



# LUCT 21-0002

## 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 3<sup>rd</sup>, 2021

Public Notification Completed



May 31<sup>st</sup>, 2021

Initial Consideration



Public Hearing (LUC)  
Second & Third Readings



Final Reading



LUC Eliminated (1 year later)

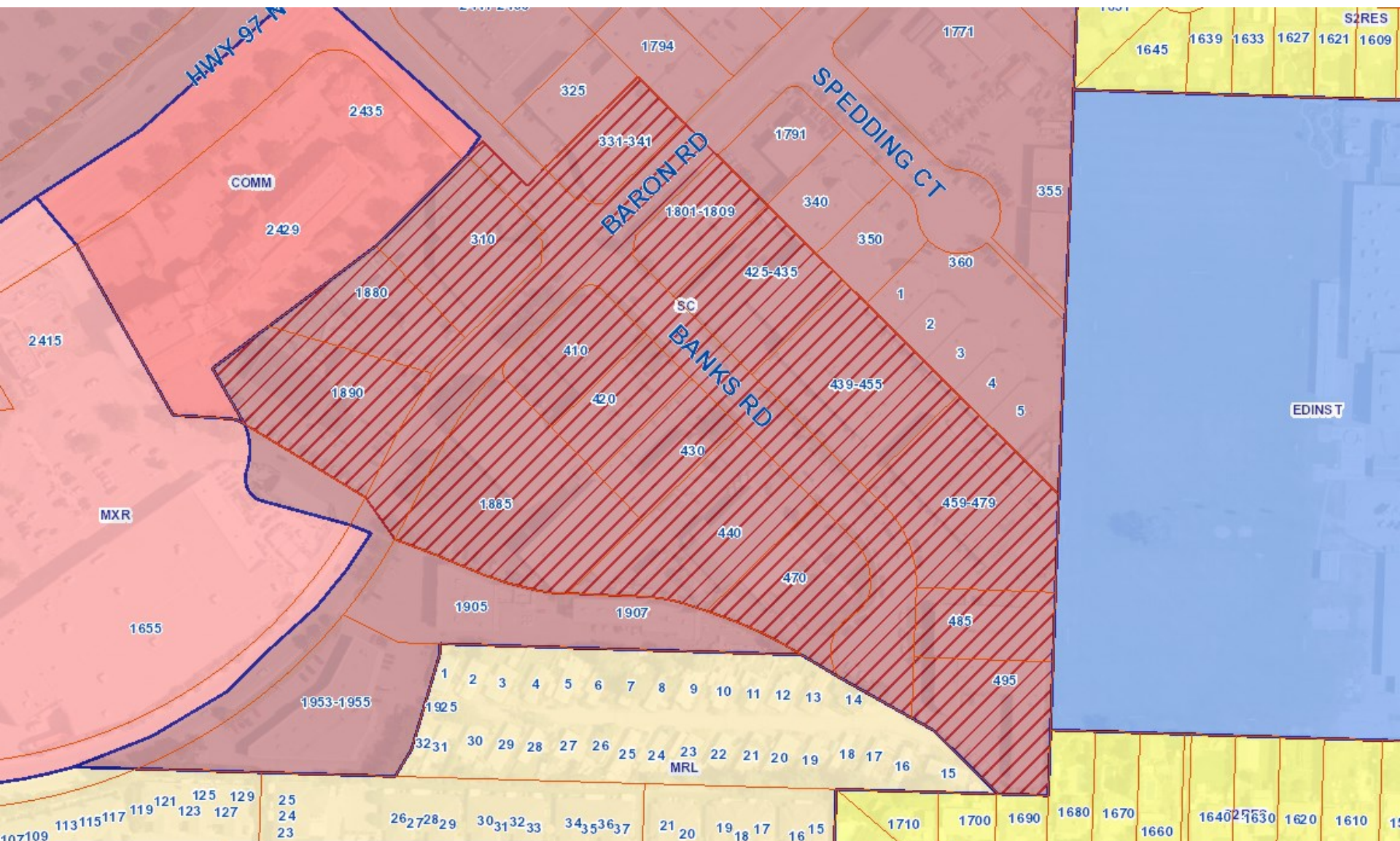


Council Approvals

# Context Map



# 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

- ▶ 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 3<sup>rd</sup>, 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*