

CITY OF KELOWNA

BYLAW NO. 10391

Amendment No. 6 to Development Cost Charge Bylaw No. 9095

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

1. THAT City of Kelowna Development Cost Charge Bylaw No. 9095 be amended by deleting PART 3 – DEVELOPMENT COST CHARGES, Section 3.1 (b) in its entirety and replacing it with the following new section:

“(b) a building permit authorizing the construction, alteration or extension on a parcel of land of any building containing more than one self-contained dwelling unit and thereafter in respect of that same parcel:
 - (i) any building permit authorizing the construction of another building containing one or more self-contained dwelling units; or
 - (ii) any building permit authorizing the alteration or extension of any building for the purpose of adding one or more self-contained dwelling units within such building.”
2. AND THAT City of 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.
3. This bylaw shall be cited for all purposes as “Bylaw No. 10391, being Amendment No. 6 to Development Cost Charge Bylaw No. 9095”.
4. This amending bylaw shall come into full force and effect and be binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 13th day of September, 2010.

Amended at third reading by the Municipal Council this

Approved by the Inspector of Municipalities this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

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Schedule "A"

BYLAW No. 10391

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 >35-65 Units/Hectare (Each Lot or Unit)	Residential 4 Greater Than 65 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 Buildings 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	Seasonal Agricultural/ Commercial (See Commercial)	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 Minimum	Industrial/ Campground Per Acre Over Minimum Developable Land	Seasonal Agricultural/ Industrial Minimum Developable Land
ALL SERVICES (Note 4)								2,500							
ROADS															
SE Kelowna	R-A	25,529	20,423	14,041	13,275	10,211	17.02		7,855	3,927	7,855		25,529 - 1st acre/portion	25,529	12,765
South Mission	R-B	23,743	18,995	13,059	12,346	9,497	15.83		7,306	3,653	7,306		23,743 - 1st acre/portion	23,743	11,872
NE Rutland	R-C	14,505	11,604	7,978	7,543	5,802	9.67		4,453	2,232	4,463		14,505 - 1st acre/portion	14,505	7,253
Bell Mountain	R-D	16,932	13,546	9,313	8,805	6,773	11.29		5,210	2,605	5,210		16,932 - 1st acre/portion	16,932	8,466
Gallagher Ridge	R-F	13,678	10,942	7,523	7,112	5,471	9.12		4,208	2,104	4,208		13,678 - 1st acre/portion	13,678	6,839
Univ. S./S. McKinley	R-E	14,203	11,362	7,811	7,385	5,681	9.47		4,370	2,185	4,370		14,203 - 1st acre/portion	14,203	7,102
City Centre - Note 1	R-1	9,176	7,341	5,047	4,771	3,670	6.12		2,823	1,412	2,823		9,176 - 1st acre/portion	9,176	4,588
WATER															
City Centre - Note 2	W-A	1,757	1,178	844	598	492	0.82		676	676	676	676	1,757 -1st .36 acre/portion	4,921	4,921
South Mission	W-B	1,289	864	519	438	361	0.60		496	496	496	496	1,289 -1st .36 acre/portion	3,609	3,609
Clifton/Glenmore	W-D	3,054	2,046	1,466	1,036	855	1.43		1,175	1,175	1,175	1,175	3,054 -1st .36 acre/portion	8,551	8,551
TRUNKS															
City Centre - Note 3	S-A	1,562	1,297	875	844	687	1.15		601	601	601	601	1,562 -1st .36 acre/portion	4,375	4,375
South Mission	S-B	1,979	1,642	1,108	1,069	871	1.45		761	761	761	761	1,979 -1st .36 acre/portion	5,541	5,541
TREATMENT															
City Centre - Note 3 & South Mission	T-A	3,044	2,525	1,704	1,644	1,339	2.23		1,171	1,171	1,171	1,171	3,044 -1st .36 acre/portion	8,522	8,522
PARKS															
	P-A	5,069	5,069	5,069	5,069	5,069	8.45		Exempt	Exempt	Exempt	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; 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).