

**City of Kelowna  
Regular Council Meeting  
AGENDA**



Monday, April 22, 2013  
1:30 pm  
Council Chamber  
City Hall, 1435 Water Street

Pages

1. **Call to Order**  
This meeting is open to the public and all representations to Council form part of the public record. A live audio feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.
2. **Confirmation of Minutes** 4 - 9  
Regular PM Meeting - April 15, 2013
3. **Public in Attendance**
  - 3.1 **Jennifer Crosby, Board President, BC Water and Waste Association - Drinking Water Week and the Community Water Challenge**  
To provide Council with information regarding Drinking Water Week and the Community Water Challenge.
  - 3.2 **Peter Rotheisler, Manager of Environmental Services, Regional District of Central Okanagan - Waste Reduction and Other Regional Environmental Services** 10 - 23  
To provide an update to Council.
  - 3.3 **Lesley Moore, Executive Director, Kelowna Museums - Annual Report** 24 - 48  
To provide an update to Council.
  - 3.4 **Cheryl Miller, Executive Director, Central Okanagan Foundation - Community Grant Programs, Grant Committee Recommendations** 49 - 53  
This is the staff cover report for the 2013 recommended grants submitted by the Central Okanagan Foundation Grant Committee for Council consideration under Council Policies 218 and 277, as amended.

#### 4. Development Application Reports & Related Bylaws

- 4.1 **Agricultural Land Reserve Appeal Application No. A13-0004 - Manraj and Jeetender Kandola, 982 Old Vernon Road** 54 - 147  
**Mayor to invite the Applicant, or Applicant's Representative to come forward.**

To consider a staff recommendation **NOT** to support a request from the applicant for permission from the Agricultural Land Commission (ALC) to exclude approximately 4.04 ha (9.99 ac) from the Agricultural Land Reserve (ALR). If successful in excluding the property, the owners are proposing to rezone the subject property to an industrial (i.e. I6 - Low-Impact Transitional Industrial) use.

- 4.2 **Official Community Plan Bylaw Amendment Application No. OCP13-0006 and Rezoning Application No. Z13-0007 - Northern Lights Land Development Corporation, 3503 Lakeshore Road, 602, 610, 620, 630 & 640 Swordy Road, and 3510 Landie Road** 148 - 175

To amend the Official Community Plan Future Land Use Designation from Single / Two Unit Residential to Multiple Unit Residential - Low Density for the property located at 3510 Landie Road, and to rezone all of the subject properties from RU6 - Two Dwelling Housing to the RM3 - Low Density Multiple Housing zone in order to accommodate a 31 unit proposed row housing development.

- 4.2.1 **Bylaw No. 10843 (OCP13-0006) - Northern Lights Land Development Corporation, 3510 Landie Road** 176 - 176  
To give Bylaw No. 10843 first reading.

- 4.2.2 **Bylaw No. 10844 (Z13-0007) - Northern Lights Development Corporation, 3503 Lakeshore Road, 602, 620, 630 and 640 Swordy Road and 3510 Landie Road** 177 - 177  
To give Bylaw No. 10844 first reading.

- 4.3 **Official Community Plan Bylaw Amendment Application No. OCP11-0012 and Rezoning Application No. Z11-0027, Extension Request - IHS Designs, 964-968 Borden Avenue** 178 - 180  
To extend the deadline for adoption of the Official Community Plan and Zone Amending Bylaws from November 15, 2012 to November 15, 2013.

#### 5. Non-Development Reports & Related Bylaws

- 5.1 **Aquatic Habitat Inventory** 181 - 183  
To inform Council on the recently completed City of Kelowna Aquatic Habitat

Inventory.

- |       |  |           |
|-------|--|-----------|
| 5.2   | <b>2012 Development Statistics Report</b><br>To provide Council with a summary of residential, commercial, industrial and institutional development for 2012, as measured by building permit issuances.  | 184 - 211 |
| 5.3   | <b>Investment of City of Kelowna Funds for 2012</b><br>To provide Council with information summarizing City of Kelowna's 2012 investment of surplus funds, activity, and performance.  | 212 - 216 |
| 5.4   | <b>2013 Sterile Insect Release (SIR) parcel tax</b><br>To authorize the 2013 Sterile Insect Release Parcel Tax levy on specified property tax rolls within the City of Kelowna.  | 217 - 232 |
| 5.4.1 | <b>Bylaw No. 10824 - Sterile Insect Release Program Parcel Tax Bylaw 2013</b><br>To give Bylaw No. 10824 first, second and third readings.   | 233 - 246 |
| 5.5   | <b>2013 Tax Distribution Policy</b><br>To establish tax class ratios that will be used in the preparation of the 2013 tax rates.   | 247 - 264 |
| 6.    | <b>Bylaws for Adoption (Non-Development Related)</b>   |           |
| 6.1   | <b>Bylaw No. 10835 - Amendment No. 1 to the Five Year Financial Plan 2012-2016 BL10688</b><br>To consider adoption of Bylaw No. 10835 being THAT Bylaw No. 10835, being Amendment No. 1 to the Five Year Financial Plan 2012-2016 Bylaw No. 10688. | 265 - 270 |
| 7.    | <b>Mayor and Councillor Items</b>  |           |
| 8.    | <b>Termination</b>   |           |



## City of Kelowna Regular Council Meeting Minutes

Date: Monday, April 15, 2013  
Location: Council Chamber  
City Hall, 1435 Water Street

Council Members Present: Mayor Walter Gray and Councillors Colin Basran, Andre Blanleil, Maxine DeHart, Gail Given, Robert Hobson\*, Mohini Singh, Luke Stack and Gerry Zimmermann

Staff Present: City Manager, Ron Mattiussi; Deputy City Clerk, Karen Needham; General Manager, Community Services, John Vos\*; Manager, Parks & Public Places, Terry Barton\*; Manager, Cultural Services, Sandra Kochan\*; Planner, Alec Warrender\*; Manager, Financial Planning, Genelle Davidson\*; Planner, Lauren Sanbrooks\*; Parks Planner, Barb Davidson\*; and Council Recording Secretary, Sandi Horning

(\* denotes partial attendance)

### 1. Call to Order

Mayor Gray called the meeting to order at 1:35 p.m.

