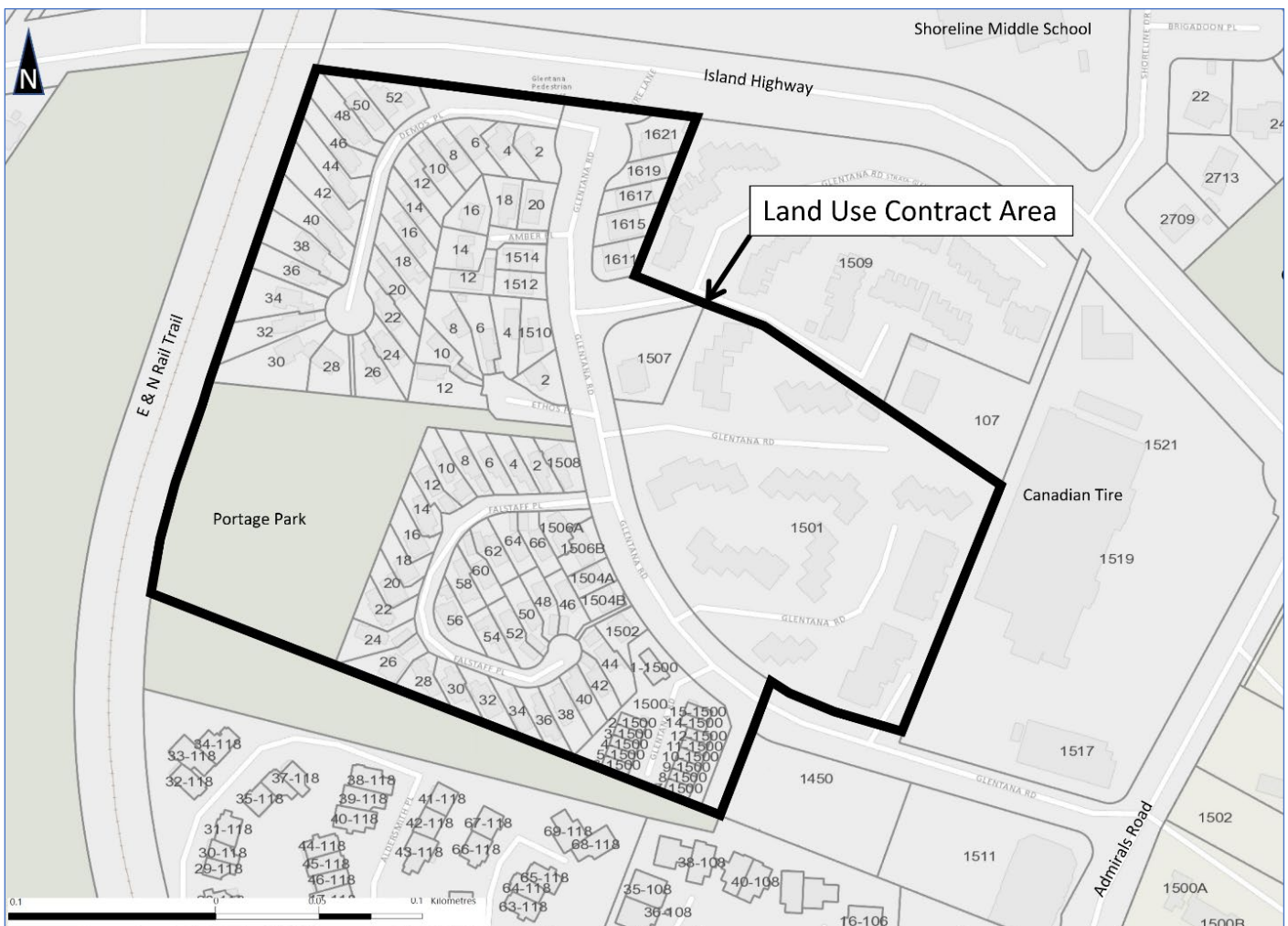




TOWN OF VIEW ROYAL

Rezoning of “Glentana Village” Land Use Contract area

You are receiving this letter because a land use contract that applies to the area shown in the map below will end in 2024 and zoning will come into effect. Since the land within this area does not have zoning in place, zoning regulations are being prepared for the property that you own or live on. We are proposing that the new zoning will follow the provisions of the land use contract as much as possible.



