



# Land Use Contracts

## Information Bulletin

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### What is a Land Use Contract (LUC)?

During the late 1970s and early 1980s, the **Municipal Act** permitted local governments to enter into agreements with property owners outlining site-specific land uses and conditions of development. These agreements are called Land Use Contracts (LUCs). Although new LUCs are no longer permitted under provincial legislation, there are some still in effect.

### How is an LUC amended?

An LUC can be changed in three ways:

1. Amendments - an LUC amendment may amend text, drawings, and development plans
2. Discharge - an LUC can be discharged, in which case the regulations in the City's Zoning Bylaw apply
3. Variance - specific elements of an LUC can be varied through a Development Variance Permit Application. A DVP application cannot vary use or density

### What is considered when reviewing an LUC amendment?

The City's **Official Community Plan** is considered when evaluating applications and proposed land use changes. It is a Bylaw containing policies that provide a framework for making land use decisions. All development must conform to the OCP. If an LUC amendment does not conform to the OCP, an OCP amendment application may also be required. Both applications may proceed simultaneously.

### How is an application made?

Before an application is submitted, a preliminary meeting must be held with staff to discuss the proposal and any additional requirements. The **Development Application Form** can then be filled out and submitted to Development Services at City Hall.

### What is the application cost?

The cost of an LUC amendment varies depending on the complexity of the application. Some of the associated costs include:

- Application fee (\$530 under **Fees and Charges Bylaw No. 0028**)
- Required documents and plans (i.e. legal surveys, site plans, professional reports)
- Off-site requirements (i.e. road improvements, drainage issues, fire service needs)