
CITY OF KELOWNA

MEMORANDUM

Date: June 14, 2018
File No.: LUCT18-0002

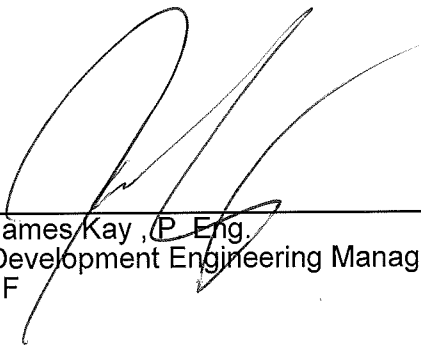
To: Land Use Management Department (TH)

From: Development Engineering Manager

Subject: Drummond Court Barnaby Road LUC Termination

Development Engineering Services have the following requirements associated with application to terminate Land Use Contract to RU1 – Large Lot Housing

The discharge of Land Use Contract 76-1041 for the remaining 21 properties does not compromise the Development Services Branch.



James Kay, P. Eng.
Development Engineering Manager
JF

ATTACHMENT		A
This forms part of application		
# LUCT18-0002		
Z18-0089		
Planner Initials	TH	 City of Kelowna COMMUNITY PLANNING

Schedule A: LUC76-1041

No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone
1	Lot 1 Distirct Lot 357 & 358 ODYD Plan KAP31179	631 Barnaby Rd	003-777-073	LUC76-1041	RR3 - Rural Residential 3 zone
2	Lot 2 Distirct Lot 357 & 358 ODYD Plan KAP31179	637 Barnaby Rd	003-777-081	LUC76-1041	RR3 - Rural Residential 3 zone
3	Lot 3 Distirct Lot 357 & 358 ODYD Plan KAP31179	645 Barnaby Rd	003-777-090	LUC76-1041	RR3 - Rural Residential 3 zone
4	Lot 4 Distirct Lot 357 & 358 ODYD Plan KAP31179	655 Barnaby Rd	003-777-103	LUC76-1041	RR3 - Rural Residential 3 zone
5	Lot 5 Distirct Lot 357 & 358 ODYD Plan KAP31179	665 Barnaby Rd	001-590-804	LUC76-1041	RR3 - Rural Residential 3 zone
6	Lot 6 Distirct Lot 357 & 358 ODYD Plan KAP31179	620 Barnaby Rd	003-777-111	LUC76-1041	RR3 - Rural Residential 3 zone
7	Lot 7 Distirct Lot 357 & 358 ODYD Plan KAP31179	621 Barnaby Rd	003-777-138	LUC76-1041	RR3 - Rural Residential 3 zone
8	Lot 8 Distirct Lot 357 & 358 ODYD Plan KAP31179	687 Barnaby Rd	003-777-146	LUC76-1041	RR3 - Rural Residential 3 zone
9	Lot 9 Distirct Lot 357 & 358 ODYD Plan KAP31179	691 Barnaby Rd	003-677-869	LUC76-1041	RR3 - Rural Residential 3 zone
10	Lot 10 Distirct Lot 357 & 358 ODYD Plan KAP31179	697 Barnaby Rd	003-777-154	LUC76-1041	RR3 - Rural Residential 3 zone
11	Lot 11 Distirct Lot 357 & 358 ODYD Plan KAP31179	636 Drummond Crt	002-614-952	LUC76-1041	RR3 - Rural Residential 3 zone
12	Lot 12 Distirct Lot 357 & 358 ODYD Plan KAP31179	632 Drummond Crt	003-777-171	LUC76-1041	RR3 - Rural Residential 3 zone
13	Lot 13 Distirct Lot 357 & 358 ODYD Plan KAP31179	628 Drummond Crt	003-777-197	LUC76-1041	RR3 - Rural Residential 3 zone
14	Lot 14 Distirct Lot 357 & 358 ODYD Plan KAP31179	646 Drummond Crt	003-777-201	LUC76-1041	RR3 - Rural Residential 3 zone
15	Lot 15 Distirct Lot 357 & 358 ODYD Plan KAP31179	692 Drummond Crt	003-777-219	LUC76-1041	RR3 - Rural Residential 3 zone
16	Lot 16 Distirct Lot 357 & 358 ODYD Plan KAP31179	688 Drummond Crt	003-777-227	LUC76-1041	RR3 - Rural Residential 3 zone
17	Lot 17 Distirct Lot 357 & 358 ODYD Plan KAP31179	684 Drummond Crt	002-761-939	LUC76-1041	RR3 - Rural Residential 3 zone
18	Lot 18 Distirct Lot 357 & 358 ODYD Plan KAP31179	680 Drummond Crt	001-541-757	LUC76-1041	RR3 - Rural Residential 3 zone
19	Lot 19 Distirct Lot 357 & 358 ODYD Plan KAP31179	677 Drummond Crt	003-777-260	LUC76-1041	RR3 - Rural Residential 3 zone
20	Lot 1 Distirct Lot 357 ODYD Plan KAP57673	641 Drummond Crt	023-544-104	LUC76-1041	RR3 - Rural Residential 3 zone
21	Lot 2 Distirct Lot 357 ODYD Plan KAP57673	636 Drummond Crt	023-544-112	LUC76-1041	RR3 - Rural Residential 3 zone

