



# LUCT18-0012/z18-0092

5064 Lakeshore Road

Land Use Contract Termination and Rezoning Application



# Proposal

- ▶ To terminate the Land Use Contract (LUC77-1012) and to rezone the property from A1 – Agriculture 1 to RR2 – Rural Residential 2

# Development Process

Aug 20, 2018

LUC Termination Initiated by Staff



Nov 19, 2020

Public Notification Completed



Jan 11, 2021

Initial Consideration



Public Hearing (LUC)  
Second & Third Readings



Final Reading



LUC Eliminated (1 year later)

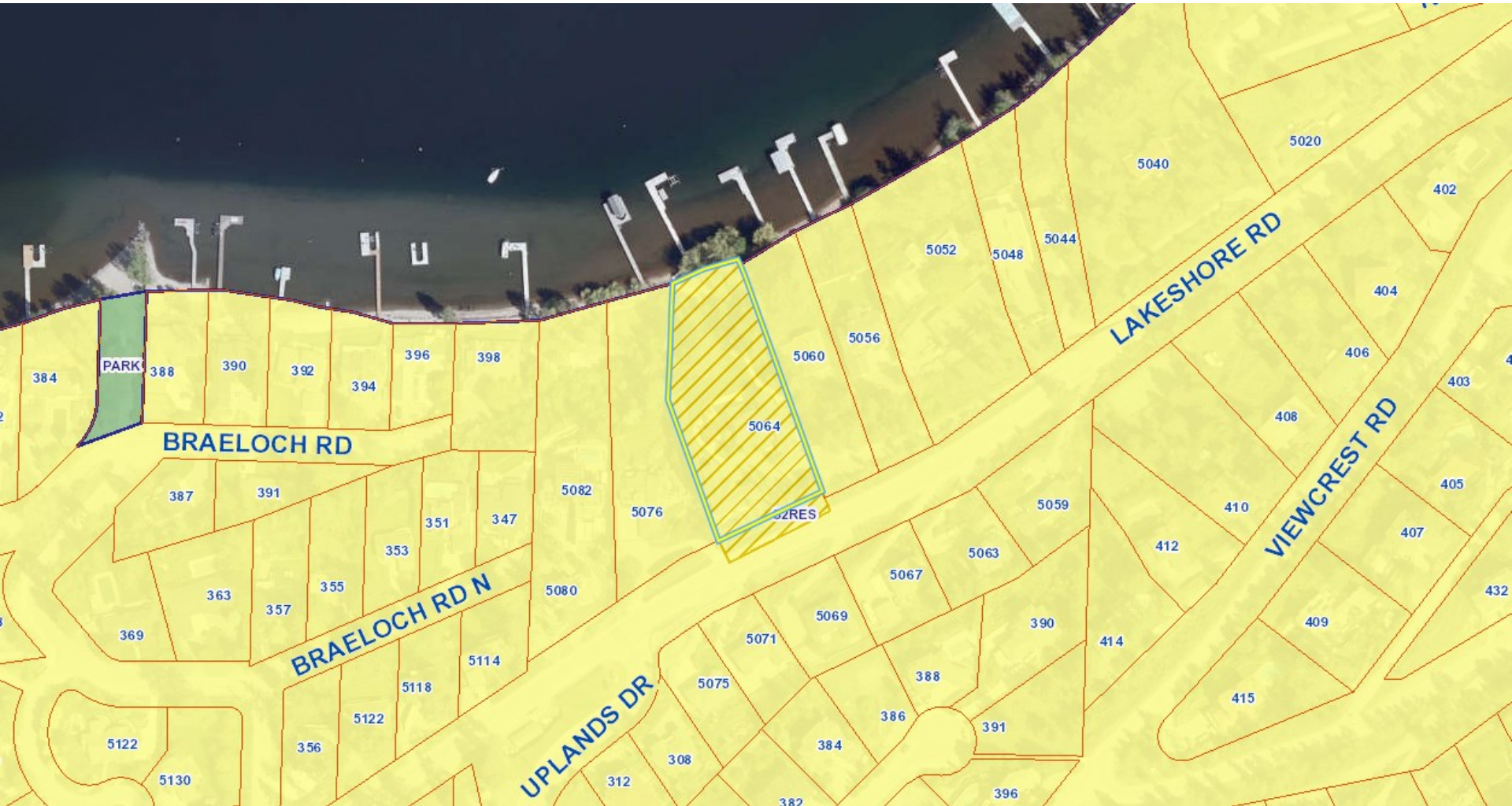
Council  
Approvals



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.

# Project Details

- ▶ Staff initiated the termination of LUC77-1012.
- ▶ Staff are proposing to adopt the RR2 – Rural Residential 2 zone, which allows for the existing use.
- ▶ If successful, all properties will get full use of current RR2 zone, one year after termination date.

# Public Notification Policy #367

- ▶ Staff sent a letter of Proposed Termination of Land Use Contract to the property owner in the LUC area.
  - ▶ Sent on November 19<sup>th</sup>, 2020
- ▶ One-year grace period from Council consideration before full uses of RR2 – Rural Residential 2 zone (as per Zoning Bylaw no. 8000).



# Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the proposed land use contract termination:
  - ▶ The proposed zone RR2 is appropriate for the area.
  - ▶ Province of BC requires all LUC's to be discharged/terminated.



## *Conclusion of Staff Remarks*