

Frequently Asked Questions about Land Use Contracts

What is a Land Use Contract (LUC)?

A Land Use Contract is an agreement between a property owner and a municipality that states the permitted uses(s) and development regulations for the property. The regulations in a Land Use Contract are similar to those found within a Zoning Bylaw, except that the Land Use Contract may contain other items typically not found within a Zoning Bylaw, such as engineering servicing standards and development design guidelines.

How does a Land Use Contract affect me?

If your property has a Land Use Contract registered on the Certificate of Title, then the use and any upgrades to the property (such as a new building, addition or new business tenant) must comply with the Land Use Contract provisions.

Why is the City terminating Land Use Contracts early?

In May 2014, the Province made changes to the *Local Government Act* that directs municipalities to enact zoning regulations for all properties regulated by Land Use Contracts prior to June 30, 2022 and to terminate Land Use Contracts.

How is the City selecting my property's zone?

Staff will review the use(s) and regulations (such as building setbacks, height, and lot coverage) permitted in the Land Use Contract and attempt to align these with a current zone. The proposed zone must be consistent with the land use designation for your property, which is identified in the City of Maple Ridge Official Community Plan.

What if the development on my property does not meet the new zoning regulations?

Existing buildings and structures that were lawfully built will have legal non-conforming protection under the *Local Government Act*. Non-conforming uses and structures will be allowed to continue as is.

In cases where the property aligns with the Official Community Plan, but does not meet one or two aspects of the Zoning Bylaw (such as building setbacks) a Development Variance Permit Application (to Council) will be made by the City on behalf of the property owner. Should City Council grant the Development Variance Permit, the existing building and structures will no longer have legal non-conforming status and will be permitted outright.

Who will pay for the termination of a Land Use Contract and zoning of my property?

The City is responsible for the cost of a City-initiated Land Use Contract termination and associated zoning, as well as a Development Variance Permit (if needed).

Does the City require authorization from the property owner before a Land Use Contract is terminated?

The provincial legislation enacted in 2014 allows municipalities to terminate Land Use Contracts without authorization from the property owner prior to the end date of June 30, 2024.

Will I have a chance to express my views to Council?

If your property needs to be rezoned, the City will follow its established rezoning process as outlined in the Development Procedures Bylaw. This process includes a Public Hearing, which provides affected property owners with an opportunity to share their concerns with Council.

What can I do if I feel early termination of my Land Use Contract is unfair?

In the event that a property owner considers that the timing of the termination causes a hardship, the *Local Government Act* allows for an application to be made to the City of Maple Ridge Board of Variance (BoV) within six (6) months after the adoption of the bylaw terminating the Land Use Contract. The BoV may extend the in-effect date of the new zoning up to June 30, 2024. However, the BoV does not have the authority to over-turn Council's decision to terminate the Land Use Contract or rezone the property.

Is there a way I can keep my Land Use Contract after June 30, 2024?

No, all Land Use Contracts in British Columbia will automatically terminate on June 30, 2024, or earlier through termination by the municipality. After a Land Use Contract is terminated, zoning and other municipal bylaws will regulate land use on the property.



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