

# WHISTLER

## AGENDA

### PUBLIC HEARING OF MUNICIPAL COUNCIL TUESDAY, MAY 17, 2016 STARTING AT 6:00 PM

In the Franz Wilhelmssen Theatre at Maury Young Arts Centre - Formerly  
Millennium Place, 4335 Blackcomb Way, Whistler, BC V0N 1B4

The Public Hearing is convened pursuant to Section 464 of the *Local Government Act* R.S.B.C. 2015, c.1 to allow the public to make representations to Council respecting matters contained in "Land Use Contract Discharge and Zoning Amendment Bylaw (3401 Panorama Ridge) No. 2103, 2016" (the "proposed Bylaw").

Everyone present shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. No one will be discouraged or prevented from making their views known. However, it is important that remarks be restricted to matters contained in the proposed Bylaw.

When speaking, please commence your remarks by clearly stating your name and address.

Members of Council may, ask questions following presentations however, the function of Council at a Public Hearing is to listen rather than to debate the merits of the proposed Bylaw.

As stated in the Notice of Public Hearing,

Land Use Contract  
Discharge and Zoning  
Amendment Bylaw (3401  
Panorama Ridge)  
No. 2103, 2016

**PURPOSE OF** Land Use Contract Discharge and Zoning Amendment Bylaw (3401 Panorama Ridge) No. 2103, 2016.

In general terms, the purpose of the proposed Bylaw is to discharge the Brio Land Use Contract (the "LUC") from the lands at 3401 Panorama Ridge, and permit the parcel to be regulated by RS1 (Residential Single Family One) zoning adopted under Bylaw No. 763, 1989 on February 6th, 1990 for the area.

Submissions

Submissions by any persons concerning the proposed Bylaw.

Correspondence

Receipt of correspondence or items concerning the proposed Bylaw.

### ADJOURNMENT

## PUBLIC HEARING DOCUMENT INDEX

| RZ 1119 - Land Use Contract Discharge and Zoning Amendment Bylaw (3401 Panorama Ridge) No. 2103 |               |   |
|---|---------------|---|
| Document Type   | Date          | Details   |
| Public Hearing Document Index   |               |   |
| Notice of Public Hearing  |               | Notice of Public Hearing  |
| Proposed Bylaw  | May 3, 2016   | RZ 1119 Land Use Contract Discharge and Zoning Amendment Bylaw (3401 Panorama Ridge) No. 2103                                     |
| Administrative Report 16-056  | March 3, 2016 | Administrative Report to Council requesting consideration of first and second reading and permission to schedule a Public Hearing |
| Council Minutes   | March 3, 2016 | Regular Council Minutes: Report No.16-024 (DRAFT)   |
| Correspondence  |               | No correspondences as of May 17 at 4:30 p.m   |



THE RESORT MUNICIPALITY OF WHISTLER  
4325 Blackcomb Way TEL 604 932 5535  
Whistler, BC Canada V0N 1B4 TF 1 866 932 5535  
[www.whistler.ca](http://www.whistler.ca) FAX 604 932 8109

## **NOTICE OF PUBLIC HEARING**

**TUESDAY, MAY 17, 2016 – 6:00 P.M.**

MAURY YOUNG ARTS CENTRE (formerly MILLENNIUM PLACE)  
Franz Wilhelmsen Theatre, 4335 Blackcomb Way, Whistler BC

### **LAND USE CONTRACT DISCHARGE AND ZONING AMENDMENT BYLAW (3401 PANORAMA RIDGE) NO. 2103, 2016**

#### **SUBJECT LANDS: 3401 PANORAMA RIDGE**

More specifically these lands are described as: Lot 22 Block M District Lot 4750 Group 1 New Westminster District Plan VAP17791, PID: 007-256-248 and as shown on the map attached to this notice.

#### **PURPOSE:**

In general terms, the purpose of the proposed Bylaw is to discharge the Brio Land Use Contract (the "LUC") from the lands at 3401 Panorama Ridge, and permit the parcel to be regulated by RS1 (Residential Single Family One) zoning adopted under Bylaw No. 763, 1989 on February 6th, 1990 for the area.

#### **INSPECTION OF DOCUMENTS:**

A copy of the proposed Bylaw and relevant background documentation may be inspected at the Reception Desk of Municipal Hall at 4325 Blackcomb Way, Whistler, BC, during regular office hours of 8:00 a.m. to 4:30 p.m., from Monday to Friday (statutory holidays excluded).

#### **PUBLIC PARTICIPATION:**

All persons, who believe their interest in the property is affected by the proposed Bylaw, will be afforded a reasonable opportunity to be heard by Council at the Public Hearing.

Written comments must be addressed to "Mayor and Council", and may be submitted prior to the public hearing (by 4:30 p.m. on May 17, 2016):

**Email:** [corporate@whistler.ca](mailto:corporate@whistler.ca)  
**Fax:** 604-935-8109  
**Hard Copy:** Legislative Services Department  
4325 Blackcomb Way  
Whistler BC V0N 1B4

Submissions received for the proposed Bylaw will be included in the information package for Council's consideration, which will also be available on our website at [www.whistler.ca](http://www.whistler.ca) with other associated information.

