

From: Craig, Wayne
Sent: Tuesday, 24 November 2015 13:05
To: Day,Carol; Au,Chak; McPhail,Linda; Dang,Derek; Steves,Harold; Brodie,Malcolm; Johnston,Ken; Loo,Alexa; McNulty,Bill
Cc: LUC (Land Use Contract); Erceg, Joe; Hopkins,John
Subject: RE: Land Use Contract 157 Public Hearing Submission
Attachments: Land Use Contract Public Hearing Submission.doc; Summary of Issues on Proposed Underlying Zoning and Early Termination of Single-Family LUCs.pdf

To Mayor and Councillors,

Staff are aware that there are some properties in certain LUC areas that may not conform to the proposed underlying zoning being recommended by staff. The issue of non-conforming properties was identified in a memo to Mayor and Councillors that was distributed as part of the public hearing agenda package (see attached PDF). This memo indicates that when applying the RS1 zone to almost 4,000 single-family properties, there will be some properties that will not conform to the underlying zoning as it relates to building setbacks or the livable floor area is larger than what the RS1 zone would permit. The concerns associated with non-conformity related to overall house size has been identified by some residents in LUC157 (Westwind), but this situation also exists in LUC134 (Tiffany Estates), and LUC 146 (Woodwards & Railway area).

Existing houses that were lawfully built will be granted legal non-conforming protection in accordance with the Local Government Act. The legal non-conforming status ensures these buildings and structures have the ability to be retained in perpetuity (including the ability to conduct renovations to these structures). This legal non-conforming status encourages the retention of the original housing stock which also serves to preserve the established character of the neighbourhood.

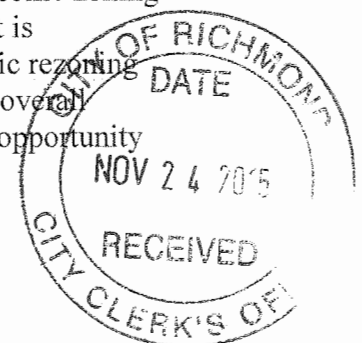
Following the public hearing, Council may consider the following options.

- The bylaws have been separated so that the bylaws for any specific LUC area could be referred back to staff, however, if the underlying zoning bylaw for an area is referred back to staff it will delay the potential termination date of the LUC as Mayor and Council are not able to adopt the early termination bylaw unless underlying zoning is in place. It is further noted that referring underlying zoning bylaws back to staff with specific direction to create neighborhood specific zoning would be difficult to establish for one neighborhood without considering establishing such an approach for another neighborhood. Establish neighborhood specific zoning will require staff time to negotiate, prepare and bring back to Mayor and Council for consideration which will displace other planning initiatives.
- Mayor and Council could proceed with the adoption of the proposed bylaws and advise individual property owners that have non-conforming situations related to overall house size that they may submit individual rezoning applications to consider site specific zoning on their specific lot should they wish to redevelop the lot with new house that is consistent with the size of the original housing stock. This type of site specific rezoning application would provide the opportunity to address any concerns related to overall house size or setbacks at the time of redevelopment while also providing the opportunity for design input through the statutory rezoning process.

City Clerk's Office

- - - 1 0 1

LUC Correspondence



Should you have any questions regarding this information, please do not hesitate to contact me directly. Thanks

Wayne Craig

Director of Development

City of Richmond

Tel: 604-247-4625

Fax: 604-276-4052

Email: wrcraig@richmond.ca

From: Liz Hardacre <littlelily@telus.net>

Date: November 23, 2015 at 11:51:29 PM PST

To: <cday@richmond.ca>, <cau@richmond.ca>, <lmcp@mail@richmond.ca>, <ddang@richmond.ca>, <hsteves@richmond.ca>, <mbrodie@richmond.ca>, <kjohnston@richmond.ca>, <aloo@richmond.ca>, <bmcnulty@richmond.ca>

Cc: <luc@richmond.ca>, <cityclerk@richmond.ca>

Subject: Land Use Contract 157 Public Hearing Submission

Please review my submission to the Land Use Contract Public Hearing, November 24, 2015.
Thank you.

Elizabeth Hardacre
5391 Woodpecker Drive
Richmond BC
V7E 5P4

ELIZABETH HARDACRE
5391 WOODPECKER DRIVE
RICHMOND, BC
V7E 5P4
604 277 2959
lizhardacre@icloud.com

November 23, 2015

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

RE: Land Use Contracts Public Hearing November 24, 2015 - Submission

Dear Mayor and Councillors:

My home is in Land Use Contract 157 which has unique circumstances and poses particular challenges in the process to eliminate Land Use Contracts.