If you have questions or comments, please contact:

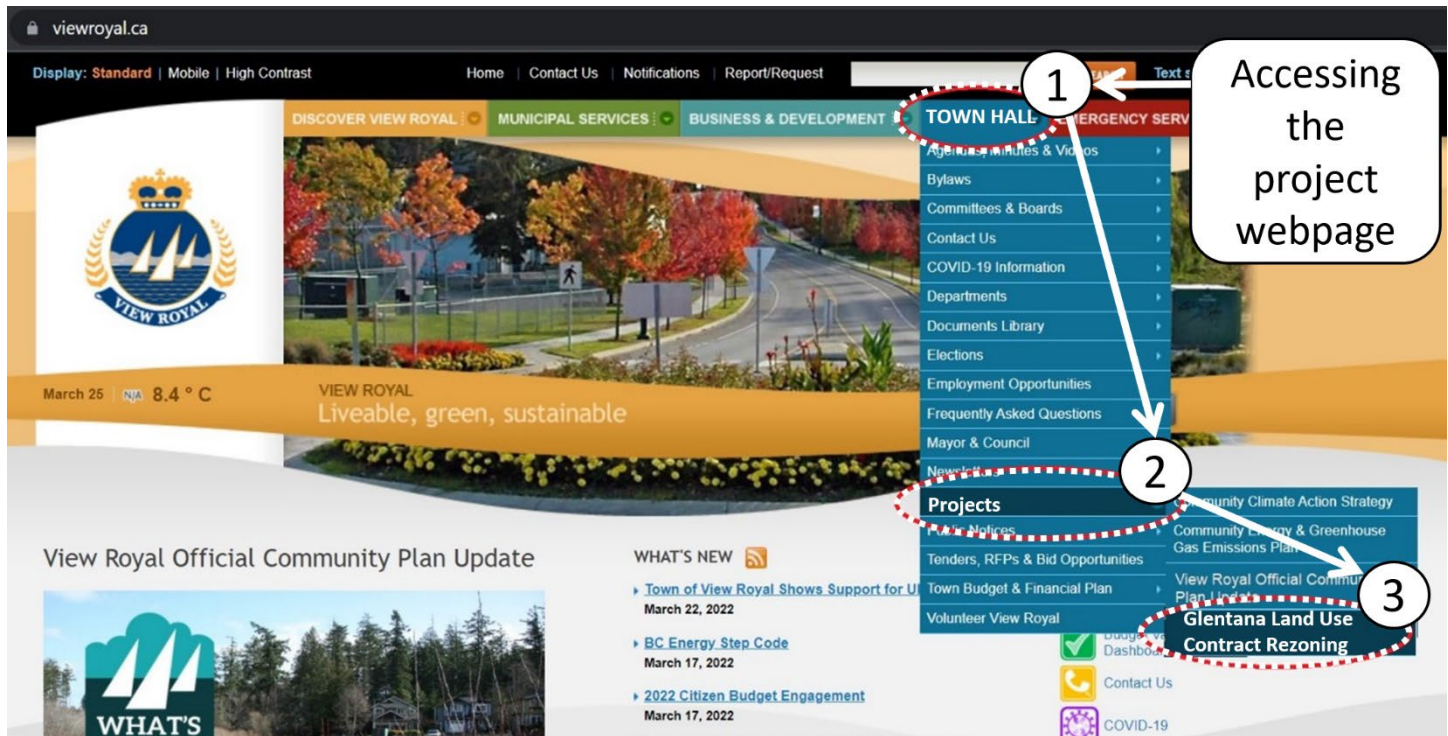
Jeff Chow, Senior Planner
E-mail: planning@viewroyal.ca
Phone: 250-708-2251

View Royal Town Hall
45 View Royal Avenue

See over...

Project Website

More information on the “*Glentana Village*” Land Use Contract rezoning proposal for this neighbourhood can be found on the Town of View Royal website at www.viewroyal.ca under *Town Hall \ Projects \ “Glentana Village” Land Use Contract Rezoning*. The webpage will be updated as the project progresses.



What are land use contracts and why are they being terminated?

Land use contracts were used in the 1970s as an alternative to zoning to regulate building construction and design, parking, landscaping, etc. on large development sites. Over time they were found to be inflexible for things such as altering or reconstructing buildings. The province has changed legislation so that all land use contracts in BC will terminate by June 30, 2024. The Town is now responsible to implement this change.

What does this mean for the property that I own or live on?

A bylaw will be prepared to enact zoning regulations for this neighbourhood that would follow the provisions of the land use contract as much as possible. We will post draft bylaw provisions on the Town website. If you have specific concerns about your property, please contact us.

What's going to happen next?

1. Rezoning notice signs will be installed in the neighbourhood.
2. Draft zoning regulations will be posted on the project website by Friday, April 9.
3. The plan is to introduce the proposed zoning regulations at the Tuesday, April 12 Committee of the Whole meeting. Meetings are livestreamed so you can watch and participate from home. At present the Town has limits on the number of people in Council Chambers due to COVID-19 precautions and pre-registration to attend in person is required.
4. After the Committee of the Whole meeting (and subject to direction from Council), staff will prepare the zoning bylaw amendments and bring them forward to a Council meeting for two readings. We anticipate this will occur in May. Council will then consider setting a public hearing date.
5. Prior to final approval of the rezoning bylaw, owners and residents of properties in and around the neighbourhood will receive mail notification of a public hearing that is the final opportunity for comment on the bylaw.