



# LUCT 20-0007 / Z20-0068

## 3969 Lakeshore Road

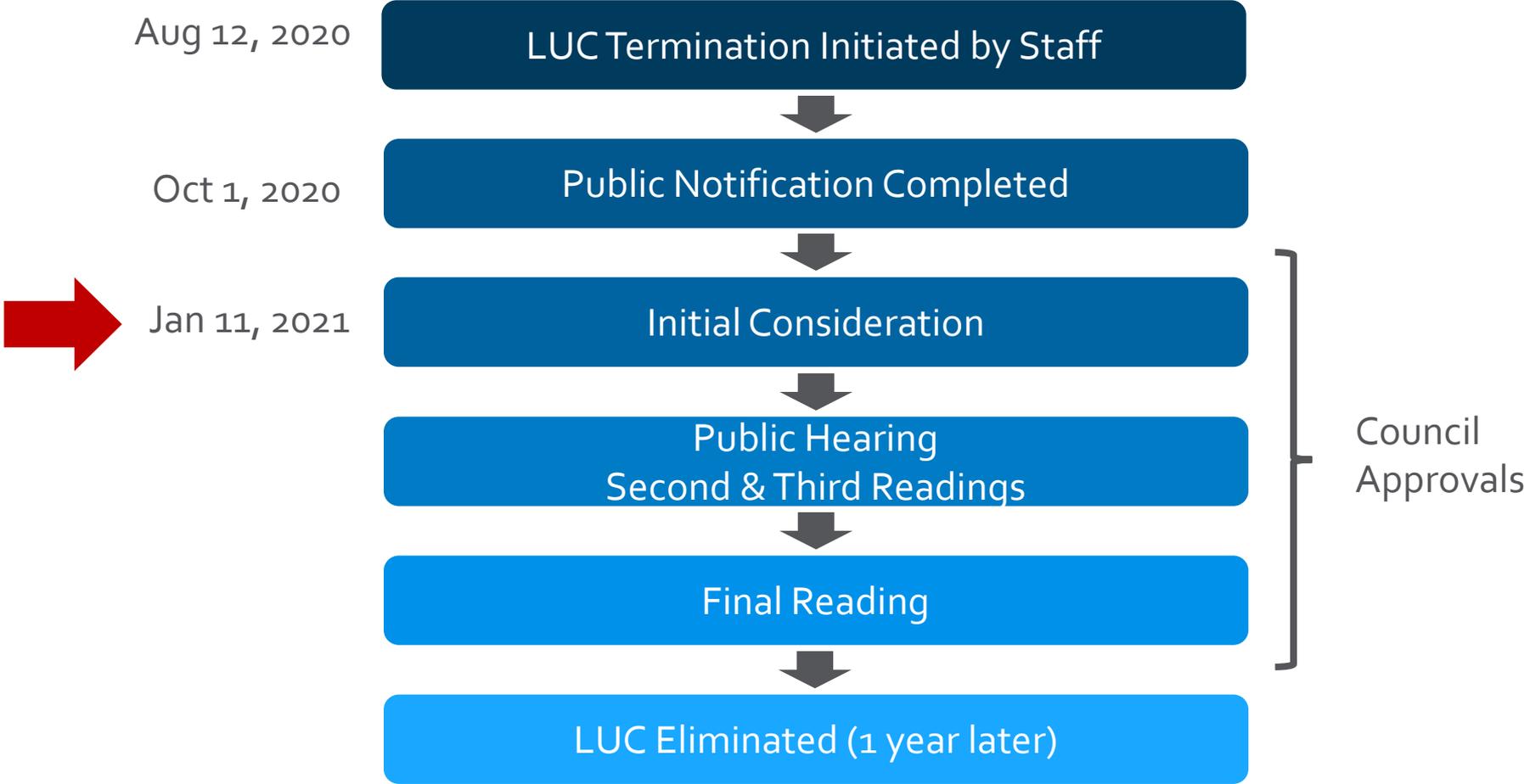
Rezoning Application and Land Use Contract Termination



# Proposal

- ▶ To terminate the Land Use Contract (LUC77-1005) and to rezone the subject properties from C1 – Local Commercial and C2 – Neighbourhood Commercial