Mayor Gray advised that the meeting is open to the public and all representations to Council form part of the public record. A live audio feed is being broadcast and recorded by CastaNet and a delayed broadcast is shown on Shaw Cable.

### 2. Confirmation of Minutes

Moved By: Councillor Zimmermann/Seconded By: Councillor Singh

R262/13/04/15 THAT the Minutes of the Regular PM Meeting of April 8, 2013 be confirmed as circulated.

Carried

**3. Public in Attendance**

**3.1. Kelowna Art Gallery - Annual Report**

Staff:

- Introduced the presentation.

Councillor Hobson joined the meeting at 1:36 p.m.

Nataley Nagy, Executive Director, Kelowna Art Gallery:

- Displayed a PowerPoint Presentation and responded to questions from Council.

**4. Development Application Reports & Related Bylaws**

**4.1. Development Permit Application No. DP12-0209 - Architecturally Distinct Solutions, 1502-1504 Sutherland Avenue**

Staff:

- Displayed renderings with respect to the proposed development and responded to questions from Council.

Moved By: Councillor Stack/Seconded By: Councillor Hobson

**R263/13/04/15** THAT Council authorizes the issuance of Development Permit No. DP12-0209 for Lot A, District Lot 141, ODYD, Plan 19444, located at 1502-1504 Sutherland Avenue, Kelowna B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping to be provided on the land be in general accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a professional landscaper;
5. The issuance of a Natural Environment Development Permit by the City of Kelowna's Environment Branch;
6. Completion of the proposed road closure and land swap with the City of Kelowna's Real Estate & Building Services Department;
7. The requirements of the Development Engineering Branch completed to their satisfaction.

AND FURTHER THAT the applicant be required to complete the above-noted condition No. 4 within 180 days of Council approval of the Development Permit application in order for the permit to be issued.

Carried

**4.2. Area Structure Plan Application No. ASP12-0001 - Troika Developments Ltd., 2250 & 2285 Galiano Road, 1555 Glenmore Road North and 855 Packinghouse Road, Boundary Adjustment & Public Consultation Strategy**

**Staff:**

- Provided an overview of the amendments to the Area Structure Plan for the Diamond Mountain area and responded to questions from Council.

**Council:**

- Expressed a concern with the density being proposed for the area.

**Moved By: Councillor Hobson/Seconded By: Councillor Singh**

**R264/13/04/15** THAT Council authorizes an amendment of the Area Structure Plan boundary for the Diamond Mountain Area Structure Plan, as outlined on Attachment 2 of the Report of Land Use Management Department dated April 9, 2013;

AND THAT Council endorses the Public Consultation Strategy, prepared by the applicant team, as outlined in Attachment 4 of the Report of Land Use Management Department, dated April 9, 2013.

**Carried**

**4.3. Official Community Plan Bylaw Amendment No. OCP09-0001 and Rezoning Application No. Z09-0007, Extension Request - P255 Enterprises Ltd., 245 Briarwood Road**

**Staff:**

- Responded to questions from Council regarding the extension request process.

**Moved By: Councillor Zimmermann/Seconded By: Councillor Singh**

**R265/13/04/15** THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Amending Bylaw Nos. 10198 (OCP09-0001) & 10199 (Z09-0007), for 245 Briarwood Road by P255 Enterprises Ltd., Inc. No. BC0920989, be extended from January 14, 2013 to January 14, 2014.

**Carried**

**4.4. Official Community Plan Bylaw Amendment Application No. OCP10-0006 and Rezoning Application No. Z10-0031, Extension Request - GTA Tomporowski, 1045 Laurier Avenue**

**Moved By: Councillor Stack/Seconded By: Councillor Basran**

**R266/13/04/15** THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Amending Bylaw Nos. 10380 (OCP10-0006) and 10379 (Z10-0031) for Lot 1, DL 138, ODYD, Plan KAP91928, for 1045 Laurier Avenue, Jasvinder & Navjot Kandola), be extended from February 10, 2013 to February 10, 2014.

**Carried**

- 4.5. Official Community Plan Bylaw Amendment Application No. OCP07-0037 and Rezoning Application No. Z07-0093, Extension Request - 0781540 BC Ltd., 560, 561, 582 & 583 McKay Avenue

Moved By: Councillor Singh/Seconded By: Councillor DeHart

R267/13/04/15 THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Amending Bylaw Nos. 10245 (OCP07-0037) & 10246 (Z07-0093) for 560, 561, 582 & 583 McKay Avenue, be extended from May 3, 2013 to May 3, 2014.

Carried

5. Non-Development Reports & Related Bylaws

5.1. Quarterly Report Update

General Manager, Community Services:

- Displayed a PowerPoint Presentation with respect to the First Quarter Report and responded to questions from Council.

Moved By: Councillor Singh/Seconded By: Councillor Blanleil

R268/13/04/15 THAT Council receives, for information, the Quarterly Report from the General Manager, Community Services, Acting General Manager, Community Sustainability and Acting General Manager, Corporate Sustainability, dated April 10, 2013.

Carried

5.2. Amendment #1 to Five Year Financial Plan, 2012-2016

Moved By: Councillor Stack/Seconded By: Councillor Basran

R269/13/04/15 THAT Council direct staff to amend the Five Year Financial Plan 2012-2016 Bylaw No. 10688 as required by the Community Charter, to reflect changes in the Operating Budget and Capital Expenditure Program for 2012;

AND THAT Bylaw No. 10835 being Amendment No. 1 to the Five Year Financial Plan 2012-2016 Bylaw No. 10688 be advanced for reading consideration.

Carried

5.2.1. Bylaw No. 10835 - Amendment No. 1 to the Five Year Financial Plan 2012-2016 Bylaw No. 10688

Moved By: Councillor Given/Seconded By: Councillor Stack

R270/13/04/15 THAT Bylaw No. 10835 be read a first, second and third time.

Carried

5.3. Request for Financial Assistance - Friends of the South Slopes

Staff:

- Provided an overview of the request for financial assistance and responded to questions from Council.

