



FAQ

Land Use Contracts

Frequently Asked Questions | April 2024

Disclaimer: This document is intended to be a guide only. It is not a legal document and does not outline all applicable regulations. Any contradiction, dispute, or difference between the contents of this document and applicable Provincial law or Regional District bylaws, plans, policies, or guidelines will be resolved by reference to the law, bylaws, or other official documents.

Q: What is a Land Use Contract (LUC)?

A: A LUC is a contract between a property owner and a local government that includes regulations that govern the use and development of the property.

Q: What is happening?

A: In 2014, the *Local Government Act (LGA)* was amended by the Provincial government to terminate all existing LUCs on June 30, 2024. The ACRD has drafted site-specific zones for properties that are currently regulated by an LUC. These unique zones reflect the same uses and development regulations as contained within the LUCs.

Q: What is the process for approval of the new zones?

A: In order to be approved, the new zones have been included in a text amendment bylaw that will be incorporated into the ACRD Zoning Bylaw. This process includes the following general steps:

- On March 27, 2024 the ACRD Board of Directors gave first reading to Bylaws P1496 and P1497.
- A referral request for input will be sent to all relevant technical agencies (ie. Island Health, Provincial Ministries, First Nations, etc.).
- A public hearing will be held on Monday, May 13, 2024 at 7 pm at the ACRD Office.
- Following the public hearing, the Board of Directors will receive the public hearing report, minutes, and referral comments, and will consider second and third readings of the bylaws at a subsequent meeting.
- At a third meeting, the Board of Directors will consider adoption of the bylaws.

Following adoption, the new zones will be in effect on June 30, 2024 and the LUCs will no longer be valid.

Q: How many LUCs are in the ACRD?

A: There are nine (9) LUCs registered to various properties in the ACRD.

Q: Will I be able to use my property for a new or different use once the LUC is terminated?

A: No. If you want to use or develop the land in a way that is not currently permitted by the LUC, you would need to contact the ACRD Planning Department to discuss your options to apply for rezoning and/or other required development applications.

Q: What if a building on my property isn't permitted in the LUC or new zone?

A: Existing buildings and structures, which were lawfully built under former regulations, may have legal non-conforming protection under the *Local Government Act*. The status of structures that were unlawfully built (ie. without a permit and/or in contravention of the LUC) will not change.

Q: What opportunities do I have to provide my comments and input?

A: Anyone affected by the bylaws will be given the opportunity to provide written, in-person or electronic input at the public hearing. Written comments will be accepted ahead of the public hearing during a specified time frame. All details and instructions will be available on our website at www.acrd.bc.ca/events/13-5-2024/. Additionally, Planning staff can be reached for discussion, comments and/or questions at any time.

Q: Who can I contact with questions and where can I get more information?

A: ACRD Planning staff are happy to help and answer your questions!

ACRD Planning and Development Department | 250-720-2700 | planning@acrd.bc.ca

ACRD office location: 3008 Fifth Ave, Port Alberni, BC V9Y 2E3

ACRD office hours: 8:00 am to 4:30 pm | Monday to Friday, excluding statutory holidays

ACRD website: www.acrd.bc.ca/events/13-5-2024/

- **Information Session Details:**

When: Monday, May 13, 2024 from 6 to 7 pm (ahead of the public hearing)

Where: ACRD office at 3008 Fifth Avenue, Port Alberni, BC.

How: In-person attendance only.

- **Public Hearing Details:**

When: Monday, May 13, 2024 at 7 pm

Where: ACRD office at 3008 Fifth Avenue, Port Alberni, BC.

How: Electronic, call-in, or in-person attendance options are available.

More information, how to provide input and participate in-person or online:

www.acrd.bc.ca/events/13-5-2024/

