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.

				Citv Clerk
				Mayo
Adopted by the Municipal Council of the Ci	ty of Kelowna th	nis day o	of	, 200 .
A dente diberthe Manieir et Conneil of the Oi	(to a f 1/2 l a com a th		. (000
Approved by the Inspector of Municipalities	s this	day of	, 200 .	
Read a first, second and third time by the N	Municipal Cound	cil this 17 th day	of Decembe	r, 2007.

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 Unitar 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 5 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)	ote 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	Ŗ.	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	298	492	0.82		929	929	929	1,757 -1st .36 acre/portion	4,921
South Mission	N-B	1,289	864	619	438	361	09.0		496	496	496	1,289 -1st .36 acre/portion	3,609
Clifton/Glenmore	M-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/nortion	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/portlor	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

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

Wastewater Trunks/Treatment - Charges are Net of "Assist Factor" of 1% Roads - Charges are Net of "Assist Factor" of 15% 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

area which is measured from the outside edge of all exterior walls, less the area used for parking 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 of motor vehicles and bicycles in the building permit application.

portion of the site that is being held in it's pre-developed state for future additional development (1 acre minimum). application, including access, parking and loading and excludes landscaped areas and the undeveloped 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

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

A STATE SALES	and the second	To 15 Units/lecture (Each Lot or Unit)	Residential 2 >15-35 Units/rectare (Each Let or Unit)	Repidential 3	Residential 4 Grazier Than 05 Unit./Hectare (Each Lot or Unit)	Commercial For 1st 1,000 tq, ft, of Roor area or portion, 111,000th the rate for	For tel 1,000 sq. II. of Boar area or postuor;	Ingilitritional "B" For 1st 1,000 tq ft, of floor area or portion, 111,000th the rate for	Cam Cam	Industriati Campground Minmuns	Camparoun Per Acre Over Mainum
						the set of the set	DAY 34: 11' OVER 1,000	per sq. II. ever 1,000		1	Davelopable Las
ROADS											
SE Kelowna	H-A	17,941	14,353	9,867	9,329	5,520	5,520		17.941 . 1	17.941 - 1st acrabortion	17 041
South Mission	R-B	19,794	15,835	10,897	10,293	6,090	6.090		10 704	to 704 - 4st acceleration	40.704
NE Rutland	ë.	10,900	B,720	5,995	5,668	3,354	3.354		10 000	0 000 terromination	מילים ביי
Gell Mountain	8-0	14,765	11,812	8,121	7,678	4,543	4.543		14.764	14 765 Tri merependi	14,765
Gallagher Ridge	R	12,222	9,778	6,722	6,356	3,761	3.761		12 222	222 Tel acrapanion	CD / 61
Univ. S.S. Mckmley	H-E	12,391	9,913	6,815	6,443	3,613	3,813		12 301	2 301 - 1st coloporium	40.204
Cry Centre - Note 1	R-1	7,388	5,911	4,064	3,842	2,273	2,273		7,388	- 1st ocreportion	7,386
WATER											
City Centre - Note 2	W-A	1,646	1,103	790	260	633	633	673	1 545	At 30 seedless	
South Mission	W-B	1,292	966	620	439	497	497	497	1 202 1	noning according to	2000
CiltonGlenmore	W-D	2,943	1,972	1,413	1,001	1,132	1,132	1.132	2 843	tal 36 acre/modion	2,010
TRUNKS											
City Centre - Nate 3	4.9	7,143	949	640	617	440	440	VIV		and the second	0000
South Mission	S-8	1,533	1,273	629	828	590	590	500	1 577	tel 35 services	3,200
TREATMENT										in so acceptance	4,683
City Centre - Note 3 and	T-A	2,542	2.110	1.423	1 373	070	070				-
South Mission			!			2	0.0	ava	2,542 -15	2,542 -1st 36 acre/portion	7.117
PARKS	P.A	3,610	3,610	3,610	3,610	Exempl	Exempt	Exempt	۵	Exempl	Exempl
NOTES											
1. Cay Contro. Diworth Periphery, North Spec 7, South Spec 7, Contral Mission, Cillion, Glemont Highlands, Clemont Velley, Mallands, South May 7, Sexanilt-Hall mod Celmont Diworth Periphery, North Spec 7, South Spec 7, Contral Massion, Called Control, Diworth Periphery, North Spec 7, South Spec 7, Contral Massion, Cillien, Zeromont Workshop, Welley, Marter 5, South Spec 7, Contral Massion, Cillien, Germone Highlands, Germone Velley, Marter 5, South Spec 7, Contral Massion, Cillien, Remainer Highlands, Germone Velley, Marter 5, South Spec 7, Contral Massion, Cillien, Remainer Highlands, South S. Michiely, Bell Manufall, Gallagher Röger	ermore V sriphery, P sriphery, P sriphery, P sumore V south; S. I	vorth Spec 7. South valley, Rulland, South vorth Spec 7. South torth Spec 7. South volley, Rutland, South Wckinley, Bell Mount	Spac 7: Central Mission of Hwy 97; Sexsatill Spec 7: Central Mission Spec 7: Central Mission of Hwy 97; Sexsatill Mission of Hwy 97; Sexsatill Spec 91; Gellagher Ridge	on, Cillion; ir, Hall road on; Cillion; ir, Hall Road;		Commercial or institutional Calculation The measurement unit for Commercial The calculation of floor area of a commercy which is measured from the outsit of motor vehicles and biggles in the be	Commercial or breitational Calculation. The measurement set for Commercial and Intelliational development is square feet of floor area. The catelogies of floor the state of commercial or residiotely building the state on the gross floor area which is measured from the guide edge of all estation while is the area used for parking of motor vehicles and biggles in the building permit application.	illutional development r institutional building i of all exterior walls, le ernit opplication	is square lea s based on th ss the area us	t of floor area. e gross floor sed for parking	
Roads - Oncupes are Net of "Assas Factor" of 15% Mattheward : Thoughes are Net of "Assas Factor" of 1% Mattheward : Thoughes are Net of "Assas Factor" of 1% — Areas and morted above are provided verter by suppliers other from the City 20% - Changes are Net of "Assas Factor" of 1% Serend : 100 oynam feet is recorded to 15%, or expected to 100 oynam feet is recorded to 15% or expected to 100 oynam feet is recorded to 15% or expected to 100 oynam feet is recorded to 15% or expected to 100 oynam feet is recorded to 15% or expected to 100 oynam feet is recorded to 15% or expected to 100 oynam feet is recorded to 15% or expected to 100 oynam feet is recorded to 15% or expected to 100 oynam feet is recorded to 15% or expected to 100 oynam feet is recorded to 15% or expected to 100 oynam feet is recorded to 15% or expected to 15% or expecte	of 'Assisi M' Assist Nove are p M' Assist I	Factor of 15% angles are Net of "As Fector" of 1% revolded water by su actor of 6% dered to be the equi	sist Factor* of 1% ppliers other than the valent of 92.9 meters	ř.		Infastral Calculation The measurement unit area is based on the graphcailor, including a portion of the site that	Inflatind Calculation The recessorment will for inclusival development is acres of site area. The calculation of inclusinal site and is based on the layers sens of the pile that proposed for development in a building permit and is based on the flower sens of the pile that governed for development in a building permit application to be calculated. The calculation is a sense of the calculation of the calculation of the calculation of the sense of the maintain).	ant is acres of site area is proposed for develaining and excludes land eveloped state for futu	. The catcula pment in a ba icaped areas re additional of	alion of industrial sita ulding permil and the undevelope development (1 acre	d minimum).