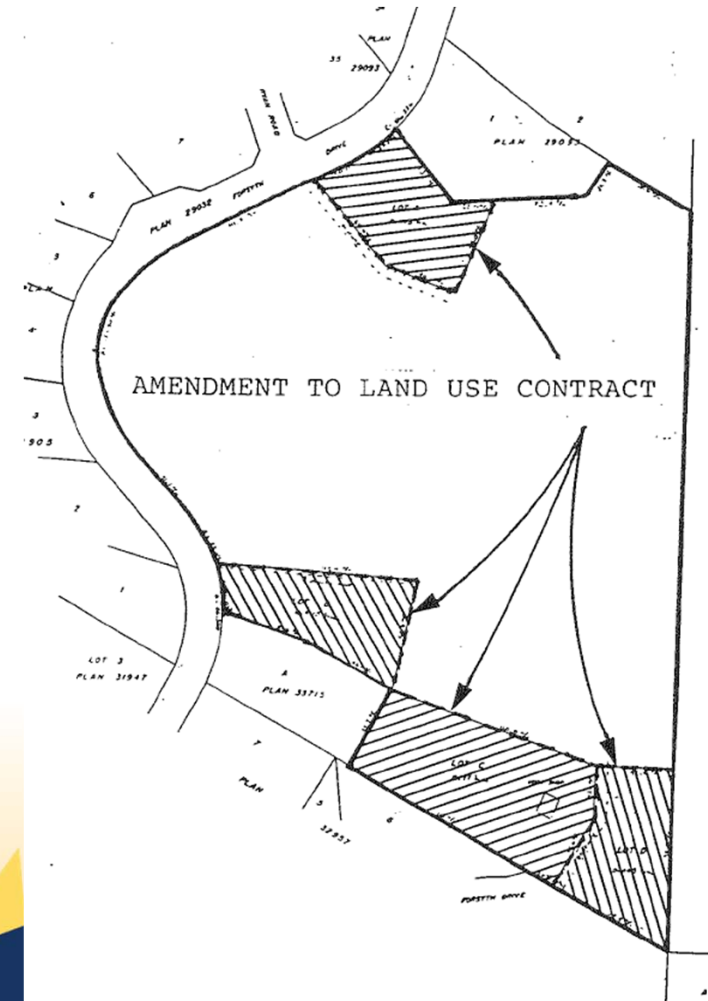
Why a Land Use Contract?

- The developer was to provide the following:
 - Sewage Disposal (septic);
 - Storm Drainage;
 - Roads;
 - Fire Protection (hydrants);
 - Garbage Collection;
 - Street Lighting.

Land Use Contract Termination

LU-2-F has been amended twice since 1975:

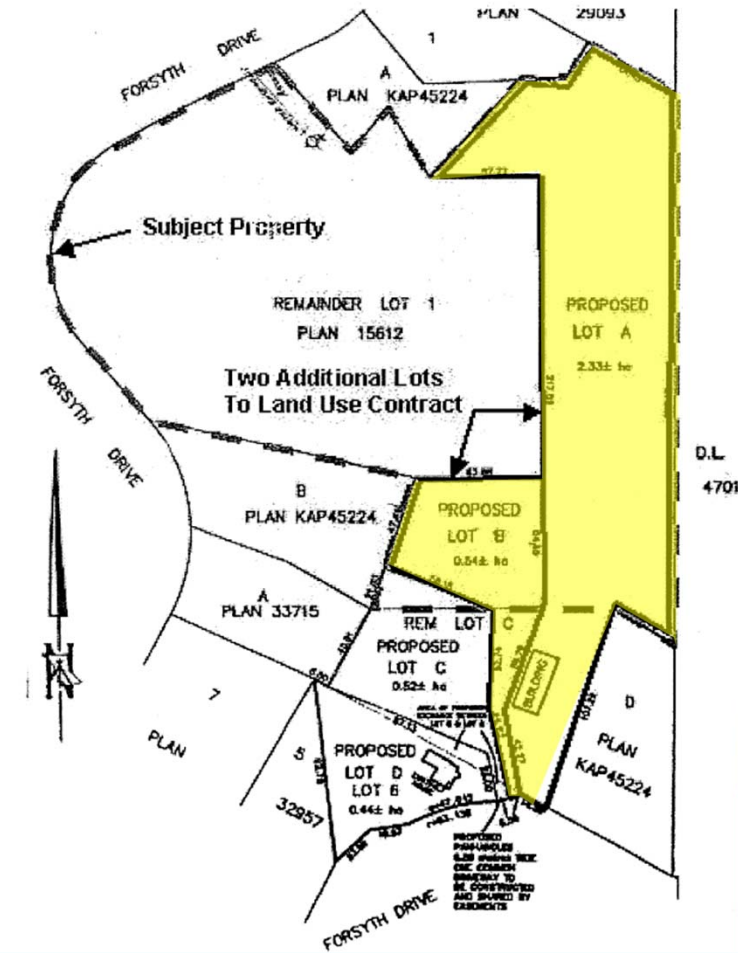
- In 1990, the Contract was amended to increase the maximum number of parcels from 51 to 55.