At the conclusion of this Public Hearing, no further information on this topic can be considered by Council.

**LAND USE CONTRACT AND ZONING AMENDMENT BYLAW  
SUBJECT LANDS – 3401 PANORAMA RIDGE, WHISTLER**



**SUBJECT LAND**

**RESORT MUNICIPALITY OF WHISTLER  
LAND USE CONTRACT DISCHARGE AND ZONING AMENDMENT BYLAW (3401 PANORAMA  
RIDGE) NO. 2103, 2016**

**A BYLAW TO DISCHARGE A LAND USE CONTRACT AND AMEND THE WHISTLER ZONING AND  
PARKING BYLAW NO. 303, 2015**

**WHEREAS** Council may, in a zoning bylaw pursuant to Sections 479, 482 and 525 of the *Local Government Act*, R.S.B.C. 2015, c. 1 divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones, require the provision of parking spaces and loading spaces for uses, buildings and structures, and establish different density regulations for a zone, one applicable to the zone generally and the other to apply if conditions are met; and

**WHEREAS** a land use contract may, under s.546 of the *Local Government Act*, be discharged by bylaw with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the discharge; and

**WHEREAS** the owner of the lands legally described as Lot 22 Block M District Lot 4750 Plan 17791 has agreed in writing to the discharge of the land use contract charging those lands and those lands are presently zoned RS1 under Zoning and Parking Bylaw No. 303, 2015;

**NOW THEREFORE** the Municipal Council of the Resort Municipality of Whistler, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Land Use Contract Discharge Bylaw and Zoning Amendment Bylaw (4301 Panorama Ridge) No. 2103, 2016"
2. That certain land use contract registered in the Vancouver Land Title Office under No. F56921 on August, 17, 1978, is discharged from the lands described as Lot 22, Block M, District Lot 4750, Plan 17791, and the Municipal Clerk shall register a discharge of that land use contract in respect of such lands, together with a certified copy of this bylaw, in the Land Title Office in accordance with the *Land Title Act* and Section 546 of the *Local Government Act*.
3. Zoning and Parking Bylaw No. 303, 2015 is amended by amending Schedule "A" Zoning Map by removing the LUC designation of the lands described as Lot 22, Block M, District Lot 4750, Plan 17791 leaving the designation as RS1 (Residential Single Family One) as shown in heavy black outline and identified on the plan annexed to this Bylaw as Schedule "1".
4. If any section or phrase of this bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

Given first and second readings this 3rd day of May, 2016.

Pursuant to Sections 464 and 465 of the *Local Government Act*, a Public Hearing was held this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Given third reading this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Approved by the Minister of Transportation this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Adopted by the Council this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

**Land Use Contract Discharge and Zoning Amendment (3401 Panorama Ridge) No. 2103, 2016**

\_\_\_\_\_  
Nancy Wilhelm-Morden,  
Mayor

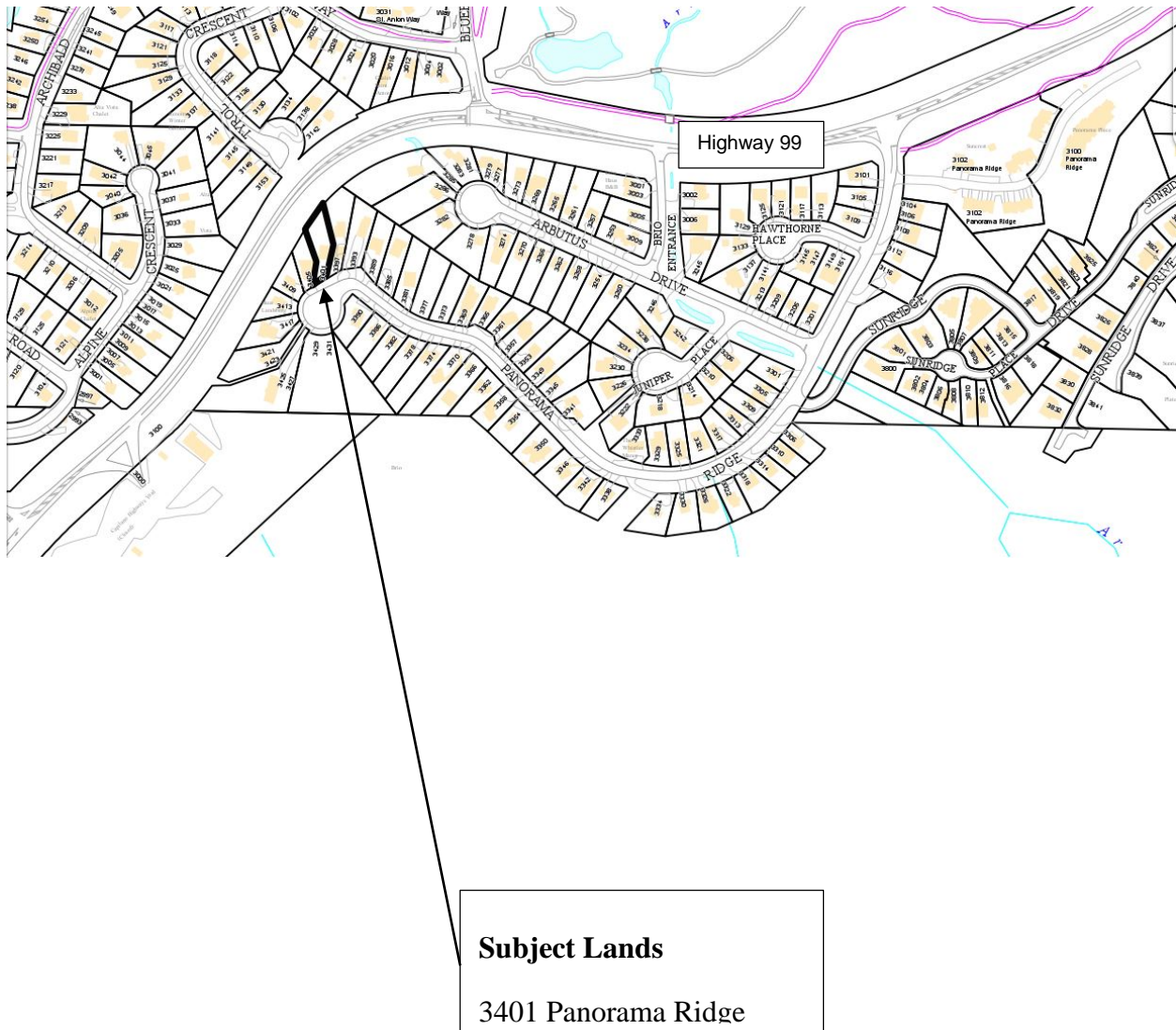
\_\_\_\_\_  
Laurie-Anne Schimek  
Municipal Clerk