I support the City's decision to proactively extinguish Land Use Contracts in Richmond as soon as possible. I believe the process is just, in that it allows a reasonable implementation period of one year; an appeal process for those who choose to avail themselves of it; and will expand Richmond's lawful Zoning Bylaw 8500 universally throughout the City. The plan to eliminate LUCs has been far too long in coming, but now that it is here I welcome it.

However, I don't think it is well understood by many people that the action the City is proposing is actually a two-phase process. The second phase is the elimination of LUCs, which will move thousands of houses into compliance with Zoning Bylaw 8500. I believe this will check the rampant redevelopment of properties that has scarred some neighbourhoods at the expense of neighbourhood livability.

But the first phase of this proposed legislation is also a very necessary one, and this is the part of the process that is problematic. I am speaking of the rezoning phase: the legislation that assigns a zoning classification to all former LUC properties in line with comparable properties elsewhere in Richmond. Some homeowners in my neighbourhood, including myself, have recently learned that their houses which were legally built under the LUC rules for our neighbourhood in the past, will no longer be considered in compliance under the new zoning, and will become "non-conforming." What this means for us is that the proposed new zoning classification will not allow our homes to be rebuilt according to the same area and dimensions that we have now. This may become a significant issue if our house burns to the ground and we attempt to replace it.

For example, under the new zoning assigned to our home, a dwelling that is two storeys high and less than 3000 square feet, my husband and I would not be permitted to rebuild to the existing state in the event of a catastrophic fire. Is it not reasonable that this modest house, that is in keeping with the rest of the neighbourhood, was legally built and conforms to all required setbacks, be reconstructed to its existing floor plan and dimensions? If the next owner of my house decides to demolish it and re-build, is it not reasonable that the original house should be

the template? There needs to be a grandfathering provision in the zoning to circumvent this kind of anomaly.

There are many non-conforming property owners who object to the "down-zoning" of their properties and perceive that their property values will suffer. This should not be confused with the idea that former LUC properties will be less desirable than they have been of late because the Zoning Bylaw is more restrictive than LUC rules. I am talking about a different problem that will emerge because of mass rezoning. In LUC 157, properties may be devalued because the new zoning ascribed to them has reduced the allowable area calculated for their actual house or its replacement.

Land Use Contract 157 has a significant number of "down-zoned" properties. City staff has estimated the number of homes that will be deemed non-conforming to be about 30%. Using data provided by the BC Assessment Authority, independent researchers have estimated that closer to 43% of homes in LUC 157 will become non-conforming. Regardless of the figure you accept, it is clear that the uniformity that exists in many neighbourhoods throughout Richmond that allows zoning assignment to be reasonably and consistently applied, simply does not exist in LUC 157.

Here is the reason: LUC 157 was built in three distinct phases and comprises a variety of home sizes, styles and price ranges. Frontages, lot widths and lot areas are significantly varied, even on the same street. The original developer planned a heterogeneous community, and was encouraged and applauded by the City for doing so. These are features that Richmond should be striving to emulate in other neighbourhoods to create housing stock diversity.

The City is proposing a number of different sub-zones, A, B, C and D in existing LUC districts based on the average lot and house size for each one. This has been done throughout the City, and for the most part it works because the properties in the majority of other LUC districts have much more uniformity. But it will not work in LUC 157 because there are too many outliers. There is just too much variation, even between neighbouring homes. Those who closely match the average Richmond lot in zone subcategory 'D' are ok. Those who do not, and they are a significant number, will be penalized. This is patently unfair.

Here is what I would like to see: Instead of assigning the sub-zone 'D' to LUC 157 and forcing our properties, whether big or small, to fit the zoning, flip the process around and apply zoning that fits our houses. There is precedent for this in the process. Parts of Terra Nova and now Yoshida Court are classified as ZS, which allows these pockets to be addressed separately in recognition of their unique features. The unique aspect of LUC 157 is the considerable variation in its existing house sizes and lot sizes. The underlying zoning must be accurate. Zoning that is appropriate for other 'D' neighbourhoods could have unwitting and perhaps detrimental implications for ours. We need to have zoning that recognizes unique attributes and potential problems, and implements grandfather clauses and other strategies to preserve the singular aspects of our neighbourhood.