Land Use Contract Termination

LU-2-F has been amended twice since 1975:

- In 1997, the Contract was amended to increase the maximum number of parcels from 55 to 57.





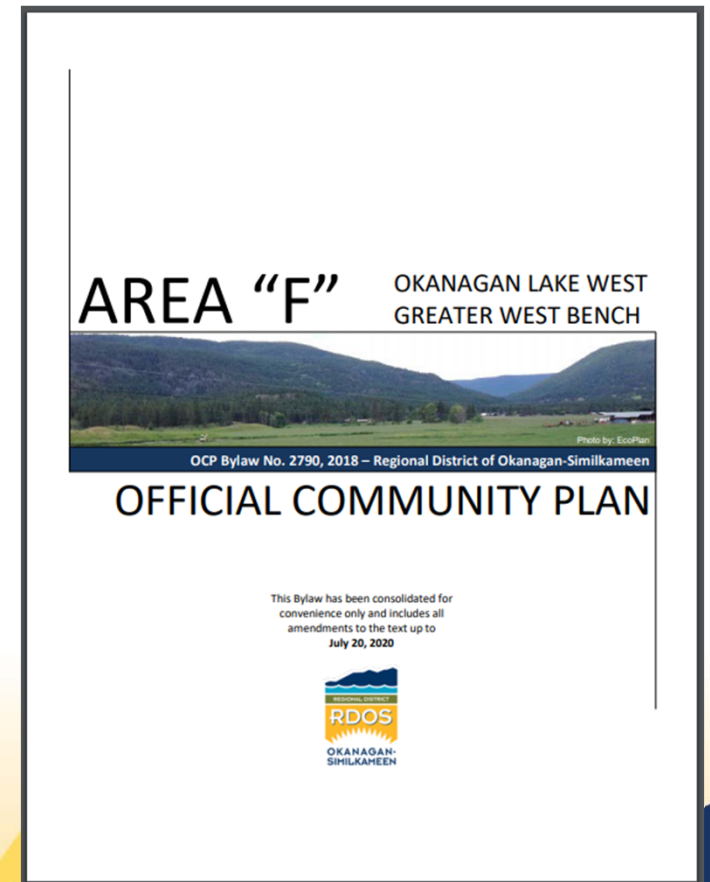
Land Use Contract Termination

Official Community Plan Bylaw (2018)

Provides the following policy
direction on LU-2-F:

*The Plan designates these parcels [in
LU-2-F] Small Holdings (SH).*

Section 24.7





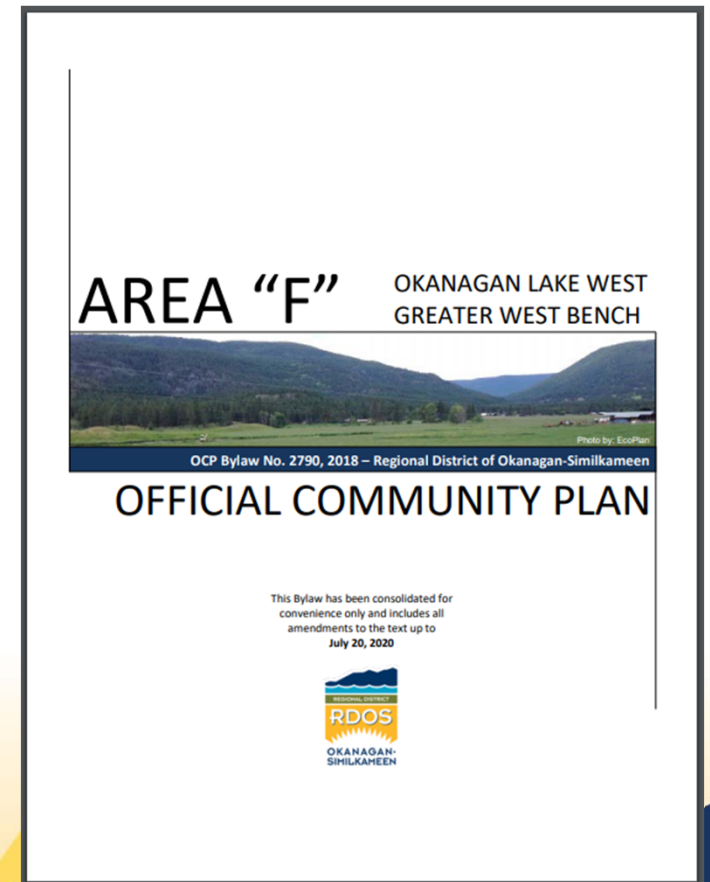
Land Use Contract Termination

Official Community Plan Bylaw (2018)

Provides the following policy
direction on LU-2-F:

*Replace LU-2-F ... with zoning
consistent with Small Holdings (SH)
designation.*