SCHEDULE
A

This forms part of application
LUCT18-0002
Z18-0089

Planner
Initials

TH

City of
Kelowna
COMMUNITY PLANNING


Schedule B: LUC76-1041


No.	Legal Description	Address	Parcel Identifier Number	Land Use Contract	Underlying Zone	Proposed Zone
1	Lot 1 Distirct Lot 357 & 358 ODYD Plan KAP31179	631 Barnaby Rd	003-777-073	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
2	Lot 2 Distirct Lot 357 & 358 ODYD Plan KAP31179	637 Barnaby Rd	003-777-081	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
3	Lot 3 Distirct Lot 357 & 358 ODYD Plan KAP31179	645 Barnaby Rd	003-777-090	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
4	Lot 4 Distirct Lot 357 & 358 ODYD Plan KAP31179	655 Barnaby Rd	003-777-103	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
5	Lot 5 Distirct Lot 357 & 358 ODYD Plan KAP31179	665 Barnaby Rd	001-590-804	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
6	Lot 6 Distirct Lot 357 & 358 ODYD Plan KAP31179	620 Barnaby Rd	003-777-111	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
7	Lot 7 Distirct Lot 357 & 358 ODYD Plan KAP31179	621 Barnaby Rd	003-777-138	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
8	Lot 8 Distirct Lot 357 & 358 ODYD Plan KAP31179	687 Barnaby Rd	003-777-146	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
9	Lot 9 Distirct Lot 357 & 358 ODYD Plan KAP31179	691 Barnaby Rd	003-677-869	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
10	Lot 10 Distirct Lot 357 & 358 ODYD Plan KAP31179	697 Barnaby Rd	003-777-154	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
11	Lot 11 Distirct Lot 357 & 358 ODYD Plan KAP31179	636 Drummond Crt	002-614-952	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
12	Lot 12 Distirct Lot 357 & 358 ODYD Plan KAP31179	632 Drummond Crt	003-777-171	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
13	Lot 13 Distirct Lot 357 & 358 ODYD Plan KAP31179	628 Drummond Crt	003-777-197	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
14	Lot 14 Distirct Lot 357 & 358 ODYD Plan KAP31179	646 Drummond Crt	003-777-201	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
15	Lot 15 Distirct Lot 357 & 358 ODYD Plan KAP31179	692 Drummond Crt	003-777-219	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
16	Lot 16 Distirct Lot 357 & 358 ODYD Plan KAP31179	688 Drummond Crt	003-777-227	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
17	Lot 17 Distirct Lot 357 & 358 ODYD Plan KAP31179	684 Drummond Crt	002-761-939	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
18	Lot 18 Distirct Lot 357 & 358 ODYD Plan KAP31179	680 Drummond Crt	001-541-757	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
19	Lot 19 Distirct Lot 357 & 358 ODYD Plan KAP31179	677 Drummond Crt	003-777-260	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
20	Lot 1 Distirct Lot 357 ODYD Plan KAP57673	641 Drummond Crt	023-544-104	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone
21	Lot 2 Distirct Lot 357 ODYD Plan KAP57673	636 Drummond Crt	023-544-112	LUC76-1041	RR3 - Rural Residential 3 zone	RU1 – Large Lot Housing zone

SCHEDULE		B
This forms part of application		
# LUCT18-0002		
Z18-0089		
Planner Initials	TH	 City of Kelowna <small>COMMUNITY PLANNING</small>

Date: August 13, 2018
LUC no.: LUC76-1041

To: Property Owner

Re: **Proposed Termination of Land Use Contract (LUCT 18-0002) and Rezoning (Z18-0089)**

SCHEDULE C	
This forms part of application	
# LUCT18-0002 Z18-0089	
Planner Initials	TH
 City of Kelowna COMMUNITY PLANNING	



You are receiving this letter because your property, in the Drummond Ct and Barnaby Road area, is impacted by a Land Use Contract that regulates your land development rights. A neighbouring property owner under the same Land Use Contract has recently applied to the City to discharge it on their specific property (LUC18-0003). The City of Kelowna is mandated by the Province of BC to eliminate all Land Use Contracts and so the City is proposing to terminate the entire Land Use Contract which will directly impact your property and many of your neighbours. The intention of eliminating the Land Use Contract is that your property would then be regulated by the City of Kelowna Zoning Bylaw No. 8000. This will result in clearer and more modern building and development regulations, such as the possibility for a legal secondary suite.

While your Land Use Contract is currently in effect, your property's current underlying zone (not in effect) within Zoning Bylaw No. 8000 is RR3 – Rural Residential 3. This zone is not appropriate for your existing use and so staff are proposing to rezone your property to the RU1 – Large Lot Housing. A copy of the RU1 zone is attached for your consideration.

Terminating your Land Use Contract and rezoning your property will require Council approval and staff are prepared to bring forward this recommendation to Council for consideration in the coming weeks. This is a City initiative and does not require action or any fees from the property owners. Should Council approve the Land Use Contract Termination, there is a 1-year grace period before the RU1 zone comes into effect as regulated by the British Columbia Local Government Act.

For further information regarding Land Use Contracts, please refer to the City of Kelowna website (www.kelowna.ca/homes-building/zoning-land-use-contracts). For inquiries regarding the termination of your Land Use Contract and the proposed rezoning, please contact the Community Planning Department at 250-469-8626, or email: planninginfo@kelowna.ca.

Regards,

Terry Barton
Urban Planning Manager

Attachments:
Zoning Bylaw No. 8000 – RU1 – Large Lot Housing zone

TB/th

Community Planning
Department
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250 469-8626
FAX 250 862-3314
kelowna.ca