This is an easy fix and it will not hold up the LUC termination process for the vast majority of neighbourhoods that have been correctly zoned. It will enable the City to address the concerns of

homeowners in LUC 157 and work with them to preserve their ownership rights, their investment and the character of this diverse and appealing neighbourhood.

I am not asking that the termination process be delayed. It would appear the majority of Land Use Contracts do not have significant non-conformance issues. Nor am I suggesting that my neighbourhood be given some form of relief from the Zoning Bylaw. The message I want to convey to Council is to get the underlying zoning right at the start. If 30 to 43% of existing houses in my neighbourhood become non-conforming overnight, then the zoning has not been applied correctly.

This evening, please amend Amendment Bylaw No. 9474 as it relates to Land Use Contract 157 and replace the proposed underlying zoning to a ZS zone for this area. If that is not possible immediately, please remove LUC 157 from tonight's deliberation in order to allow the appropriate changes to create underlying ZS zoning and bring these changes back at the next Public Hearing opportunity.

Yours truly,

Elizabeth Hardacre

cc.

luc@richmond.ca

cityclerk@richmond.ca

Mayor Malcolm Brodie

Councillor Derek Dang

Councillor Linda McPhail

Councillor Bill McNulty

Councillor Harold Steves

Councillor Ken Johnston

Councillor Carol Day

Councillor Chak Au

Councillor Alexa Loo



To: Mayor and Councillors
From: Wayne Craig
Director of Development
Date: November 20, 2015
File: 08-4430-03-11/2015-Vol 01
Re: Summary of Issues on Proposed Underlying Zoning and Early Termination of Single-Family Land Use Contracts Since Public Hearing Notification

Starting on Monday, November 9, 2015, over 12,000 Richmond residents (tenants and property owners) began receiving the notice of public hearing on the proposed underlying zoning and early termination of single-family land use contracts (LUC). The public hearing notice was a 112-page booklet that outlined the proposed bylaws for 93 separate LUC areas which included maps and a list of addresses for affected properties. Additionally, two 16-page newspaper inserts were included in the November 13, 2015 and November 18, 2015 publications of the Richmond News advising residents of the upcoming public hearing scheduled for November 24, 2015 beginning at 7pm at the Executive Airport Plaza Hotel (7311 Westminster Highway).

Residents and property owners have been encouraged to go online at the City's webpage (<http://www.richmond.ca/plandev/planning2/projects/LUC.htm>), drop by City Hall, phone the LUC phone line at 604-204-8626 or send an email to luc@richmond.ca to obtain additional information.

Since November 9, 2015, staff have received close to 200 phone calls and emails. Staff have also met with several residents to discuss particular aspects of the bylaws. Listed below is a summary of the issues that have been brought forward to date.

General Inquiries

In general, the public hearing notice was well received and most residents who contacted the City were able to navigate through the booklet to find their property. However, a number of residents who called were unclear of the intent of the proposed bylaws, or were looking for clarification. Once staff provided an explanation, most residents were either neutral or supportive of terminating LUCs. It was also found that once residents reviewed the contents on the City's website, including the frequently asked questions (Attachment 1), they had a better idea on why Council is considering the proposed bylaws.

Some residents who sent in emails were looking for information to compare their LUC regulations and the proposed zoning. Staff were able to direct those residents to the LUC summary pages which compared some of the key regulations such as maximum floor area, height, and lot coverage, and minimum setbacks. This proved to be helpful in assisting residents to understand the implications of the bylaws.

Timing of the Early Termination of Land Use Contracts

Some residents have expressed concern about the timing of the early termination of LUCs and expressed a preference to let them terminate at the sunset date of June 30, 2024 as stipulated in the *Local Government Act*.

Development Potential for Single-Family Dwellings

Residents were somewhat polarized on this issue. Some residents were pleased that most single-family LUC areas would be zoned to RS1, and that the majority of single-family properties would be subject to the same development regulations as the other 21,000 single-family properties zoned as RS1. Other residents expressed concern that they were losing development potential and that they had purchased their property to build a larger house for extended family at a later date. Those residents were notified that the City's Board of Variance has been given new authority through the new Provincial legislation to consider appeals by a property owner regarding timing of the LUC termination date due to hardship.

