



LUCT21-0002

Banks Road and Baron Road Land Use Contract Termination



Proposal

- ▶ To terminate the Land Use Contract (LUC76-1114)

Development Process



April 29, 2021

LUC Termination Initiated by Staff



May 3rd, 2021

Public Notification Completed



May 31st, 2021

Initial Consideration



Public Hearing (LUC)
Second & Third Readings



Final Reading



LUC Eliminated (1 year later)

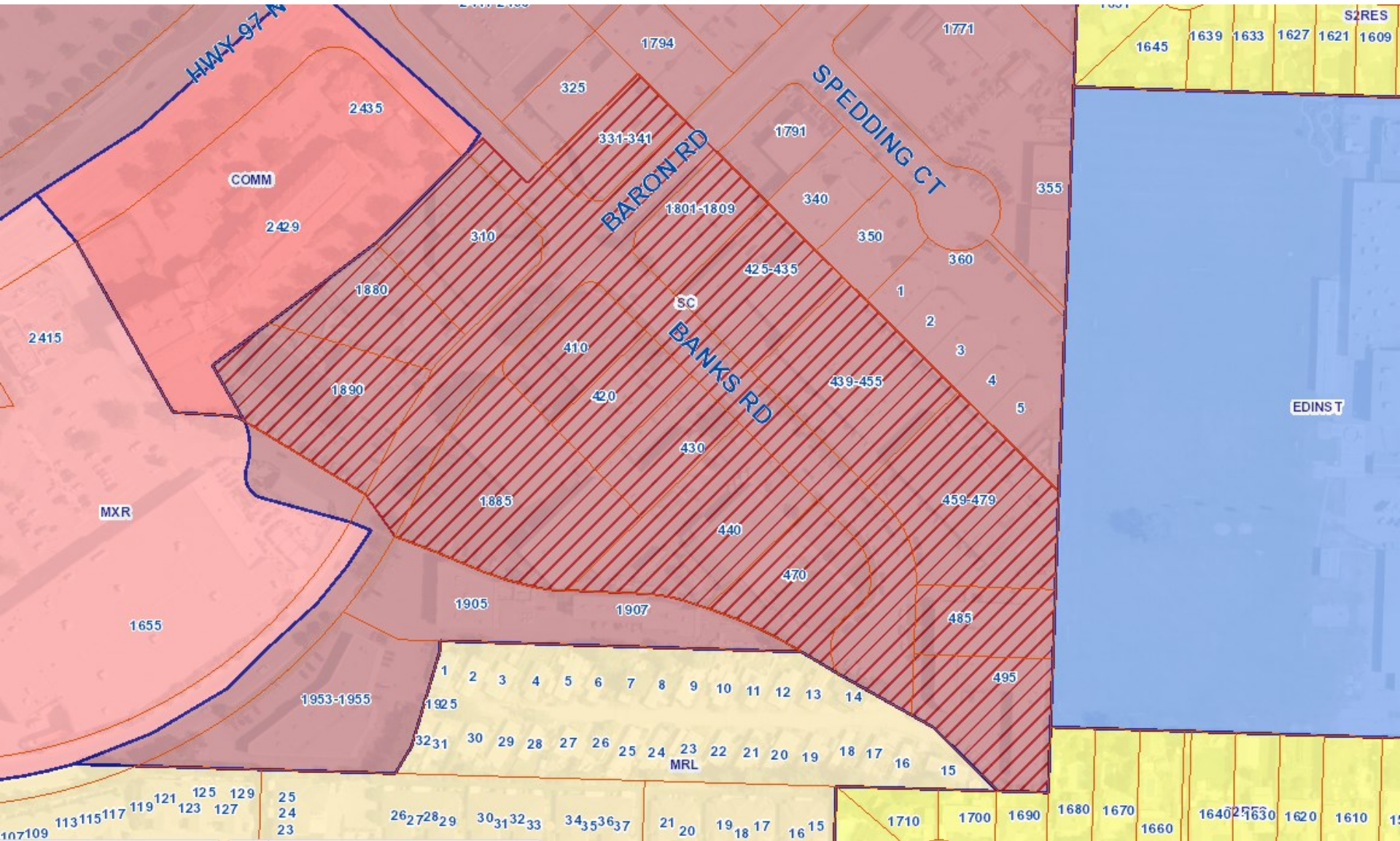
Council
Approvals

Context Map



City of Kelowna

OCP Future Land Use



City of Kelowna

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

- ▶ City of Kelowna Staff initiated the LUC Termination of the area.
- ▶ 16 properties all to be reverted to underlying C10 – Service Commercial Zone.
- ▶ If successful, all properties will get full use of current C10 zone, one year after termination date.

Public Notification Policy #367

- ▶ Staff sent a letter of Proposed Termination of Land Use Contract to all properties within the LUC Area
 - ▶ Sent on May 3rd, 2021
- ▶ One-year grace period from Council consideration before full uses of C10 – Service Commercial Zone(as per Zoning Bylaw no. 8000).

Staff Recommendation

- ▶ Development Planning Staff recommend **support** for the proposed land use contract termination:
 - ▶ The existing C10 zone is appropriate for the area.
 - ▶ Province of BC requires all LUC's to be discharged/terminated.



Conclusion of Staff Remarks