

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

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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 17<sup>th</sup> day of December, 2007.

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

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

SCHEDULE A

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

| SERVICE AREA | Sector | Residential 1<br>To 15 Units/Hectare<br>(Each Lot or Unit) | Residential 2<br>>15-35 Units/Hectare<br>(Each Lot or Unit) | Residential 3<br>>35-85 Units/Hectare<br>(Each Lot or Unit) | Residential 4<br>Greater Than<br>85 Units/Hectare<br>(Each Lot or Unit) | Residential 5<br>Maximum applied to<br>600 sq. ft. unit | Residential 5<br>Per Square Foot<br>of habitable floor space<br>applied to units<br>600 sq. ft. or less | Secondary<br>Suites<br>Per Unit | Commercial<br>For 1st 1,000 sq. ft. of<br>floor area or portion;<br>1/1,000th the rate for<br>per sq. ft. over 1,000 | Institutional "A."<br>For 1st 1,000 sq. ft. of<br>floor area or portion;<br>1/1,000th the rate for<br>per sq. ft. over 1,000 | Institutional "B."<br>For 1st 1,000 sq. ft. of<br>floor area or portion;<br>1/1,000th the rate for<br>per sq. ft. over 1,000 | Industrial/<br>Campground<br>Minimum | Industrial/<br>Campground<br>Per Acre Over<br>Developable Land |
|--------------|--------|--|---|---|---|---|---|---------------------------------|--|--|--|--------------------------------------|--|
|--------------|--------|--|---|---|---|---|---|---------------------------------|--|--|--|--------------------------------------|--|

ALL SERVICES (Note 4)

2,500

ROADS

|                      |     |        |        |        |        |       |       |  |       |       |  |                           |        |
|----------------------|-----|--------|--------|--------|--------|-------|-------|--|-------|-------|--|---------------------------|--------|
| SE Kelowna           | R-A | 24,847 | 19,877 | 13,666 | 12,920 | 9,839 | 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   |  | 1,757 - 1st .36 acre/portion | 4,921 |
| South Mission        | W-B | 1,289 | 864   | 619   | 438   | 361 | 0.60 |  | 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 |  | 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 |  | 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 |  | 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 |  | 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 |
|-----|--|-------|-------|-------|-------|-------|------|--|--------|--------|--|--------|--------|

NOTES

- 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
- City Centre; Dilworth Periphery; North Spec 7; South Spec 7; Central Mission
- City Centre; Dilworth Periphery; North Spec 7; South Spec 7; Central Mission; 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 - (