Moved By: Councillor Hobson/Seconded By: Councillor Given

R271/13/04/15 THAT Council receives, for information, the report from the Parks Planner dated April 9, 2013 with respect to a request for financial assistance - Friends of the South Slopes;

AND THAT Council supports Option 2 as outlined in the report of the Park Planner dated April 9, 2013;

AND FURTHER THAT Council approves a one-time grant in the amount of \$ 5,000 for the Friends of the South Slopes as a one-time exception to the Partners-in-Parks Program guidelines, in order to support the Friends of the South Slopes efforts to facilitate public access to trails on private land that connect to Myra-Bellevue Provincial Park.

Carried

#### 5.4. Downtown Plan Annual Update

Staff:

- Displayed a PowerPoint Presentation and responded to questions from Council.

Moved By: Councillor Stack/Seconded By: Councillor Singh

R272/13/04/15 THAT Council receives, for information, the April 4, 2013 report from the Policy and Planning Department with respect to an annual update on the Downtown Plan.

Carried

#### 5.5. Proposed Road Closure - Adjacent to 1502 Sutherland Avenue

Moved By: Councillor Zimmermann/Seconded By: Councillor DeHart

R273/13/04/15 THAT Council receives, for information, the Report from the Manager, Real Estate Services dated April 9, 2013, recommending that Council adopt the proposed road closure of a portion of land adjacent to 1502 Sutherland Avenue as outlined in Schedule 'A';

AND THAT Bylaw No. 10836, being proposed road closure of a portion of land adjacent to 1502 Sutherland Avenue, be given reading consideration.

Carried

##### 5.5.1. Bylaw No. 10836 - Road Closure Bylaw, Portion of Sutherland Avenue

Moved By: Councillor Zimmermann/Seconded By: Councillor DeHart

R274/13/04/15 THAT Bylaw No. 10836 be read a first, second and third time.

Carried

#### 5.6. Proposed Road Closure - West of 4753 Gordon Drive

Moved By: Councillor Blanche/Seconded By: Councillor Basran

R275/13/04/15 THAT Council receives for information, the Report from the Manager, Real Estate Services dated April 8, 2013, recommending that Council adopt the

proposed road closure of a portion of land west of 4753 Gordon Drive as outlined in Schedule 'A';

AND THAT Bylaw No. 10842, being proposed road closure of a portion of land west of 4753 Gordon Drive, be given reading consideration.

Carried

**5.6.1. Bylaw No. 10842 - Road Closure Bylaw, Portion of Land West of 4753 Gordon Drive**

Moved By: Councillor Blanche/Seconded By: Councillor Basran

R276/13/04/15 THAT Bylaw No. 10842 be read a first, second and third time.

Carried

**6. Mayor and Councillor Items**

Councillor Given:

- Made a comment regarding Agenda Item No. 4.1, Development Permit Application No. DP120-0209 and passed on 'kudos' to the Developer for working within the Official Community Plan and Zoning for their project on a unique lot.
- Expressed a concern with the property located at 1864 Harvey Avenue and requested that staff provide an update with respect to the status of property.

Councillor Stack:

- Commented on his attendance at the Valley First Credit Union's Grand Opening of its new Rutland location.
- Commented on his attendance at 36th Annual BC Interior Jazz Festival at the Kelowna Community Theatre.

Councillor DeHart:

- Commented on her attendance at the 100th Anniversary of the Dinner of the BC Ladies.

Councillor Hobson:

- Commented on his attendance at the Clifton Highlands Community Association meeting last week.

Mayor Gray:

- Commented on his loss of a bet with the Mayor of Kamloops with respect to the WHL Playoff Round between the Kelowna Rockets and the Kamloops Blazers.

**7. Termination**

This meeting was declared terminated at 3:35 p.m.

\_\_\_\_\_  
Mayor

/slh



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



# Waste Reduction Office Update

Spring, 2013

# 2012 Results and 2013 Plans

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- ▶ Commercial/transfer station diversion
  - ▶ Routeware
  - ▶ Furniture deconstruction
  - ▶ Others
- 
- ▶ 2013 plans
  - ▶ Provincial PPP program update

# Commercial and Transfer Station Diversion

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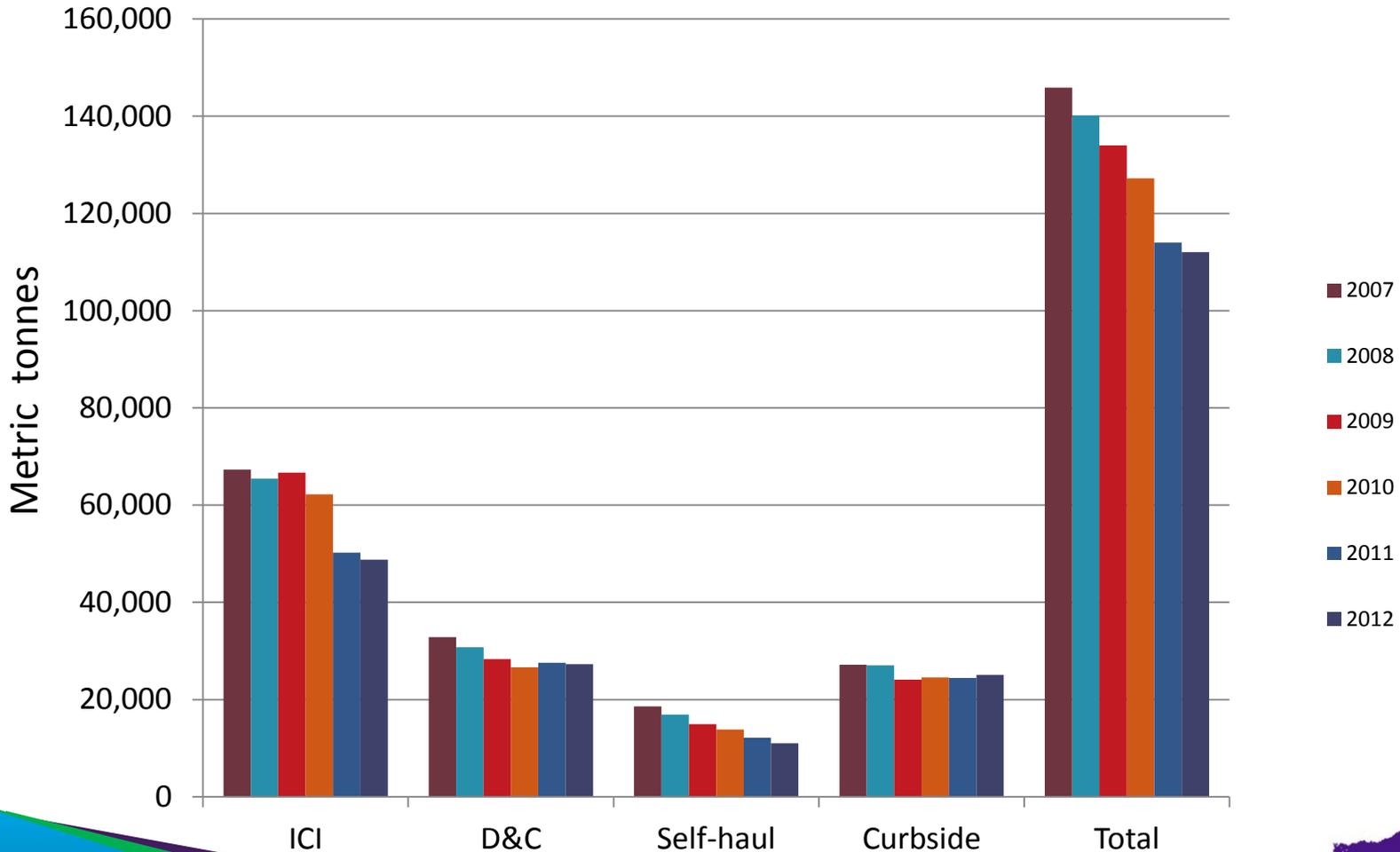
- ▶ Initiated in 2011
- ▶ Foundation of program
  - Monitoring of loads
  - Database management
  - Educate haulers, businesses, and individuals
  - Surcharge

