CITY OF KELOWNA
BYLAW NO. 9905
Amendment No. 4 to Kelowna Development Cost Charge Bylaw No. 9095

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT "Kelowna Development Cost Charge Bylaw No. 9095" be amended by deleting Schedule "A" and replacing it with a new Schedule "A" as attached to and forming part of this bylaw;

2. THAT "Kelowna Development Cost Charge Bylaw No. 9095" be amended by adding a new Schedule "A-1" as attached to and forming part of this bylaw;

3. THAT PART 2 – DEFINITIONS of "Kelowna Development Cost Charge Bylaw No. 9095" be amended by:

   (a) adding a definition of "Residential 5" as follows:

   ""Residential 5" means multi-family residential units of 600 square feet or less."

   (b) adding a definition of "Secondary Suite" as follows:

   ""Secondary Suite" means a self-contained accessory dwelling unit located within a single detached dwelling or in an accessory building. A secondary suite has its own separate cooking, sleeping and bathing facilities. It has direct access to outside without passing through any part of the principal unit. This use does not include duplex housing, semi detached housing, apartment housing, or boarding and rooming houses."

4. THAT PART 3 – DEVELOPMENT COST CHARGES of "Kelowna Development Cost Charge Bylaw No. 9095" be amended by:

   (a) deleting subsection (b) from section 3.1 and replacing it with the following:

   "(b) a building permit, including but not limited to a permit authorizing the construction, alteration or extension of a building or structure that will, after the construction, alteration or extension, contain fewer than four (4) self contained units and be put to no other use than residential use in those dwelling units";

   (b) adding a new section 3.1A as follows:

   "3.1A Notwithstanding section 3.1 above, where a complete building permit application is received by the City of Kelowna's Inspection Services Division prior to the effective date of Bylaw No. 9905, being "Amendment No. 4 to Kelowna Development Cost Charge Bylaw No. 9095", and the corresponding building permit is issued within six weeks of the effective

date of Bylaw No. 9905, then the Development Cost Charges imposed in relation to that development shall be those set out in Schedule "A-1" attached hereto and forming part of this bylaw.";

(c) adding the words "and 3.1A" following the words "As an exception to section 3.1" in section 3.2;

(d) deleting subsection (b) from section 3.2 and replacing it with the following:

"(b) a development cost charge has previously been paid for the same development unless, as a result of a further development or alteration, new capital cost burdens will be imposed on the Municipality; or";

(e) deleting subsection (d) from section 3.2;

(f) deleting section 3.4 and replacing it with the following:

"3.3 A development is not exempt from payment of applicable development cost charges if the application for development which might otherwise qualify under subsection 3.2 (e) above relates to a single site for which, if more fully developed, the total value of the work possible would exceed $50,000.00."

5. This bylaw shall be cited for all purposes as 'Bylaw No. 9905, being "Amendment No. 4 to Kelowna Development Cost Charge Bylaw No. 9095"'.

6. This amending bylaw shall come into full force and effect and be binding on all persons as and from March 1, 2008, or the date of final adoption, whichever is later.

Read a first, second and third time by the Municipal Council this day of , 200 .

Approved by the Inspector of Municipalities this day of , 200 .

Adopted by the Municipal Council of the City of Kelowna this day of , 200 .

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Mayor

_____

City Clerk

SCHEDULE A

Development Cost Charges for All Services Applicable to Development Within the Municipality

