



LUC20-0023 Z20-0052

Boyd Road Area

Land Use Contract Discharge and Rezoning Application



# Proposal

- ▶ To discharge the Land Use Contract (LUC76-1112) and to rezone select properties from A1 – Agriculture 1 to RU1 – Large Lot Housing

# Development Process

July 7<sup>th</sup>, 2020

LUC Termination Initiated by Staff



Sept. 11<sup>th</sup>, 2020

Public Notification Completed



June 14<sup>th</sup>, 2021

Initial Consideration



Public Hearing (LUCT)  
Second & Third Readings



Final Reading



LUC Eliminated (1 year later)

Council  
Approvals

# Context Map

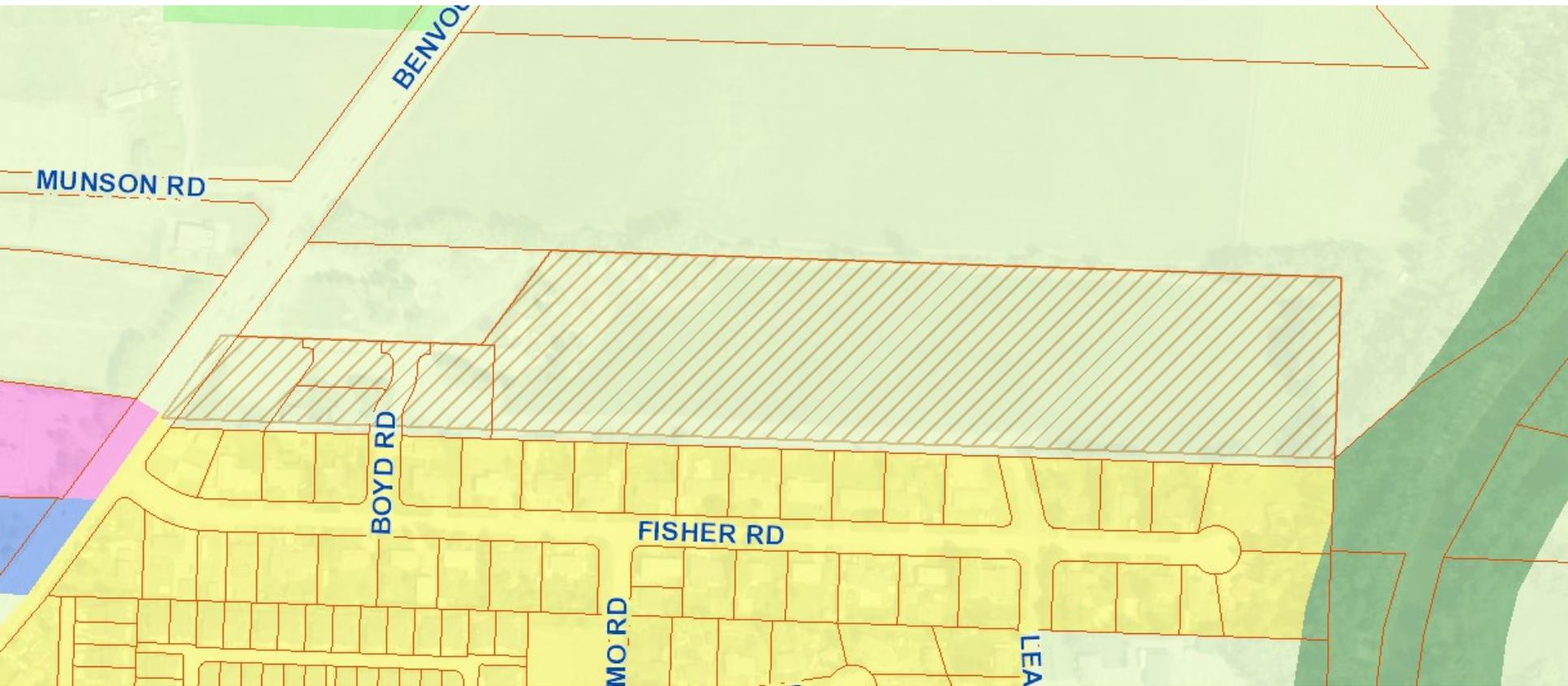


# Subdivision



City of Kelowna

# OCP Future Land Use



# ALR



# Background



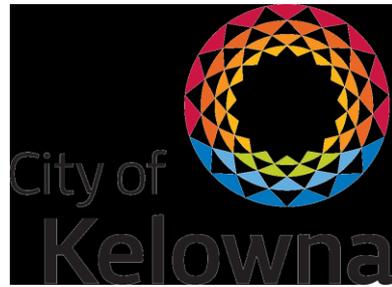
- ▶ Land Use Contracts: 1970's tool
- ▶ Allow local governments to grant development rights above and beyond current zoning
- ▶ Exchange for commitments from developers to help infrastructure costs

# Project Details

- ▶ Application came forward as part of a subdivision application.
- ▶ LUC76-1112 allow the applicants to have a five-lot subdivision, where three new units were created.
- ▶ LUC gives new lots the former Bylaw 4500 – R1 zone development regulations.
- ▶ Applicant is proposing to adopt the RU1 zone for new lots and for the ALR piece to remain A1.

# Staff Recommendation

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



## *Conclusion of Staff Remarks*