I HEREBY CERTIFY that this is a true  
copy of "Land Use Contract Discharge  
Bylaw (3401 Panorama Ridge) No. 2103,  
2016"

\_\_\_\_\_  
Laurie-Anne Schimek  
Municipal Clerk

## SCHEDULE 1

**3401 Panorama Ridge  
(Lot 22, Block M, District Lots 4750 Plan 17791)  
to remove LUC designation and leave designation as RS1 (Residential Single Family One)**





## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** May 3, 2016

**REPORT:** 16-056

**FROM:** Resort Experience

**FILE:** RZ1119

**SUBJECT:** RZ1119 – 3401 PANORAMA RIDGE – LAND USE CONTRACT DISCHARGE

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the General Manager of Resort Experience be endorsed.

### RECOMMENDATION

**That** Council consider giving first and second readings to “Land Use Contract Discharge and Zoning Amendment Bylaw (3401 Panorama Ridge) No. 2103, 2016”;

**That** Council authorize staff to schedule a Public Hearing regarding “Land Use Contract Discharge and Zoning Amendment Bylaw (3401 Panorama Ridge) No. 2103, 2016”; and to advertise for same in a local newspaper; and further,

**That** Council direct staff to advise the applicant that before consideration of adoption of “Land Use Contract Discharge and Zoning Amendment Bylaw (3401 Panorama Ridge) No. 2103, 2016”, the following matters are to be completed to the satisfaction of the General Manager of Resort Experience:

1. Issuance of building permits to legalize unauthorized construction in the dwelling;
2. Registration of a Section 219 covenant in favour of the Resort Municipality of Whistler to ensure proposed development is consistent with the objectives and performance goals of the municipality’s Green Building Policy G-23; and
3. Payment of outstanding rezoning application fees; and further

**That** Council authorize the Mayor and Municipal Clerk to execute the referenced covenant.

### REFERENCES

Location: 3401 Panorama Ridge  
Legal: Lot 22 Block M District Lot 4750 Plan 17791  
PID: 007-256-248  
Owner: Emma Lois Bishop  
Zoning: Brio Land Use Contract

Appendices: A – Location Plan  
B - Zoning Map

### PURPOSE OF REPORT

This report presents Rezoning Application No. RZ 1119, an application to discharge the Brio Land Use contract (the “LUC”) from the lands at 3401 Panorama Ridge, and permit the parcel be regulated by RS1 (Residential Single Family One) zoning adopted under Bylaw No. 763, 1989 on February 6, 1990 for the area.



## **DISCUSSION**

### **Background**

The Brio neighbourhood lies south of Highway No. 99 and backs on to the base of Whistler Mountain, as shown on the Location Map in Appendix A. This neighbourhood is divided into two sections at the entrance from Highway No. 99 onto Panorama Ridge. To the west where the subject lot is located, is an area which consists of 109 lots of various sizes and a mixture of RS1 and RT1 zoned and LUC regulated properties. To the east is the Sunridge Plateau neighbourhood which is zoned RT6 (Two Family Residential Six).

In February 1990, Council adopted Bylaw No. 763, 1989 which created underlying RS1 zoning for the majority of the lots in the portion of the Brio neighbourhood, however, this zoning does not apply until the LUC is discharged. To date, many of these lots have discharged their LUCs and adopted the RS1 zoning as shown on the Zoning Map in Appendix B.

