

FAQ

Frequently Asked Questions Expiration of Land Use Contracts

Disclaimer: This 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 City bylaws, plans, policies, or guidelines will be resolved by reference to the law, bylaws, or other official documents.

Q: What are Land Use Contracts (LUCs)?

A: LUCs are agreements between a local government and property owner that regulate development on the property, including land use, density, siting, and height. New LUCs have not been allowed since 1978, but existing LUCs remain in effect.

Q: What's happening with LUCs?

A: In accordance with provincial legislation, all LUCs in the Province of British Columbia will expire on June 30, 2024.

Q: What happens when LUCs in Abbotsford expire?

A: The City's [Zoning Bylaw](#) applies to all properties in Abbotsford. When LUCs expire, properties that were regulated by a LUC will be regulated by the City's Zoning Bylaw.

Q: Do I need to do anything?

A: No. When LUCs expire on June 30, 2024, the City's [Zoning Bylaw](#) will automatically apply to properties subject to a LUC.

Q: How can I find what my zoning will be when LUCs expire?

A: Locate your property on the City's [WebMap](#) and click on the property. This will show you the zoning of the property. Then you can review the zone in the City's [Zoning Bylaw](#). You can also contact City staff at the information provided below, or visit City Hall at 32315 South Fraser Way (2nd Floor Counter).

Q: What if the development on my property does not conform to the Zoning Bylaw?

A: If your property was legally developed in accordance with a LUC, but the development does not conform to the Zoning Bylaw, the development may have legal non-conforming status, also known as being "grandfathered." Legal non-conforming development is allowed to be maintained. If a legal non-conforming development is removed or discontinued for 6 continuous months, among other things, the legal non-conforming protection may be lost. See [Part 14, Division 14 of the Local Government Act](#) for more information.

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Q: Can I apply to discharge my LUC before LUCs expire on June 30, 2024?

A: Council has directed staff to not accept LUC discharge applications as of November 1, 2023, because the LUC will have expired before the discharge application can be processed.

Q: Where can I obtain a copy of my LUC?

A: LUCs are registered to property title and administered by the British Columbia Land Title and Survey Authority (LTSA). Copies of current LUCs should be obtained through LTSA.

Q: Does LUC expiry mean my property will be redeveloped?

A: No. Development applications are initiated by property owners and reviewed in accordance with relevant plans, policies, and legislation.

Q: Can I have a secondary suite when LUCs expire?

A: Maybe. Secondary suites must comply with the BC Building Code and the City's [Zoning Bylaw](#) and be registered with the City. Review the [Zoning Bylaw](#) to determine where and under what conditions a secondary suite is permitted. A Building Permit is required to create a secondary suite. See [Secondary Suites](#) on the City's website for more information.

Q: Is the City making my LUC expire?

A: No. In 2014, the Province adopted legislation to make all LUCs expire on June 30, 2024.

Helpful Links:

[City of Abbotsford Zoning Bylaw No. 2400-2014](#)

[Land Use Contracts \(Provincial Resource\)](#)

[Report No. PDS 134-2023](#)

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