# Development Process

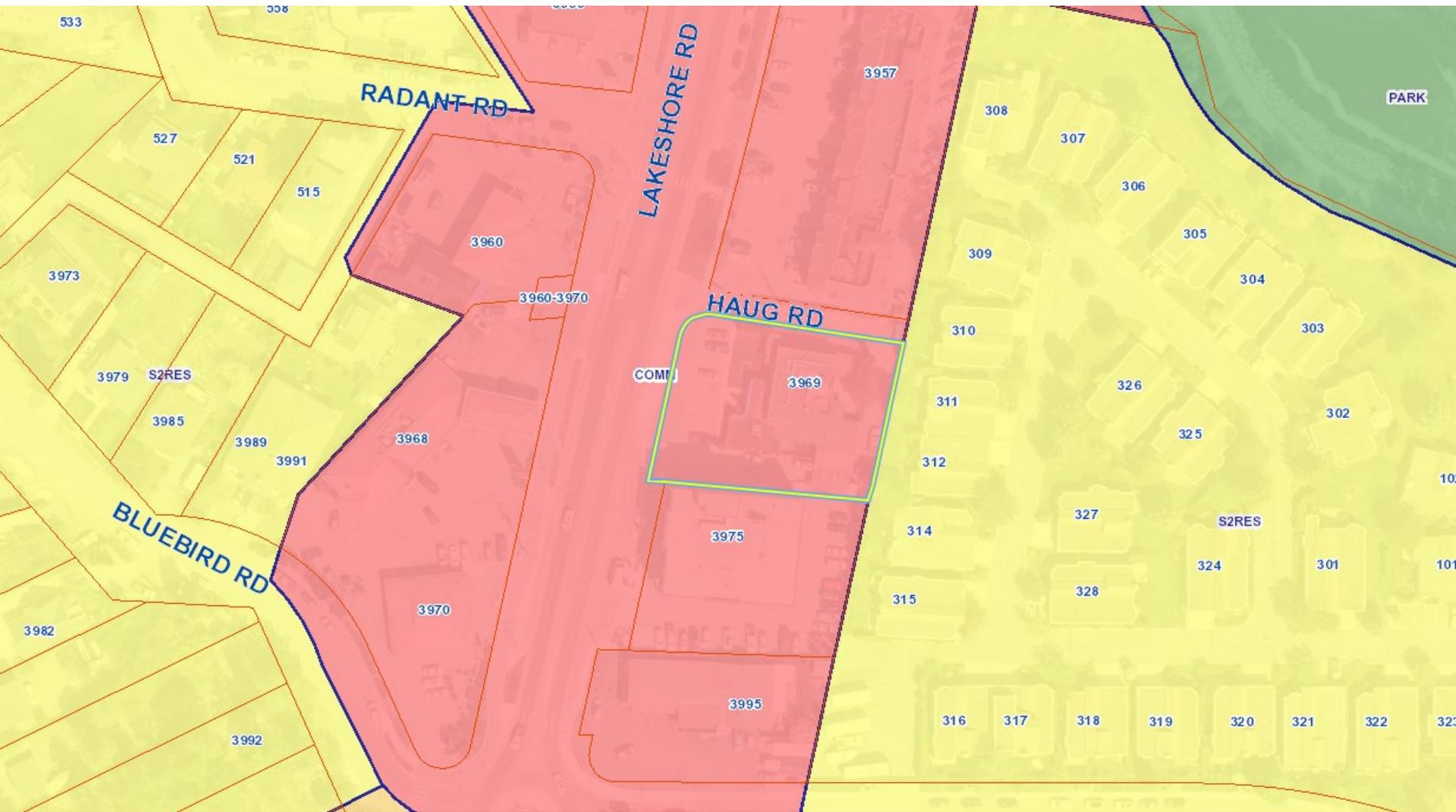


# Context Map



City of Kelowna

# OCP Future Land Use



# Background

- ▶ Land Use Contracts: 1970's tool
- ▶ Allow local governments to grant development rights above and beyond current zoning
- ▶ Exchange for commitments from developers to help infrastructure costs
- ▶ BC Government requires all contracts to be discharged and/or terminated by 2024 and the appropriate zoning in place by 2022.
- ▶ If an applicant initiates a discharge – Staff initiate a termination

# Project Details

- ▶ Staff initiated termination of LUC77-1005 for the subject property.
- ▶ The LUC allows them to operate a veterinarian clinic and all uses within C1 – Local Commercial in Zoning Bylaw no. 4500.
- ▶ Staff are proposing to adopt C2 – Neighbourhood Commercial, which allows for minor veterinarian clinics.

# Public Notification Policy #367

- ▶ Staff sent a letter of Proposed Termination of Land Use Contract to both property owners.
  - ▶ Sent on Oct 1<sup>st</sup>, 2020
- ▶ One-year grace period from Council consideration before the rezoning comes into effect.

# Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the proposed rezoning and land use contract discharge:
  - ▶ C2 zone is appropriate to support existing use.
  - ▶ Province of BC requires all LUC's to be discharged/terminated.



## *Conclusion of Staff Remarks*