Potential Impact on Property Values

For most residents who expressed concern that they were losing development potential under the proposed RS1 zone, they also expressed concern that this would have a negative impact on their property value. As there are several factors involved in assessing property values, it would be difficult to accurately measure the exact impact from the early termination of land use contracts. Although there may be a reduction in the maximum floor area and height potential of a new dwelling, the RS1 zone allows a range of secondary uses including a secondary suite, boarding and lodging and home businesses such as a child care facility for up to 10 children, and licensed home offices, subject to certain regulations. It's important to note that Section 914 of the *Local Government Act* states that compensation is not payable to any person for any reduction in the value of that person's interest in land, or for any loss or damages that result from the termination of a land use contract under Section 914.1 of the *Local Government Act*.

Legal Non-Conformities

When applying the RS1 zone to almost 4,000 single-family properties, there will be some properties that will not conform to the bylaw as the setbacks may not conform, or the livable floor area is larger than what the RS1 zone would permit. This has been an issue and concern for some residents in LUC157 which is located in the Westwind neighbourhood, but is also an issue in a few other LUC areas. Listed below is a summary of some of the non-conformities that would occur if the proposed bylaws are adopted:

Floor Area	Setbacks
<p>Most homes that were built during the 1970s and early 1980s under LUC would conform to today's RS1 zone. However, housing trends in the 1980s started to include homes with a larger floor area. Some homes built towards the end of the LUC era, during the early to mid 1980s, may be larger than what is permitted under the RS1 zone. The vast majority of those homes are no larger than 46 m² (496 ft²) greater than the maximum allowable under the RS1 zone.</p>	<p>Some LUC properties have setbacks that do not conform to the RS1 zoning standard. In particular, there are a number of LUCs that allow a minimum 4.5m (14.8 ft) front setback whereas the RS1 zone has a minimum front setback of 6 m (19.7 ft). In other situations, there are some LUCs where single detached dwellings are built to one of the side lot lines.</p>

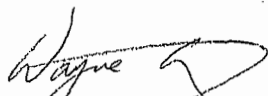
Existing buildings and structures which were lawfully built will have legal non-conforming protection. The retention of these buildings and structures would include the ability to fully renovate thus preserving the established character of the neighbourhood. All new buildings and structures will have to comply with the underlying zoning regulations in place when a building permit application is submitted. Council would possess the ability to consider individual rezoning applications to address site specific issues related to overall house size or setbacks and this would provide an opportunity for design input through the statutory rezoning process.

Zero Lot Line Properties

Four (4) separate LUCs are for neighbourhoods where the dwelling unit is built to one of the side lot lines. In most cases, two (2) dwellings are attached at the property lot line as a semi-detached dwelling. The proposed semi-detached zero lot line (ZS24) zone was created to address the unique siting for those properties. An issue that has been brought forward is the ability to redevelop those properties and allow a single detached dwelling rather than a semi-detached dwelling. Staff have advised that this could be reviewed during a separate rezoning process which would allow staff to review the unique siting characteristics of a single detached dwelling on a narrow lot. It would also allow staff to consider requirements to ensure that the wall of the dwelling which would remain is properly reconstructed to meet building code requirements and to ensure consistency in building design.

Neighbourhood Specific Zones

Residents from certain neighbourhood have requested the possibility of a neighbourhood specific zone. Neighbourhood zoning would require consultation with each neighbourhood to determine which aspects of the RS1 zone should be amended to reflect specific neighbourhood characteristics that residents believe warrants special zoning considerations. This would have significantly delayed the process to consider early termination of land use contracts as underlying zoning must be established first. Further, it would be difficult to establish neighbourhood specific zoning for one neighbourhood and not consider establishing neighbourhood specific zoning for another neighbourhood. Staff believe that it would take several years to negotiate and prepare neighbourhood specific zoning. In addition, it would displace other planning projects and initiatives. Following the public hearing, Council could direct staff to review the concept of neighbourhood zoning for specific LUC areas. This would delay adoption of the early termination bylaw for those specific LUC areas.



Wayne Craig
Director of Development
604-247-4625

WC:jh

Attachment 1—Frequently Asked Questions Brochure



**City of
Richmond**

**Early Termination of
Land Use Contracts**
Planning and Development Division
Policy Planning

A Frequently Asked Questions (FAQ) Brochure

This brochure has been designed to provide you with essential background information on Land Use Contracts and the process that the City of Richmond is undertaking to consider the possible early termination of single-family Land Use Contracts prior to June 30, 2024 when all Land Use Contracts will be extinguished by Provincial legislation. The brochure has organized the FAQs under the following categories:

1. General Information
2. Early Termination Process
3. Post Early Termination
4. Underlying Zoning
5. Potential Implications of Underlying Zoning
6. Other Information

Please take a minute to review.