# Commercial and Transfer Station Diversion

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- ▶ 2012 program improvements
  - Increased the standard in early 2012
  - Added more banned materials
  - Increased monitoring
    - \$67,000 in surcharges collected

# Landfill statistics 2007-2012



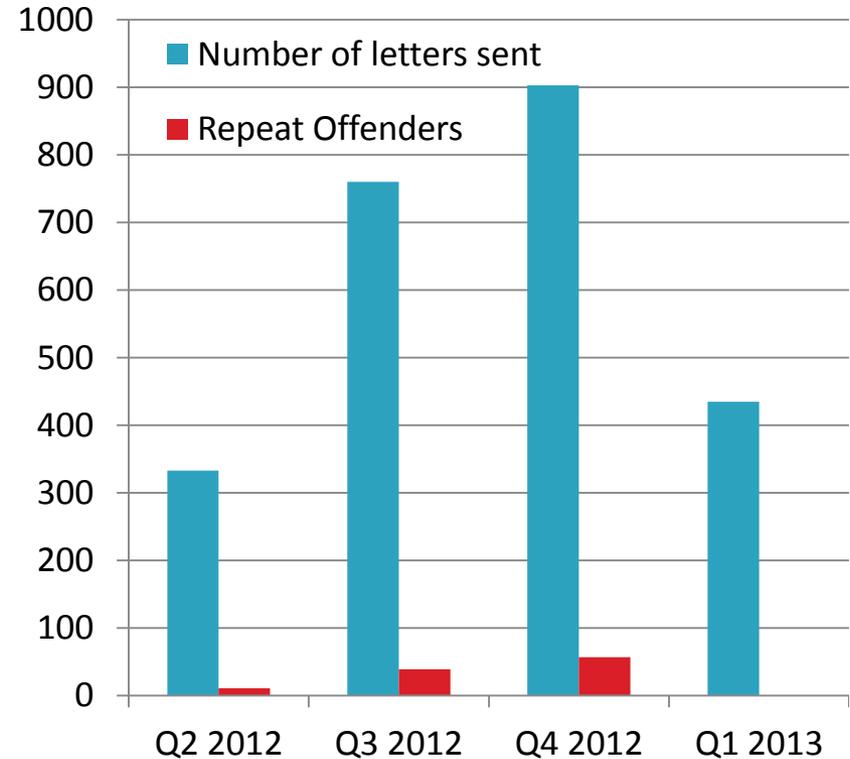
# Routeware

- ▶ System became fully functioning in Feb, 2012
  - Camera and RFID based

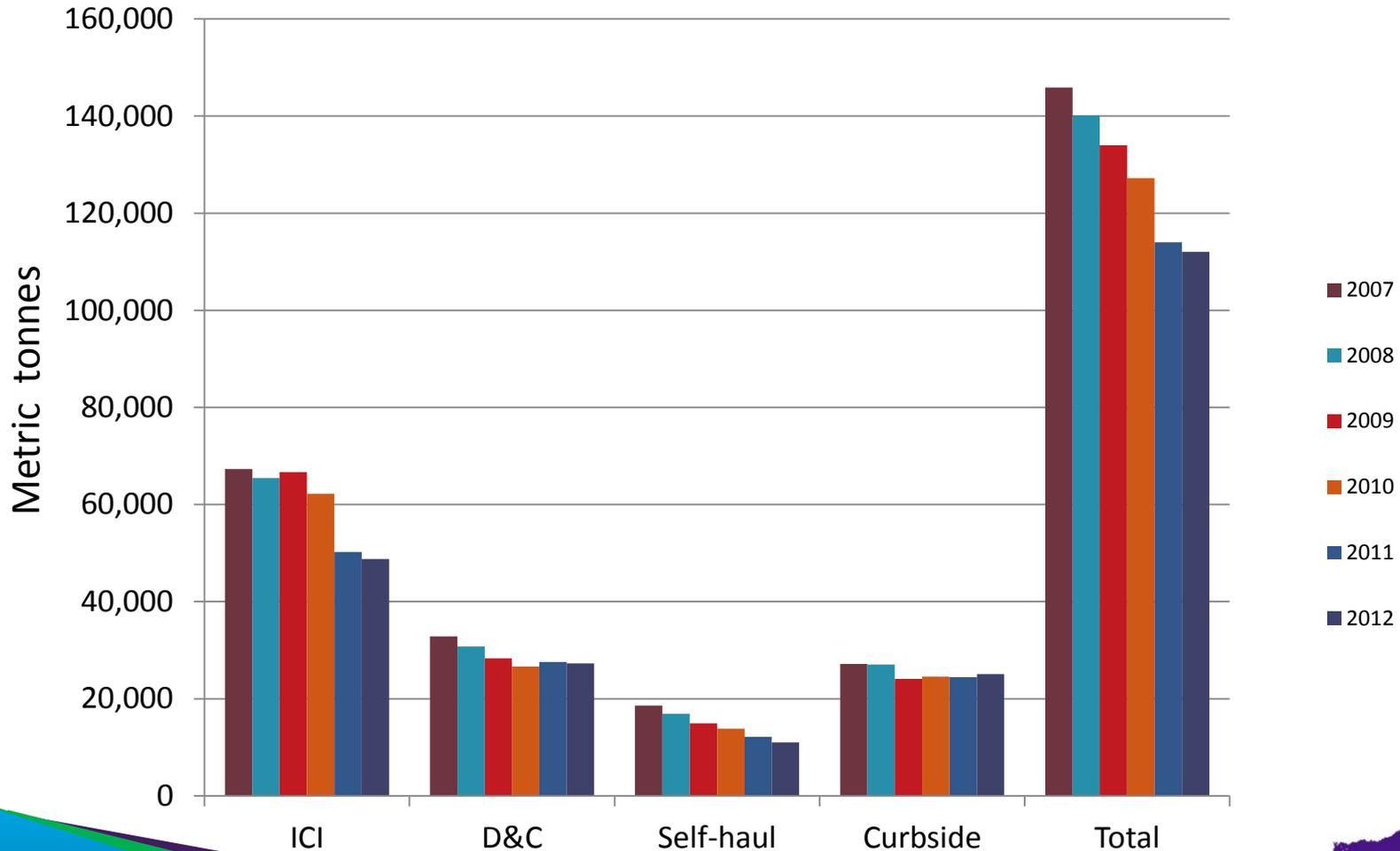


# Routeware

- SWANA presentation
- Metro Vancouver presentation
- City of Burnaby



# Landfill statistics 2007-2012



# Furniture Deconstruction

- ▶ Piloted in late 2012 at the West Kelowna transfer station



# Furniture Deconstruction

- ▶ Main components are clean wood and metal
- ▶ Revenue, less transport, improves compaction



# Other program results

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- ▶ 500 backyard composters sold (700 in 2013)
  - New program (pre registration, delivery to each municipality)
- ▶ Fall and Spring trunk sales (reuse events) – sold out
- ▶ More than 2,000 participants in Community Clean up events
  - large clean up event with Disney and multiple schools
- ▶ Launched a paper reduction program
  - Radio-based contest (more than 500 participants)
- ▶ Slurry waste management study (FOG, catch basin, etc.)

# Key plans for 2013

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- Waste composition study (follow up to 2010)
  - Two – six week projects in June/July and Nov/Dec.
- Reduction in FTEs 0.6
- Continuation of programs discussed earlier

# Update on Provincial Paper and Packaging program

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- Newest Provincial EPR program
  - printed paper and packaging (PPP)
- Designed to take over:
  - Collection (curbside and depot operations)
  - Processing (sorting, baling and marketing)
  - Education (what, where, how, etc.)

# Update on Provincial Paper and Packaging program

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- Program planning is in final stages between MMBC and Province
- Expected program start May, 2014
- MMBC will contract directly with processors
  - Regional District will have to break contract
- MMBC will offer “market clearing price” to local governments
  - Collection (curbside and depots) and education
  - \$ per tonne



# Kelowna Museums

Alive With Our History



# Report to City Council

**WHO** we are

**WHAT** we do

**FOR WHOM** and **WHY**

# VISION

To be the Okanagan's leader in making the connection between people and place.