### **Current Application**

Rezoning Application RZ1119 proposes to discharge the LUC registered on the title as F56921 from the title of Lot 22 (3401 Panorama Ridge) in order for the property to be regulated by the underlying RS1 zone adopted in February 1990.

The parcel is currently developed with a detached house which received occupancy in 1985. As part of this LUC application a review of drawings of the existing house has determined that unauthorized construction has been completed without proper RMOW permits. The applicant has been advised that prior to the consideration by Council of the adoption of the Land Use Contract Discharge Bylaw that they will be required to obtain the necessary building permits for the unauthorized construction on the property.

In addition to the LUC, there is a development covenant registered on the title as G57154. This covenant provides additional site specific restrictions for each lot above and beyond the LUC. This covenant:

- requires that a building or other structure shall not be constructed on any lot and no existing building or other structure shall be added to or extended without the prior written approval of the Grantor (Brio Holdings Ltd.)
- contains instructions with respect to unsightly materials during construction work
- does not permit house trailers, unlicensed or non-operational vehicles on a lot that are visible from any neighboring lot, and garbage or other unsightly refuse to remain on any lot.

This development covenant will remain registered on title and requires approval by the Grantor (Brio Holdings Ltd.) for any new or additional structure on the property prior to the issuance of a building permit.

There is a second development covenant registered on the title as G57153. This covenant requires certain lots (including 3401 Panorama Ridge) to maintain trees within the twenty-five (25') foot rear yard setback adjacent to Highway 99. This development covenant will remain registered on the property to ensure trees are maintained within the twenty-five foot rear yard setback adjacent to the highway.

## Land Use Contract Discharge and Zoning Amendment Bylaw (3401 Panorama Ridge) No. 2103, 2016

Staff has prepared the land use contract and zoning amendment bylaw to discharge the LUC from the title of Lot 22 (3401 Panorama Ridge) and to remove the LUC designation from the lands on Zoning Bylaw No. 303, 2015 Schedule A map and leaving the designation as RS1 zone as previously adopted and shown on the Zoning Map excerpt in Appendix B.

Discharge of this LUC is consistent with previous LUC discharge applications in the Brio neighbourhood and with legislation passed by the Provincial Government under Bill 17, which automatically terminates all LUC's by June 30<sup>th</sup> 2024 and requires zoning to be in place for all lands regulated by LUC's by June 30, 2022.

### WHISTLER 2020 ANALYSIS

| W2020 Strategy    | TOWARD<br>Descriptions of success that resolution moves us toward | Comments  |
|-------------------|---|---|
| Built Environment | Limits to growth are understood and respected.                    | Discharge of the LUC would mean that the new GFA exclusions for basements contained in Zoning and Parking Bylaw 303 would be applicable to this parcel. |

| W2020 Strategy | AWAY FROM<br>Descriptions of success that resolution moves away from | Mitigation Strategies and Comments |
|----------------|--|------------------------------------|
| None.          |  |                                    |

### OTHER POLICY CONSIDERATIONS

#### Official Community Plan

The proposed LUC discharge bylaw and RS1 zoning for the property is consistent with the Official Community Plan's intended land use for this area.

#### Green Building Policy

Whistler's Green Building Policy provides direction for commitments with respect of green building features for any proposed building. It is recommended a covenant be required to ensure future development is in accordance with Whistler's Green Building Policy.

### BUDGET CONSIDERATIONS

Rezoning application fees provide for recovery of costs associated with this application. Building Permit fees and Works and Services charges will be applicable at the time of Building Permit.

### COMMUNITY ENGAGEMENT AND CONSULTATION

A sign describing Rezoning Application RZ1119 is posted on the property. This sign will remain in place for the duration of the application. At the time of writing this report, no responses have been received.