SERVICE AREA	Sector	Residential 1 To 15 Units/Hectare (Each Lot or Unit)	Residential 2 >15-35 Units/Hectare (Each Lot or Unit)	Residential 3 >35-85 Units/Hectare (Each Lot or Unit)	Residential 4 Greater Than 85 Units/Hectare (Each Lot or Unit)	Residential 5 Maximum applied to 600 sq. ft. unit	Residential 6 Per Square Foot of habitable floor space applied to units 600 sq. ft. or less	Secondary Suites Per Unit	Commercial For 1st 1,000 sq. ft. of floor area or portion; 1/1,000th the rate for per sq. ft. over 1,000	Institutional "A" For 1st 1,000 sq. ft. of floor area or portion; 1/1,000th the rate for per sq. ft. over 1,000	Institutional "B" For 1st 1,000 sq. ft. of floor area or portion; 1/1,000th the rate for per sq. ft. over 1,000	Industrial/ Campground Minimums	Industrial/ Campground Per Acre Over Minimum Developable Land
ALL SERVICES (Note 4)								2,500					
ROADS													
SE Kelowna	R-A	24,847	19,877	13,666	12,920	9,939	16.56		7,645	7,645		24,847 - 1st acre/portion	24,847
South Mission	R-B	23,765	19,012	13,071	12,358	9,506	15.84		7,312	7,312		23,765 - 1st acre/portion	23,765
NE Rutland	R-C	14,331	11,465	7,882	7,452	5,732	9.55		4,409	4,409		14,331 - 1st acre/portion	14,331
Bell Mountain	R-D	16,589	13,271	9,124	8,626	6,635	11.06		5,104	5,104		16,589 - 1st acre/portion	16,589
Gallagher Ridge	R-F	13,334	10,667	7,334	6,934	5,334	8.89		4,103	4,103		13,334 - 1st acre/portion	13,334
Univ. S./S. Mckinley	R-E	13,945	11,156	7,670	7,251	5,578	9.30		4,291	4,291		13,945 - 1st acre/portion	13,945
City Centre - Note 1	R-1	9,001	7,201	4,951	4,681	3,600	6.00		2,770	2,770		9,001 - 1st acre/portion	9,001
WATER													
City Centre - Note 2	W-A	1,757	1,178	844	598	492	0.82		676	676	676	1,757 -1st .36 acre/portion	4,921
South Mission	W-B	1,289	864	619	438	361	0.60		496	496	496	1,289 -1st .36 acre/portion	3,609
Clifton/Glenmore	W-D	3,054	2,046	1,466	1,038	855	1.43		1,175	1,175	1,175	3,054 -1st .36 acre/portion	8,551
TRUNKS													
City Centre - Note 3	S-A	1,562	1,297	875	844	687	1.15		601	601	601	1,562 -1st .36 acre/portion	4,375
South Mission	S-B	1,979	1,642	1,108	1,069	871	1.45		761	761	761	1,979 -1st .36 acre/portion	5,541
TREATMENT													
City Centre - Note 3 & South Mission	T-A	3,044	2,526	1,704	1,644	1,339	2.23		1,171	1,171	1,171	3,044 -1st .36 acre/portion	8,522
PARKS	P-A	4,910	4,910	4,910	4,910	4,910	8.18		Exempt	Exempt	Exempt	Exempt	Exempt

NOTES

1. City Centre; Dilworth Periphery; North Spec 7; South Spec 7; Central Mission; Clifton; Glenmore Highlands; Glenmore Valley; Rutland; South of Hwy 97; Sexsmith; Hall road
2. City Centre; Dilworth Periphery; North Spec 7; South Spec 7; Central Mission
3. City Centre; Dilworth Periphery; North Spec 7; South Spec 7; Central Mission; Clifton; Glenmore Highlands; Glenmore Valley; Rutland; South of Hwy 97; Sexsmith; Hall Road; NE Rutland; University South; S. Mckinley; Bell Mountain; Gallagher Ridge

Roads - Charges are Net of "Assist Factor" of 15%
Wastewater Trunks/Treatment - Charges are Net of "Assist Factor" of 1%
Water - Charges are Net of "Assist Factor" of 1%
- Areas not noted above are provided water by suppliers other than the City
Parks - Charges are Net of "Assist Factor" of 8%
General - 1,000 square feet is considered to be the equivalent of 92.9 meters
- sector designations denote geographical areas as designated on attached Sector maps A1 to A5

4. DCC charges to be allocated proportionately by formula to each service

Commercial or Institutional Calculation
The measurement unit for Commercial and Institutional development is square feet of floor area. The calculation of floor area of a commercial or institutional building is based on the gross floor area which is measured from the outside edge of all exterior walls, less the area used for parking of motor vehicles and bicycles in the building permit application.

Industrial Calculation
The measurement unit for Industrial development is acres of site area. The calculation of industrial site area is based on the gross area of the site that is proposed for development in a building permit application, including access, parking and loading and excludes landscaped areas and the undeveloped portion of the site that is being held in it's pre-developed state for future additional development (1 acre minimum).