# MISSION

To illuminate and strengthen the community's cultures, histories, and possibilities by encouraging personal participation, stimulating curiosity, and engaging the senses.

# 76 years of history

- 1936** Kelowna Museums collection began
- 1967** New Centennial Building
- 1976** National Exhibition Centre added
- 1989** BC Orchard Industry Museum
- 1996** BC Wine Museum
- 2001** Ursula Surtees Conservation Laboratory built
- 2006** Okanagan Military Museum joins Kelowna Museums Society
- 2008** Sports Legacy Committee begins development of the Central Okanagan Sports Hall of Fame
- 2011** Renovation of the Laurel Packinghouse

# WHAT WE DO

## *Core Operations*

We are exhibits, school programs, community activities and heritage collections.

- Ongoing exhibits in five locations
- Programs and activities based on those exhibits for pre-schoolers to senior citizens
- Changing exhibits by season, target audience,  
and them

# WHAT WE DO

## *Resource Services*

Kelowna Museums is the home of professional resource services in the community

- Provide leadership in Kelowna's heritage sector
- Provide access to heritage collections
- Answer inquiries about Kelowna
- Trouble shoot emergencies affecting heritage
- Provide technical advice on preservation and documentation
- Support community initiatives

M U S E U M E D U C A T O R S :

Thank You from Skamxist preschool

Bravery

Respect

Love Honesty Wisdom Humility Truth



Isla Tasker



Jody Mitchell



Archie Morrison



Rob Eikenar

Thank You,  
Mrs. Franczak and Mrs. Mitchell!

From Mrs. Devo  
Grade 3 Class  
Barkhead Elem.

Thank You Jodie

We really enjoyed learning about the plants from the Okanogan Valley

From Division 2007  
Grade 3  
Barkhead Elementary

November 4, 2011



Tara, Tony, Cloudy & Sacheen



K E Y S T O O U R S U C C E S S

# WHAT WE DO

## *Heritage Collections*

- Objects live beyond their origins and acquire new meanings, new uses and new owners along the way
- We put objects into their places in our own history and cultures and social reality
- Kelowna Museums collections are a springboard to explore how things change and a reassuring link to where we have come from



# WHAT WE DO

## *Lifelong learning*

### School programs



- **10,000** participants
- **328** programs delivered in the museums
- **48** programs delivered in the community

# EDUCATION AND PUBLIC PROGRAMMING

**Dino-Day Camp!**

Travel Dinosaur through fossils, artifacts, and all that wonder is destined to be available to register online. Youth/Adults \$42.50 to \$60.00 (includes lunch and T-shirt).