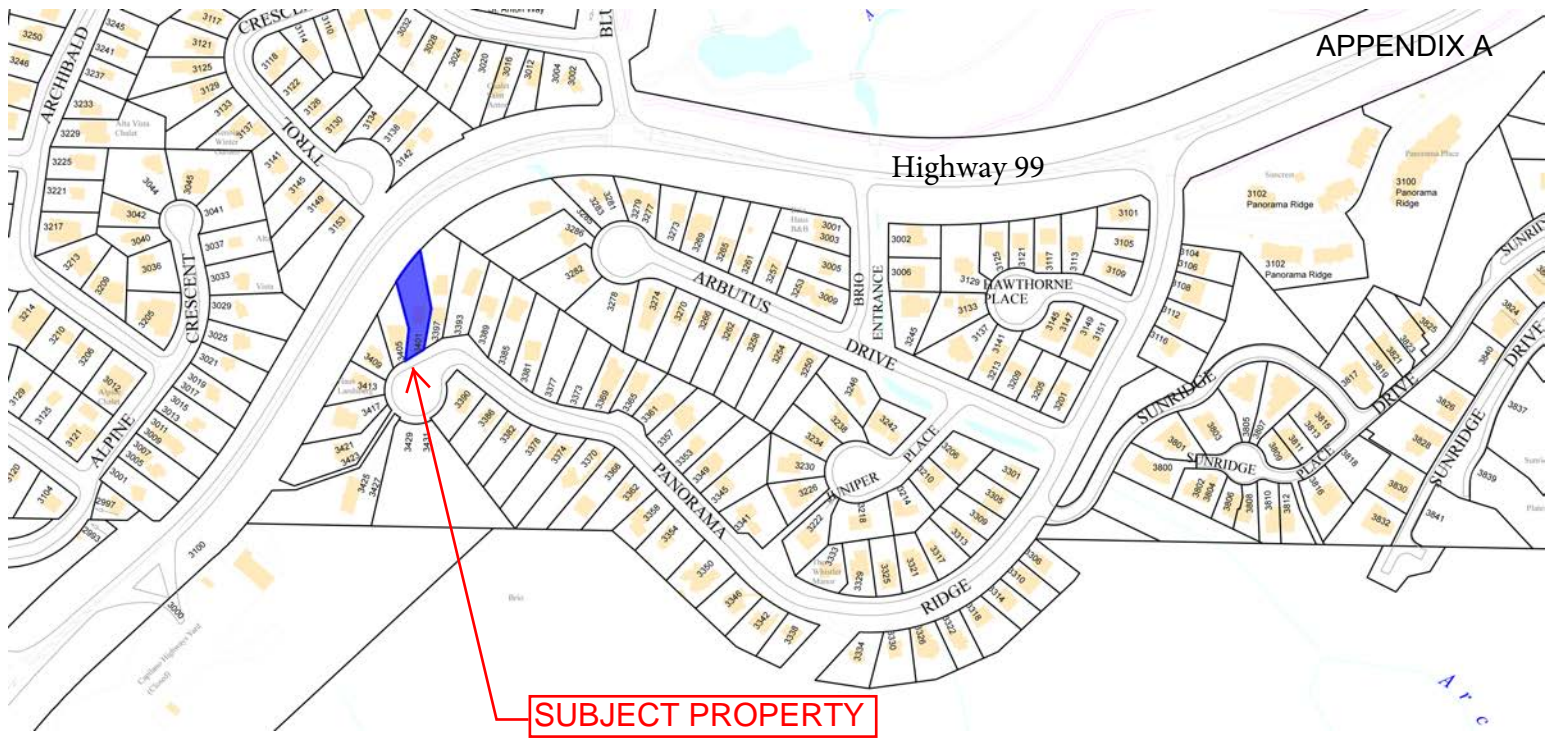
Per the requirements of the *Local Government Act*, the Land Use Contract Discharge Bylaw will require a Public Hearing wherein the public will be allowed to make representations to Council or present written submissions respecting matters contained in the Land Use Contract Discharge Bylaw.

## **SUMMARY**

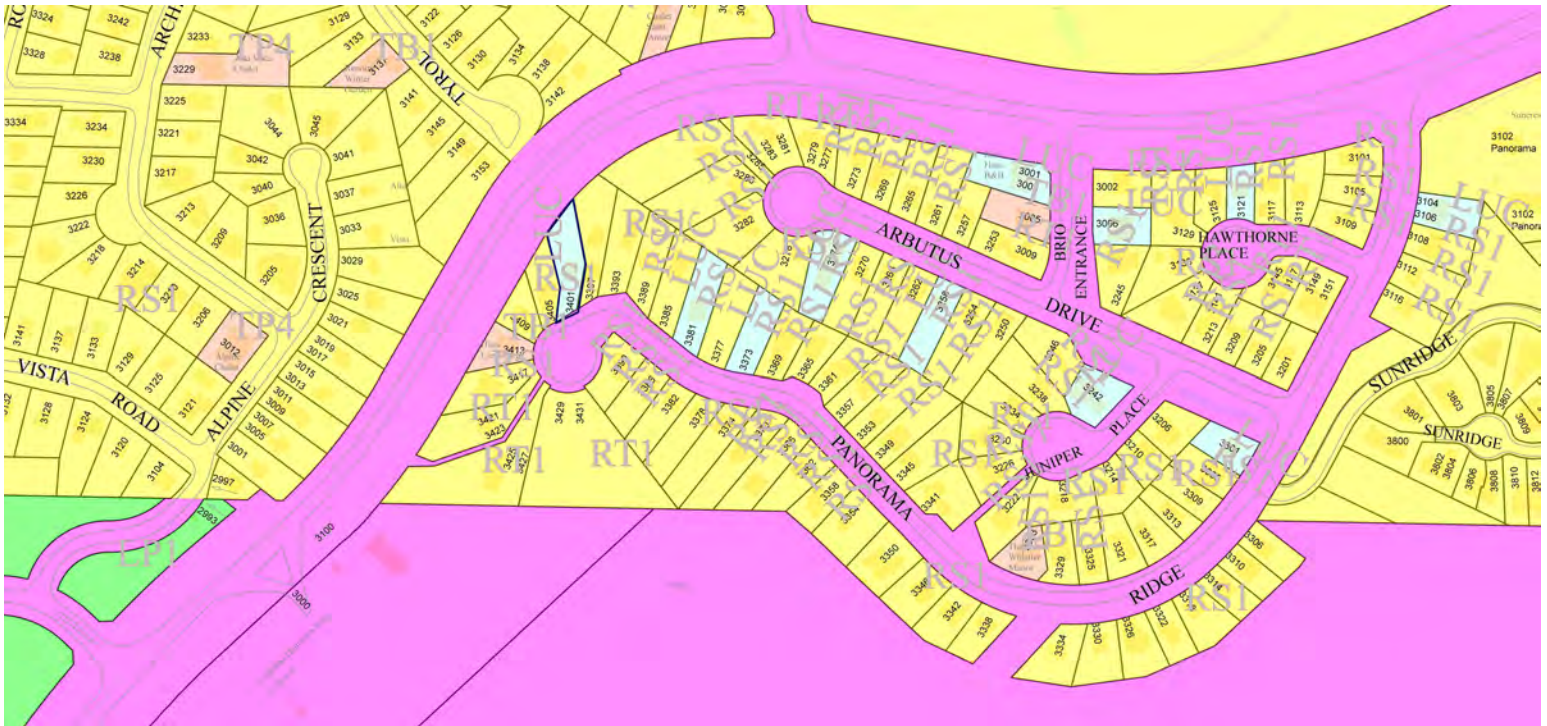
Rezoning Application RZ1119 proposes to discharge the Brio Land Use Contract from 3401 Panorama Ridge. The lands are proposed to be regulated by underlying RS1 (Residential Single Family One) zoning adopted in February 1990 for parcels in the Brio neighbourhood.