1. General Information

1.1 What is a Land Use Contract?

A Land Use Contract (LUC) is a contract that was typically entered into between the original developer of land and a local government addressing the use and development rights of a property. LUCs, which are similar to zoning regulations, are registered on the title of each property and remain in force today. Until recently, agreement from both the property owner and municipality was required to amend or discharge the contract.

1.2 When were Land Use Contracts used?

The provincial legislation enabling LUCs was in effect for a short period of time during the 1970s and allowed the ability to create tailor-made development contracts for specific sites.

1.3 Do Land Use Contracts continue to affect the use and development rights of a property?

Yes. Even though the legislation that enabled LUCs was repealed in 1978, LUCs still affect the use and development rights of a property until the LUC is terminated.

1.4 Why have Land Use Contracts not changed over time like the City's Zoning Bylaw?

As LUCs are legal contracts registered on the title of the property, LUCs could only be amended or discharged with the property owner's consent. The City's Zoning Bylaw in contrast has had multiple amendments over time to address various land and building issues such as building interface, landscaping, sustainability and overall building form. Bringing the LUC properties under the City's Zoning Bylaw will ensure consistent land use regulations are applied throughout the City.

1.5 How many Land Use Contracts are there in Richmond?

Today, there are 139 separate LUCs in the City of Richmond affecting over 5,500 properties which include residential (single-family and multi-family), commercial, institutional and industrial properties. Of those 139 LUCs, there are 93 separate LUCs that affect over 4,000 single-family properties throughout Richmond.

2. Early Termination Process

2.1 Why is the City considering the early termination of Land Use Contracts?

For some time, City Council has requested the Province to enact legislation to allow municipalities the ability to amend or terminate LUCs. This is largely due to the fact that LUCs reflect out of date land use regulations.

In 2014, the Province adopted new legislation which will terminate all LUCs by June 30, 2024. The new legislation also establishes a process that enables local governments to undertake early termination of LUCs prior to the June 30, 2024 date when all LUCs will cease to exist. Council has decided to undertake a process to consider the early termination of those LUCs with single-family properties.

2.2 What will be the process for the early termination of Land Use Contracts?

Utilizing the new legislation, Council has introduced and granted first reading to a set of bylaws that will terminate 93 LUCs that include single-family lots and establish new zoning designations in their place.

A Public Hearing will be held on Tuesday, November 24 to consider the proposed bylaws. The Public Hearing will provide an opportunity for those who believe that their interest in property is affected by the proposed bylaws to be heard or to present written submissions. Following the Public Hearing, Council may consider adoption of the bylaws.

2.3 How will I find out about the Public Hearing?

In early November, a Public Hearing notice in the form of an information booklet will be sent to all affected property owners and tenants, in addition to surrounding property owners and tenants. Due to anticipated attendance the November 24 Public Hearing will be held at the Executive Airport Plaza Hotel, 7311 Westminster Highway, beginning at 7 p.m.

2.4 How Can I make a Submission to the Public Hearing?

Interested parties may make a presentation to Council in person at the Public Hearing. Written submissions are also accepted and can be sent by mail to 6911 No. 3 Road, Richmond, BC, V6Y 2C1 Attn: City Clerk by Fax to 604-278-5139 or by using the online form found at: www.richmond.ca/cityhall/council/hearings/about. Written submissions may also be delivered in person, in advance of or during the Public Hearing. All submissions become part of the public record.

3. Post Early Termination

3.1 Once a Land Use Contract is terminated, is there a transition period to adjust to the new zoning regulations?

Yes. The new legislation allows for a transition period of at least one (1) year after the LUC termination bylaw is adopted. For example if LUC termination bylaws for the 93 affected LUCs are adopted on December 1, 2015, then the LUC would still be valid until December 1, 2016 before the LUC is terminated. In order to build under the LUC regulations, a complete building permit application must be received by the City prior to the end of the transition period.

3.2 Can I appeal to have the minimum one year transition period extended?

Yes. The City's Board of Variance has been given new authority through the new Provincial legislation to consider appeals by a property owner regarding timing of the LUC termination date due to hardship. The Board of Variance can extend the termination date for a LUC for a particular property to a later date up to June 30, 2024. If granted, the extension would only apply to the particular property owner and would end if the property ownership changes.