To register please phone 250-868-4234 or email: education@kelownamuseum.ca

9:00AM - Thursday March 29th to Tuesday March 31st  
Times 9:00-12:00 / 1:00pm to 4:00pm  
@KelownaMuseum BC, 407 Graham and Lake

**SMELL**

**Spring Break 2012**  
The Kelowna Museum's Spring Break Programs for Kids!

**The Birds, the Bees, and the Apple Tree!**  
Have fun with a bird and a bee! Discover the life cycle of a bird and a bee and see how they help the world.

**Cost: \$10.00 (includes lunch and T-shirt)**

9:00 AM - 12:00 PM  
1:00 PM - 4:00 PM  
@KelownaMuseum BC, 407 Graham and Lake

**HEAR**

**Museum Mornings!**  
at the Okanagan Heritage Museum  
470 Grahamway Ave., Kelowna BC

Fun, engaging and informative!

Monday / Aug 20 (ages 8-12)  
Right the Book, the Book, and the Page  
Tuesday / Aug 28 (ages 8-12)  
Right Write! Understanding the Basics of Book  
Wednesday / Aug 15th (ages 8-12)  
Museum! Discovering Ancient Trade Routes and Ancient Languages  
Thursday / Aug 16th (ages 8-12)  
Eaten-Written: Explore the important relationship between people and power  
Friday / Aug 17th (ages 8-12)  
Book! Explore the story and connection with a special book and learn how to write a story!

**Parents!**  
only \$10.00 (includes lunch and T-shirt)  
@KelownaMuseum BC, 407 Graham and Lake

**Friday Summer Heritage Tours**  
Presented by the Okanagan Heritage Museum

Discover the history of Kelowna through guided tours of historic buildings and neighborhoods.

**Friday**  
10 am - 12 pm  
with \$10.00 (includes lunch and T-shirt)

www.kelownamuseum.ca

**TASTE**

**SEE**



**The Bug Guys!**  
Live insect specimens attending!

Join us at Kelowna Museums for a fun, family oriented presentation by BC bug experts.

Okanagan Heritage Museum  
Times: 12:00pm  
Cost: Admission by Donation

CONTACT: 250-868-4234  
education@kelownamuseum.ca

**TOUCH**

# ENGAGING THE SENSES



# WHAT WE DO

## *Special Exhibitions and Programs*

**SPARK**

**INFORM**

**INSPIRE**

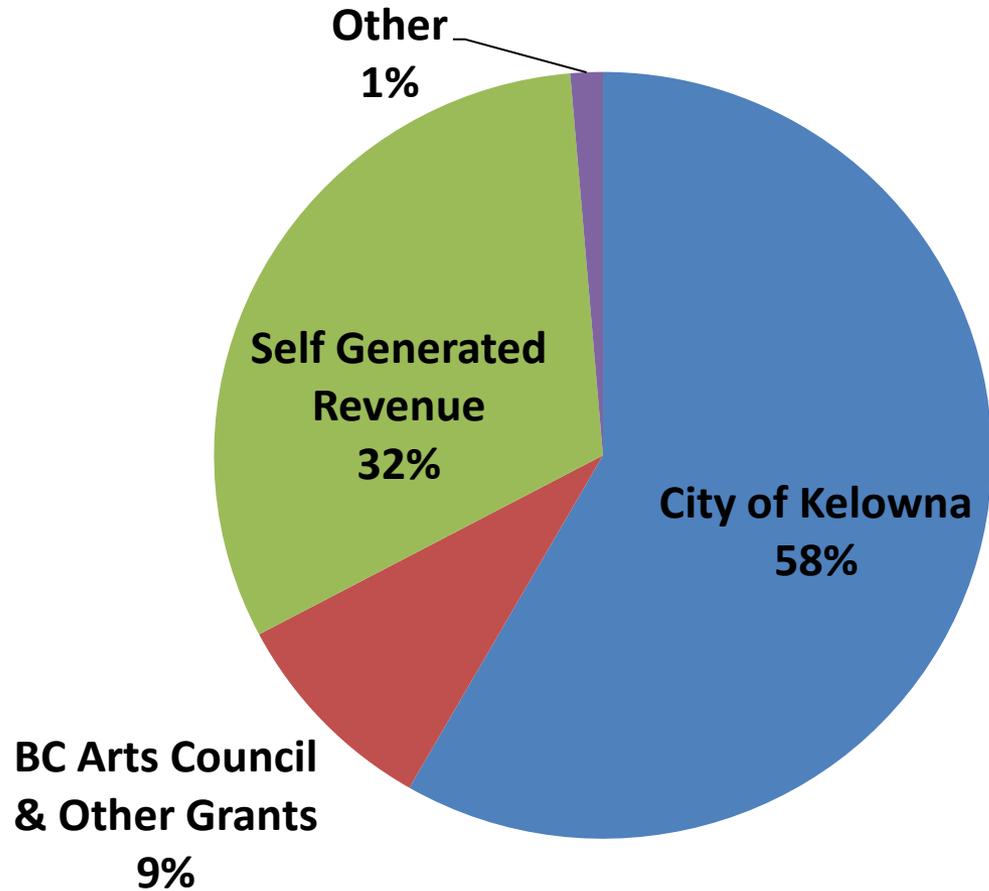
- bridge cultural traditions
- engage generations
- share connections to Kelowna and the Central Okanagan