Respectfully submitted,

Robert Brennan, MCIP  
PLANNER  
for  
Jan Jansen  
GENERAL MANAGER of RESORT EXPERIENCE



LOCATION MAP - 3401 PANORAMA RIDGE



Zoning Bylaw No. 303, 2015 - Schedule A  
Remove LUC wording and blue shading  
and add yellow shading of RS1 zoning

3401 Panorama Ridge

On behalf of council and the Resort Municipality of Whistler, I would like to share my condolences with the family and friends of Maxim Arsenault following his passing in an avalanche near Haines Junction. After serving in the Canadian Army as a paratrooper, Maxim had lived in Whistler for 12 years and was a professional skier. He was known in particular for his warm personality and boundless enthusiasm for the outdoors. A celebration of life was held for Maxim in Whistler on April 27.

Councillor J. Crompton shared his condolences with friends and family of Lara Cooney who passed away recently of cancer and had a celebration of life yesterday in Squamish.

### INFORMATION REPORTS

Planning And Building  
Departments Application  
Activity Report – 2016  
First Quarter  
Report No. 16-054  
File No. 7006.01

Moved by Councillor S. Maxwell  
Seconded by Councillor J. Crompton

**That** Information Report No.16-054 summarizing the Planning Department and Building Departments application activity for the first quarter of 2016 be received.

CARRIED

Land Use Contract  
Termination Process  
Report No. 16-055  
File No. 7648.02

Moved by Councillor J. Ford  
Seconded by Councillor J. Crompton

**That** Information Report No. 16-055 regarding the Land Use Contract termination process be received.

CARRIED

### ADMINISTRATIVE REPORTS

3401 Panorama Ridge –  
Land Use Contract  
Discharge  
Report No.16-056  
File No. RZ1119

Moved by Councillor J. Ford  
Seconded by Councillor J. Crompton

**That** Council consider giving first and second readings to “Land Use Contract Discharge and Zoning Amendment Bylaw (3401 Panorama Ridge) No. 2103, 2016”;

**That** Council authorize staff to schedule a Public Hearing regarding “Land Use Contract Discharge and Zoning Amendment Bylaw (3401 Panorama Ridge) No. 2103, 2016”; and to advertise for same in a local newspaper; and further,

**That** Council direct staff to advise the applicant that before consideration of adoption of “Land Use Contract Discharge and Zoning Amendment Bylaw (3401 Panorama Ridge) No. 2103, 2016”, the following matters are to be completed to the satisfaction of the General Manager of Resort Experience:

1. Issuance of building permits to legalize unauthorized construction in the dwelling;



2. Registration of a Section 219 covenant in favour of the Resort Municipality of Whistler to ensure proposed development is consistent with the objectives and performance goals of the municipality's Green Building Policy G-23; and

3. Payment of outstanding rezoning application fees; and further

**That** Council authorize the Mayor and Municipal Clerk to execute the referenced covenant.

CARRIED

5428, 5432 & 5436  
Stonebridge Drive  
Covenant Modification  
Report No. 16-057  
File No. CM0069

Moved by Councillor J. Crompton  
Seconded by Councillor S. Maxwell

**That** Council approve the modification of covenants BT408796, BT408799, BT408802 to change the landscape and building envelopes at 5428, 5432 & 5436 Stonebridge Drive, subject to the property owners entering into a shared use agreement between lots 5428 and 5432; and further;

**That** Council authorize the Mayor and Municipal Clerk to execute the covenant modifications.

CARRIED

8060 Cypress Place Flood  
Proofing Exemption  
Report No. 16-058  
File No. SEC0019

Moved by Councillor J. Crompton  
Seconded by Councillor S. Maxwell

**That** Council grant an exemption in accordance with section 524 of the *Local Government Act* – "Requirements in Relation to Flood Plain Areas", to allow for the construction of a new dwelling at 8060 Cypress Place; and further,

**That** Council authorize the Mayor and Municipal Clerk to execute a Section 219 covenant on the title of the subject property for this exemption, attaching the geotechnical report prepared by EXP Consulting confirming that the property is safe for the use intended.