SCHEDULE A - 1

Development Cost Charges for All Services Applicable to Development Within the Municipality

SERVICE AREA	Sector	Residential 1 To 15 Units/Hectare (Each Lot or Unit)	Residential 2 >15-25 Units/Hectare (Each Lot or Unit)	Residential 3 >25-65 Units/Hectare (Each Lot or Unit)	Residential 4 Greater Than 65 Units/Hectare (Each Lot or Unit)	Commercial For 1st 1,000 sq. ft. of floor area or portion; 1/1,000th the rate for per sq. ft. over 1,000	Institutional "A" For 1st 1,000 sq. ft. of floor area or portion; 1/1,000th the rate for per sq. ft. over 1,000	Institutional "B" For 1st 1,000 sq. ft. of floor area or portion, 1/1,000th the rate for per sq. ft. over 1,000	Industrial Campground Minimums	Industrial Campground Per Acre Over Minimum Developable Land
ROADS										
SE Kelowna	R-A	17,941	14,353	9,867	8,320	5,520	5,520		17,941 - 1st acre/portion	17,941
South Mission	R-B	19,794	15,835	10,887	10,293	6,090	6,090		19,794 - 1st acre/portion	19,794
NE Rutland	R-C	10,900	8,720	5,995	5,660	3,354	3,354		10,900 - 1st acre/portion	10,900
Bell Mountain	R-D	14,765	11,812	8,121	7,678	4,543	4,543		14,765 - 1st acre/portion	14,765
Gallagher Ridge	R-F	12,222	9,778	6,722	6,356	3,761	3,761		12,222 - 1st acre/portion	12,222
Univ. S./S. McKinley	R-E	12,391	9,913	6,815	6,443	3,813	3,813		12,391 - 1st acre/portion	12,391
City Centre - Note 1	R-1	7,388	5,911	4,064	3,842	2,273	2,273		7,388 - 1st acre/portion	7,388
WATER										
City Centre - Note 2	W-A	1,646	1,103	790	560	633	633	633	1,646 - 1st .36 acre/portion	4,609
South Mission	W-B	1,292	866	620	439	497	497	497	1,292 - 1st .36 acre/portion	3,618
Clifton/Glenmore	W-D	2,943	1,972	1,413	1,001	1,132	1,132	1,132	2,943 - 1st .36 acre/portion	8,240
TRUNKS										
City Centre - Note 3	S-A	1,143	949	640	617	440	440	440	1,143 - 1st .36 acre/portion	3,200
South Mission	S-B	1,533	1,273	859	828	590	590	590	1,533 - 1st .36 acre/portion	4,293
TREATMENT										
City Centre - Note 3 and South Mission	T-A	2,542	2,110	1,423	1,373	978	978	978	2,542 - 1st .36 acre/portion	7,117
PARKS	P-A	3,610	3,610	3,610	3,610	Exempt	Exempt	Exempt	Exempt	Exempt

NOTES

1. City Centre, Dilworth Periphery; North Spec 7, South Spec 7; Central Mission, Clifton; Glenmore Highlands; Glenmore Valley, Rutland; South of Hwy 97; Sexsmith; Hall road
2. City Centre; Dilworth Periphery; North Spec 7; South Spec 7; Central Mission
3. City Centre, Dilworth Periphery; North Spec 7; South Spec 7; Central Mission; Clifton; Glenmore Highlands; Glenmore Valley; Rutland, South of Hwy 97; Sexsmith; Hall Road, NE Rutland, University South; S. McKinley, Bell Mountain; Gallagher Ridge

Roads - Charges are Net of "Assist Factor" of 15%
Wastewater Trunks/Treatment - Charges are Net of "Assist Factor" of 1%
Water - Charges are Net of "Assist Factor" of 1%
- Areas not noted above are provided water by suppliers other than the City
Parks - Charges are Net of "Assist Factor" of 6%
General - 1,000 square feet is considered to be the equivalent of 92.9 meters
- sector designations denote geographical areas as designated on attached Sector maps A1 to A5

Commercial or Institutional Calculation
The measurement unit for Commercial and Institutional development is square feet of floor area. The calculation of floor area of a commercial or institutional building is based on the gross floor area which is measured from the outside edge of all exterior walls, less the area used for parking of motor vehicles and bicycles in the building permit application

Industrial Calculation
The measurement unit for industrial development is acres of site area. The calculation of industrial site area is based on the gross area of the site that is proposed for development in a building permit application, including access, parking and loading and excludes landscaped areas and the undeveloped portion of the site that is being held in its pre-developed state for future additional development (1 acre minimum).