# WHAT WE DO

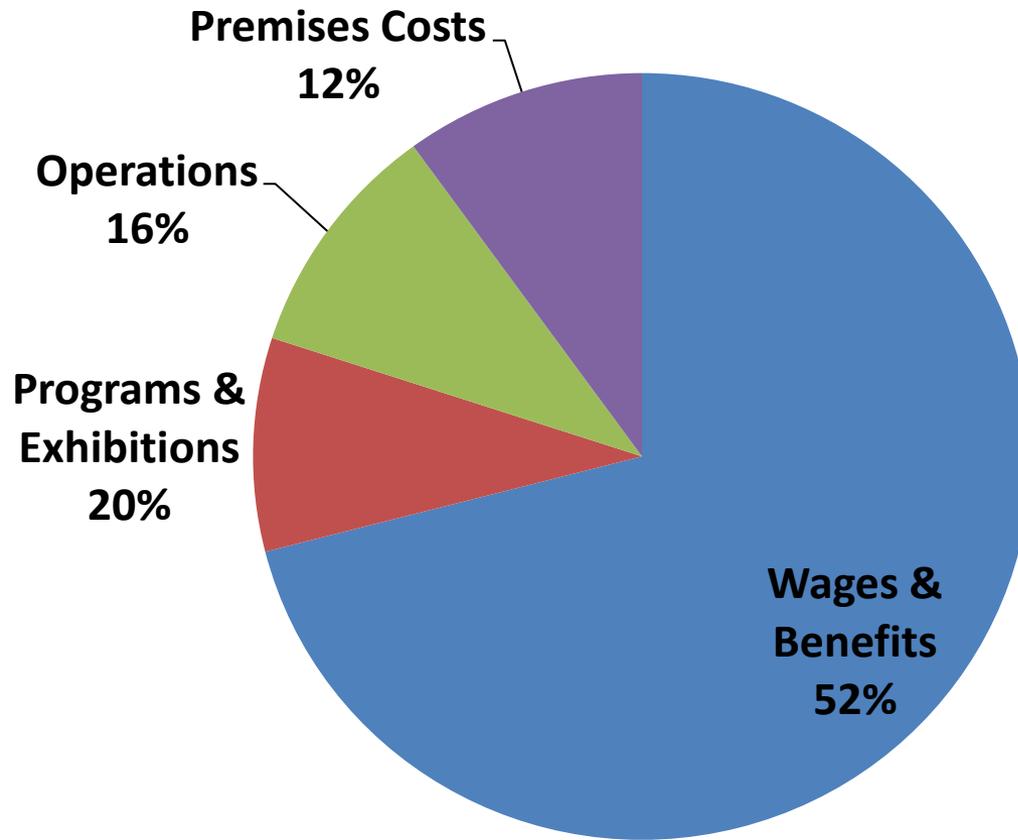
## *Highlights*

- ‘Mary’s Wedding’ a historical re-enactment  
‘Something Borrowed, Something Blue’ and  
‘Something Old, Something New’
- ‘The Land is Our Culture’
- 5<sup>th</sup> Induction Event of the Central Okanagan  
Sports Hall of Fame
- ‘Always First: A pictorial history of the BC  
Dragoons’
- ‘Gray Monk’ first estate winery in the  
Okanagan

# FINANCES : Revenues



# FINANCES : Expenses



# Leveraging City Support

- Meets eligibility criteria for project grants from federal and provincial agencies
- Affirms management capabilities and financial sustainability
- Shows potential sponsors and donors we are stable in our operating capacity

# Laurel Packinghouse

- A public facility that can be rented for private and community events
- A major, agricultural heritage site
- Contributes to Kelowna's success as a top wedding destination
- A venue for meetings , workshops and receptions for conferences

*We are exploring ways to increase day time use of the Laurel .*

# BC WINE MUSEUM & VQA Wine Shop



- One of 20 VQA Wine Shops in BC through the BC Wine Institute
- Ambassador for the wine industry
- We will be part of the Tourism Kelowna “From Farm to Table” initiative
- A destination in the Cultural District

# FOR WHOM AND WHY

## *Community Connections*

*Those we engage with and those  
who engage us*

- Partners
- Presenters
- Participants
- Mentors

# FOR WHOM AND WHY

## *The Common Room*

- A place for discussion and dialogue
- Recognize significant community initiatives, commemoration dates and local anniversaries
- Space for doing and sharing initiated by the community we serve
- Displays for *Education Week, Heritage Week, Asian Heritage Month, Building for Humanity, Canada Mental Health*



# FOR WHOM AND WHY

## *Community Impact*

- Synergy with others
- Family activities
- Welcoming visitors and newcomers to Kelowna sharing the experiences of Kelowna
- Provide the historical perspective through lasting impressions and new understanding

# FOR WHOM AND WHY

*For the future*

Safeguard the community's natural, historical, and cultural heritage, memories and stories for generations to come



# COMING SOON TO A **MUSEUM** NEAR YOU!

- *'Foundations to Build On'*
- *'The War of 1812' in the West*
- *'Vaudeville in Canada'* - showcase early days of the performing arts in Kelowna. collaborations with local performing arts groups and artists, musicians and theatre historians.
- Summer Drop-ins and Day Camps

# Find Us on:



**Kelowna.Museums.Society**  
**The.Laurel.Packinghouse**



**Kelowna Museums**



**@KelownaMuseums**  
**@BCVQAWineShop**



**Kelowna Museums**

[www.kelownamuseums.ca](http://www.kelownamuseums.ca)

[www.museumsoutloud.ca](http://www.museumsoutloud.ca)

[www.bcvqawine.ca](http://www.bcvqawine.ca)

# Kelowna Museums

Alive With Our History



*Thank You!*

# Report to Council



**Date:** April 14, 2013  
**Rim No.** 0710-30; 0710-40  
**To:** City Manager  
**From:** Theresa Eichler, Community Planning Manager  
**Subject:** Community Grant Programs - Grant Committee Recommendations

## **Recommendation:**

THAT Council approve the grants recommended in the April 14, 2013 report from the Central Okanagan Foundation for the distribution of the Community Social Development grants, and Grants to Address the Sexual Exploitation of Youth, as provided in the April 14th, 2013 report from the Community Planning Manager;

## **Purpose:**

This is the staff cover report for the 2013 recommended grants submitted by the Central Okanagan Foundation Grant Committee for Council consideration under Council Policies 218 and 277, as amended.

## **Background:**

The City funds three community grant programs which are:

1. Community Social Development Grants:
  - a. To support existing essential community services consistent with City policies;
  - b. To help fund innovative programs that meet a defined community need.
2. Grants to Address the Sexual Exploitation of Youth
  - a. This program was a result of a network of non-profit agencies working to address the issue of sexual exploitation of youth, including but not limited to prostitution;
  - b. Council agreed that a grant program to support programs aimed at youth 19 and under who were either in the sex trade or at risk of exploitation would be appropriate City assistance.
3. Emergency Grants
  - a. To provide immediate response to financial distress for valued community services with grants up to \$5,000 available throughout the year.