DEFEATED

*Opposed: Councillor S. Maxwell and Councillor J. Ford*

Unit 9 – 4700 Glacier  
Drive Renovations  
Report No. 16-059  
File No. DP1492

Moved by Councillor J. Ford  
Seconded by Councillor S. Maxwell

**That** Council approve the issuance of Development Permit DP1492 for renovations at Unit 9 – 4700 Glacier Drive per the architectural plans P1, P2, P3, P4, P5 prepared by John McSkimming Construction Ltd, dated February 29, 2016, subject to the resolution of the following matter to the satisfaction of the General Manager of Resort Experience:

1. Modification of Development Covenant R110852 to reflect the proposed changes; and further,

**That** Council authorize the Mayor and Municipal Clerk to execute the amending covenant.

# Land Use Contract Discharge Program

Presentation to Council

May 3<sup>rd</sup> , 2016.

## RESORT MUNICIPALITY OF WHISTLER

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Whistler, British Columbia  
Canada V0N 1B4  
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**TEL** 604 932 5535  
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# Land Use Contracts (LUCs) Generally

- Existed as a regulatory tool 1970-1980
  - ✓ Used in place of zoning; contract between Municipality and property owner
    - Could regulate virtually all aspects of development (land use, siting, infrastructure, amenities, form and character environmental).
    - “Locked in” regulations: could render any future development-related bylaws of the municipality inapplicable.
    - Registered on title of lands affected.
    - Municipality and land owner had to agree to amendment or termination.
  - ✓ LUC enabling legislation repealed November 15, 1978.

# Bill 17: The end of Land Use Contracts

- May 2014, Local Government Act amended:
  - ✓ All Land Use Contracts in BC automatically terminate on June 30, 2024.
  - ✓ Municipalities must zone all lands subject to Land Use Contracts by June 30, 2022.
  - ✓ Local government-initiated, termination now possible (zoning must be in place first).
  - ✓ Property owners may apply to the Board of Variance for temporary exemptions from early termination
  - ✓ Non-conforming use and siting rights for properties developed under an LUC, which do not conform to new zoning.