Section 24.3





Land Use Contract Termination

LU-2-F	SH6 Zone
<p>Permitted Uses:</p> <p><u>Principal</u></p> <ul style="list-style-type: none">• agriculture• single family dwelling <p><u>Accessory</u></p> <ul style="list-style-type: none">• home occupation• public utilities• accessory buildings and structures	<p>Permitted Uses:</p> <p><u>Principal :</u></p> <ul style="list-style-type: none">• single detached dwelling <p><u>Accessory :</u></p> <ul style="list-style-type: none">• agriculture• bed and breakfast operation• home occupation• accessory buildings and structures

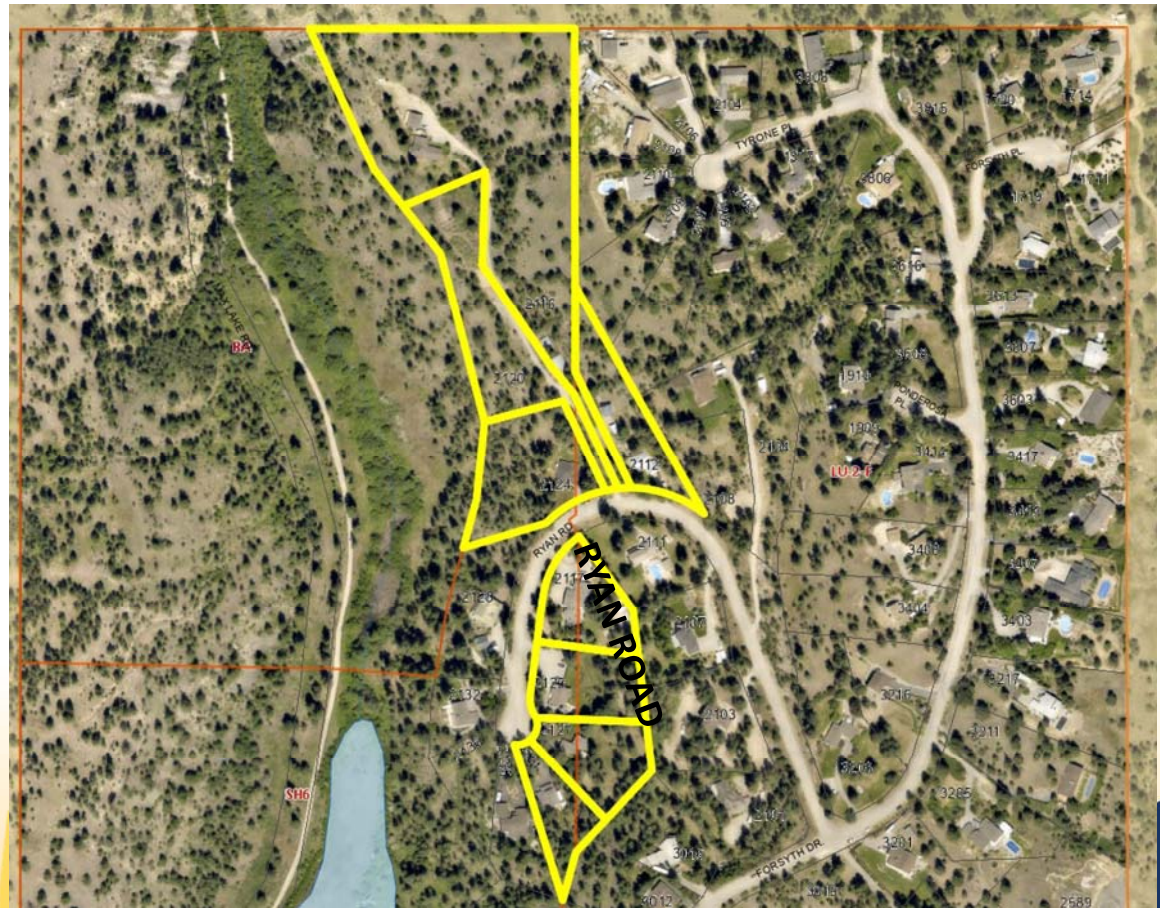


Land Use Contract Termination

LU-2-F	SH6 Zone
Minimum Parcel Size: 4,040 m ²	Minimum Parcel Size: 2,500 m ² (community water & sewer)
Maximum Number of Dwellings Per Parcel: one (1) principal dwelling	Maximum Number of Dwellings Per Parcel: one (1) principal dwelling
Minimum Setbacks: <u>Buildings and Structures:</u> front parcel line: 9.14 metres rear parcel line: 9.14 metres interior side parcel line: 4.57 metres exterior side parcel line: 4.57 metres	Minimum Setbacks: <u>Buildings & Structures:</u> front share parcel line: 7.5 metres rear share parcel line: 7.5 metres interior side share parcel line: 4.5 metres exterior side share parcel line: 4.5 metres
Maximum Height: 7.62 metres	Maximum Height: 10.0 metres (principal) – 4.5 metres (accessory)
Maximum Parcel Coverage: Not specified	Maximum Parcel Coverage: 35%

Land Use Contract Termination

- seven (7) parcels are currently split-zoned LU-2-F and SH6;
- Termination will result in whole of parcels being SH6





Land Use Contract Termination

QUESTIONS?