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

| SERVICE AREA                              | Sector | Residential 1<br>To 15 Units/acre<br>(Each Lot or Unit) | Residential 2<br>16-25 Units/acre<br>(Each Lot or Unit) | Residential 3<br>>25 Units/acre<br>(Each Lot or Unit) | Residential 4<br>Greater Than<br>25 Units/acre<br>(Each Lot or Unit) | Commercial<br>For 1st 1,000 sq. ft. of<br>floor area or portion;<br>11,000th the rate for<br>per sq. ft. over 1,000 | Institutional "A"<br>For 1st 1,000 sq. ft. of<br>floor area or portion;<br>11,000th the rate for<br>per sq. ft. over 1,000 | Institutional "B"<br>For 1st 1,000 sq. ft. of<br>floor area or portion;<br>11,000th the rate for<br>per sq. ft. over 1,000 | Industrial<br>CATERING<br>Minimums | Industrial<br>Other<br>Per Acre Cost<br>Minimums |
|---|--------|---|---|---|--|---|--|--|------------------------------------|--|
| <b>ROADS</b>                              |        |   |   |   |  |   |  |  |                                    |  |
| SE Kelowna                                | R-A    | 17,941  | 14,353  | 9,667   | 6,329  | 5,520   | 5,520  | 17,941 - 1st acre/portion  | 17,941                             | 17,941   |
| South Mission                             | R-B    | 18,794  | 15,835  | 10,697  | 10,693   | 6,050   | 6,050  | 19,754 - 1st acre/portion  | 19,754                             | 19,754   |
| NE Kelowna                                | R-C    | 10,900  | 8,720   | 5,995   | 5,686  | 3,354   | 3,354  | 10,900 - 1st acre/portion  | 10,900                             | 10,900   |
| Bay Mountain                              | R-D    | 14,765  | 11,812  | 8,121   | 7,678  | 4,543   | 4,543  | 14,765 - 1st acre/portion  | 14,765                             | 14,765   |
| Gabagler Ridge                            | R-E    | 12,222  | 9,770   | 6,722   | 6,356  | 3,761   | 3,761  | 12,222 - 1st acre/portion  | 12,222                             | 12,222   |
| Univ. S.S. McKinley                       | R-E    | 12,391  | 9,813   | 6,815   | 6,443  | 3,813   | 3,813  | 12,391 - 1st acre/portion  | 12,391                             | 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                              | 7,388  |
| <b>WATER</b>                              |        |   |   |   |  |   |  |  |                                    |  |
| City Centre - Note 2                      | W-A    | 1,646   | 1,103   | 790   | 560  | 633   | 633  | 1,646 - 1st .36 acre/portion   | 4,600                              | 4,600  |
| South Mission                             | W-B    | 1,292   | 865   | 620   | 439  | 497   | 497  | 1,292 - 1st .36 acre/portion   | 3,618                              | 3,618  |
| Citlon/Glenmore                           | W-D    | 2,943   | 1,972   | 1,413   | 1,001  | 1,132   | 1,132  | 2,943 - 1st .36 acre/portion   | 8,240                              | 8,240  |
| <b>TRUNKS</b>                             |        |   |   |   |  |   |  |  |                                    |  |
| City Centre - Note 3                      | S-A    | 1,143   | 949   | 640   | 617  | 440   | 440  | 1,143 - 1st .36 acre/portion   | 3,700                              | 3,700  |
| South Mission                             | S-B    | 1,533   | 1,273   | 859   | 828  | 550   | 550  | 1,533 - 1st .36 acre/portion   | 4,293                              | 4,293  |
| <b>TREATMENT</b>                          |        |   |   |   |  |   |  |  |                                    |  |
| City Centre - Note 3 and<br>South Mission | T-A    | 2,542   | 2,110   | 1,423   | 1,373  | 970   | 970  | 2,542 - 1st .36 acre/portion   | 7,117                              | 7,117  |
| <b>PARKS</b>                              | P-A    | 3,610   | 3,610   | 3,610   | 3,610  | Exempt  | Exempt   | Exempt   | Exempt                             | Exempt   |

**NOTES**

- City Centre, Dikworth Periphery, North Spec 7, South Spec 7, Central Mission, Citlon, Glenmore Highlands, Glenmore Valley, Rutland, South of Hwy 97, Seasmith, Half road
- City Centre, Dikworth Periphery, North Spec 7, South Spec 7, Central Mission
- City Centre, Dikworth Periphery, North Spec 7, South Spec 7, Central Mission, Citlon, Glenmore Highlands, Glenmore Valley, Rutland, South of Hwy 97, Seasmith, Half Road, NE Rutland, University South, S. McKinley, Bell Mountain, Gabagler Ridge

**Boats** - Charges are Not of "Assist Factor" of 15%  
**Wastewater Treatment/Installation** - Charges are Not of "Assist Factor" of 1%  
**Water** - Charges are Not of "Assist Factor" of 1%  
 - Areas not noted above are provided water by suppliers other than the City  
**Builds** - Charges are Not of "Assist Factor" of 1%  
 - Areas not noted above are provided water by suppliers other than the City  
**Electricity** - Charges are Not of "Assist Factor" of 1%  
 - Areas not noted above are provided electricity by suppliers other than the City  
 - sector designations denote geographical areas as designated on attached Sector maps A1 to A5