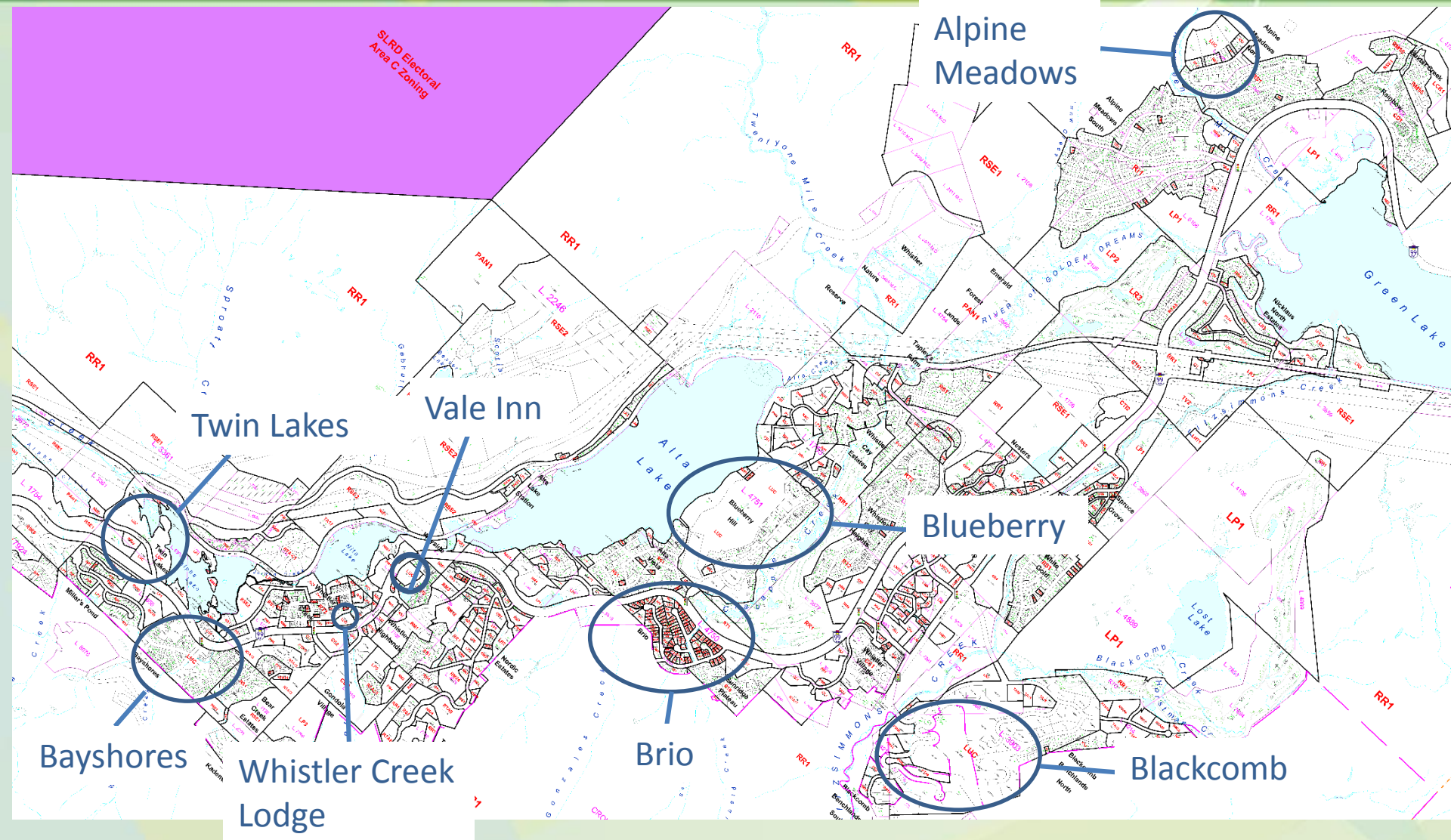
# Land Use Contracts in Whistler

- Eight Land Use Contracts in Whistler
  - ✓ Complex, varying, regulatory framework.
  - ✓ 2,599 properties affected.
    - 31 fee-simple lots
    - 2,568 stratified properties
    - 3,275 owners
    - 60 Strata corporations
  - ✓ Two Land Use Contract Areas have been “zoned over”. (Brio and Alpine)
  - ✓ Unknown number of site-specific amendments and discharges





# Land Use Contracts in Whistler



# Two Options Under the New Legislation

1. Zone all lands affected by Land Use Contracts by 2022 and wait for contracts to automatically terminate in 2024; or
2. Zone Lands affected by Land Use Contracts and terminate concurrently with adoption of zoning \*.

Planning Staff are recommending option 2, executed at a rate of 1-2 Land Use Contracts/year.

\* Property owners can apply for temporary exemption from early termination through Board of Variance

# Benefits of Early Discharge

- *Advantages of zoning realized as soon as possible*
  - ✓ Zoning is more efficient and effective for everyone (greater clarity and availability)
- *Sequenced approach more efficient and effective:*
  - ✓ More time for effective consultation with affected property owners.
  - ✓ Opportunities to improve the process along the way.
  - ✓ Spread demands on staff time and other resources over a longer period.
- *Key LUC regulations preserved*
  - ✓ Regulations in LUCs will be carried forward into new zoning.
  - ✓ Non-conforming status applies in unlikely event LUC regulations not carried forward.
  - ✓ Property owners have one year from termination date to develop in accordance with LUC.
  - ✓ Appeal to the Board of Variance to temporarily extend their LUC.
- *Desire of most property owners to terminate LUCs. :*
  - ✓ Already receiving inquiries about the new LUC termination regulations.
  - ✓ Continue to receive applications for site-specific terminations.
- *LUC areas are built out:*
  - ✓ Most buildings in LUC areas were constructed in the 70's and 80's; entering redevelopment phase,
  - ✓ LUCs are not a suitable tool for redevelopment: Zoning is better

# Challenges

- Tight timeframe
  - ✓ Zoning large area and large number of properties in short timeframe.
- Must replace extensive, complex and outdated regulatory scheme.
  - ✓ LUCs comparable in size to a small zoning bylaw and equally complex
  - ✓ LUC's regulations cannot be simply copied verbatim into zoning (e.g. density calculations, definitions, other considerations)
  - ✓ Unknown (but likely significant) number of site-specific modifications to Land Use Contract regulating individual parcels.
  - ✓ Paper-based, "manual" system, title notations: minimal ability to sort or query.



# Proposed Process

1. Assessment and preparation: Determine scope of LUC's, coordinate resources and develop termination schedule (including order of termination)
2. Property owner communication: Host annual information sessions and develop zoning and graphics for LUC's scheduled for discharge.
3. Bylaw preparation and consideration process: Use stakeholder input to refine proposed bylaws developed in Step 2 and proceed with Council consideration and approval.
4. Repeat 2 & 3 until all LUCs are terminated
  - ✓ Deadline to have zoning in place for lands affected by LUCs—June 30, 2022
  - ✓ All LUCs and BOV exemptions from early termination are automatically terminated—June 30, 2024.



# Proposed Principles of Land Use Contract Discharge

## 1. Adherence to legislation:

- ✓ *Local Government Act* requirements met.
- ✓ Antiquated regulatory features discontinued

## 2. Public engagement:

- ✓ *Local Government Act* requirements met plus additional consultation for affected property owners.

## 3. Alignment of regulations:

- ✓ Mirror LUC regulations in new Zoning.
- ✓ Preserve existing development rights.
- ✓ Ensure use, density, development character are maintained.
- ✓ Incorporate parcel-specific modifications where possible.
- ✓ Discard “spent” regulations

## 4. Consistent and equitable approach:

- ✓ Engage property owners collectively.
- ✓ RMOW initiated-no cost to property owners

# Recommendation

**That** Information Report No. 16-055 regarding the Land Use Contract termination process be received.