4. Underlying Zoning

4.1 How was the underlying zoning for my property determined?

The City reviewed the primary "use" of each property for each LUC, and reviewed the City's most up to date zoning regulations for that "use". The City also reviewed what the zoning within the immediate area of the affected LUC is for the same "use" to ensure consistent regulations are applied to a neighbourhood.

4.2 Why was the RS1 zone used for most of the affected single-family Land Use Contracts?

For single-family lots the RS1 single detached zone (including the 10 sub-zones) is the standard zone and is proposed for over 95% of the single-family properties affected by the termination bylaws. The RS1 single detached zone is the most commonly used single-family zone and is applied to over 21,000 single-family properties in Richmond. For each of the sub-zones, the core development regulations related to the maximum floor area ratio, building height, and lot coverage are consistent.

4.3 Were there cases where the RS1 could not be used for single-family properties?

There were five (5) LUCs where the siting of the homes did not fit well into an existing RS1 zone. In those cases, a new zone was created. For single-family properties, two new zones were created for the following reasons:

- ZS25 Single Detached (Bylaw 9438) – properties along Yoshida Court in Steveston where lots are smaller, and buildings have unique side yard setbacks; and
- ZS24 Semi-Detached Zero Lot Line (Bylaws 9324, 9334, 9338 and 9342) – zero lot line properties which are essentially a fee-simple duplex.

4.4 How did the City determine the zoning for non-single family uses such as townhouses, apartments, and office/medical buildings?

A number of single-family LUCs included parks, school sites, multi-family residential uses, office and health care uses. For park and school properties within the 93 LUCs, the existing School & Institutional (SI) zone was used. For townhouses, apartment buildings, office commercial properties, and a health care facility, 11 new zones were created which reflect the regulations under the specific LUC to ensure existing uses continue to be permitted.

5. Potential Implications of Underlying Zoning

5.1 What effect does the underlying zoning have on my property while the Land Use Contract is still in effect?

As long as the LUC remains in place a property may be developed in keeping with the LUC regulations.

5.2 What effect does the underlying zoning have on my property, when the Land Use Contract is terminated?

Once the LUC is no longer effective on the property, any new construction must conform to the zoning placed on the property.

5.3 What are some of the key differences between the RS1 zone and single-family Land Use Contracts?

Some of the key differences include the following:

1. Secondary Uses – The RS1 zone allows a range of secondary uses including a secondary suite, boarding and lodging and home businesses such as a child care facility for up to 10 children, and licensed home offices, subject to certain regulations.
2. Lot Coverage – The RS1 zone allows buildings and structures to cover up to 45% of the lot. Most LUCs have a maximum lot coverage between 33% to 40%. The only exceptions are LUC011 and LUC012 which have a maximum lot coverage of 50%.
3. Floor Area – The RS1 zone limits the size of a house using a floor area ratio (FAR) which is determined by using the prescribed FAR and multiplying it by the size of the lot.
4. Building Height – The RS1 zone also restricts the building height to 2 ½ storeys (29.5 ft. maximum) and prevents a box shaped house massing by having certain building envelope requirements. For single-family properties under a LUC the maximum height for a house is typically 3 storeys (35 ft. maximum).

5.4 What is the implication of the underlying zoning on my lot, if there are any aspects of my existing house or lot that does not meet today's zoning regulations?

Existing buildings and structures which were lawfully built will have legal non-conforming protection. The retention of these buildings and structures would include the ability to fully renovate thus preserving the established character of the neighbourhood. All new buildings and structures will have to comply with the underlying zoning regulations in place when a building permit application is submitted.

6. Other Information

6.1 How Can I Find Out if I am in a Land Use Contract?

To learn more about Land Use Contracts or see if your property is covered by a Land Use Contract, go to www.richmond.ca and click on the Land Use Contracts link under Featured Topics on the home page. More information is also available by emailing luc@richmond.ca, calling 604-204-8626 or by viewing an information display in the City Hall Atrium.

6.2 Where can I obtain a copy of my Land Use Contract?

Copies of LUCs are registered on title to the affected properties and may be obtained from the [BC Land Title Office](#).

Please note this brochure provides general information only; a property owner may wish to obtain more detailed information about any relevant LUC or proposed zoning bylaw.