



EXPLANATORY MEMO

BYLAW NO. 3238 Discharge of Land Use Contract No. 25-76 Bylaw, 2023, No. 3238

The purpose of Bylaw No. 3238 is to authorize the discharge of Land Use Contract No. 25-76 from the property located at 5360 204 Street.

The owner has applied to have Land Use Contract No. 25-76 discharged from the title of the property to facilitate the development of a 12-storey, 370-unit apartment building. This development proposal also requires a Zoning Bylaw amendment and Development Permit, which the owner has applied for concurrently.

City Council has the authority to discharge a land use contract pursuant to Section 546 of the *Local Government Act*.

In accordance with changes to the *Local Government Act* enacted in 2014, all land use contracts in the province will be terminated as of June 30, 2024. The City may also terminate all land use contracts before this date through the adoption of a new zoning bylaw currently being developed. The City's authority to do so is provided under section 548 of the *Local Government Act*.