These formalized grant programs have evolved over time as the City's policy direction and community needs change. Council had originally requested an organized means of answering requests for grants-in-aid. In 2004 the administration of these grant programs was delegated to a funding agency, which is currently the Central Okanagan Foundation. Prior to this, administration was provided by planning staff.

The Grant Committee is appointed by the Central Okanagan Foundation (COF) with two City representatives appointed by Council. The COF reviews the grant applications received under the community grant programs and follows the policies outlined by the City under Council Policies 218 and 277, as amended, to arrive at its recommendations. Council most recently approved changes resulting from a review of these policies in October, 2012.

Descriptions of the various recommended grants are provided in the COF April 8, 2013 report to Council (attached to this report). The recommended grants are as follows:

1. Community Social Development Grants:

Agency	Recommended Grant
Arion Therapeutic Riding Association	\$10,000
Central Okanagan Emergency Shelter	\$ 5,000
Central Okanagan Food Policy Council	\$ 4,000
Central Okanagan Region Nutrition Society	\$ 7,000
Hands in Service	\$ 8,000
HOPE Outreach	\$ 1,500
Inn From the Cold	\$10,000
Kelowna Community Food Bank	\$ 8,000
Kelowna Gospel Mission	\$ 4,500
Project Literacy Kelowna Society	\$10,000
Reach Out Youth Counselling	\$ 5,000
The Bridge Youth and Family Services	\$ 7,000
<b>Total</b>	<b>\$80,000</b>

2. Grants to Address the Sexual Exploitation of Youth

Central Okanagan Elizabeth Fry Society	\$ 3,500
Central Okanagan Elizabeth Fry Society	\$ 9,000
New Opportunities for Women (NOW) Canada	\$ 9,500
<b>Total</b>	<b>\$22,000</b>

**Total Grants Recommended: 16**  
**Grant Applications Received: 21**

**Total Funds Recommended: \$102,000**  
**Total Funds Requested / "Ask": \$220,018**

To arrive at its recommendations, the Grant Committee closely follows City Council's policy direction and adheres to the City's budget allocations to the grant programs. More detail is provided in the COF report.

**Internal Circulation:**

Director of Finance  
 City Clerk  
 Grants Manager  
 Director of Communications

**Legal/Statutory Authority:**

Sec. 176, Local Government Act

**Existing Policy:**

[Council Policy 218 Community Social Development Grants](#)

[Council Policy 277 Grants to Address the Sexual Exploitation of Youth](#)  
[Council Policy 360 Social Policy](#)

**Financial/Budgetary Considerations:**

The annual budget for Community Social Development Grants is \$80,000 and \$22,000 is allocated for Grants to Address the Sexual Exploitation of Youth. Funding for Emergency Grants must be authorized by Council to come from the Social Development Grants Reserve Fund.

**External Agency/Public Comments:**

The Central Okanagan Foundation, as required of the Funding Agency, has submitted the report for

**Considerations not applicable to this report:**

**Personnel Implications:**

**Communications Comments:**

**Alternate Recommendation:**

**Legal/Statutory Procedural Requirements:**

Submitted by:

T. Eichler, Community Planning Manager

**Approved for inclusion:**

S. Gambacort, Acting Director of Policy and Planning

cc:

Doug Gilchrist, Acting Manager of Community Sustainability

Keith Grayston, Director of Finance

Lorna Gunn, Grants Manager

Stephen Fleming, City Clerk

Carla Weaden, Communications Director

Stephen Fleming, City Clerk

Cheryl Miller, Grants Manager Central Okanagan Foundation

**Attachment:**

April 14, 2013 Report from the Central Okanagan Foundation

  
—CENTRAL OKANAGAN—  
**FOUNDATION**  
*empowering generations to give.*

April 8, 2013

Mayor Gray & Council  
1435 Water Street  
Kelowna, BC  
V1Y 1J4

Dear Mayor Gray & Council:

This report contains recommendations for the 2013 City of Kelowna, Community Social Development Grants, Grants to Address the Sexual Exploitation of Youth and Emergency grants to be presented to City of Kelowna Council on April 15, 2013.

A total of twenty two grant applications were received, seventeen for the Community Social Development grant program, four for the Grants to Address the Sexual Exploitation of Youth program and, one Emergency grant. There is \$80,000.00 available for Community Social Development grants with a total of \$185,788.11 in requested funds. The amount requested for Grants to Address the Sexual Exploitation of Youth is \$34,230.00 with \$22,000.00 available to fund.

The City of Kelowna / Central Okanagan Foundation Grants Advisory committee is recommending to city council the approval of the following grant proposals from their meeting on March 27, 2013.

Respectfully submitted,



Cheryl Miller  
Grants Manager  
Central Okanagan Foundation

## COMMUNITY SOCIAL DEVELOPMENT GRANTS (CSD):

		2013		
Applicant	Applied	Rec.	Request Summary	
1 Arion Therapeutic Riding Association	\$25,000	\$10,000	For costs related to daily operations of the 12 acre farm	
2 Central Okanagan Emergency Shelter	\$10,000	\$5,000	Inside/Outside violence prevention program for children and youth Kindergarten to grade 12 in the schools. Assist students to make informed and positive choices, raise self esteem, maintain personal boundaries, increase their chances of forming and maintaining healthy, respectful relationships	
3 Central Okanagan Food Policy Council	\$8,000	\$4,000	To hire a coordinator for the Fruit Tree Project. Home or orchard owners can sign up to have their fruit picked if they have more fruit than needed or are unable to complete the picking. Groups of volunteers pick the fruit of home or orchard owners that have more fruit than needed or are unable to complete the picking. Fruit is then distributed between the property owner, the volunteers and local community agencies.	
4 Central Okanagan Region Nutrition Society	\$10,000	\$7,000	To assist with costs of the meals for the Meals on Wheels and Dinners @ Home program	
5 Hands in Service	\$10,000	\$8,000	Train in simple food preparation; expand food hamper delivery, implement the Living Salada project	
6 HOPE Outreach	\$3,000	\$1,500	costs associated with their monthly dinners	
7 Inn From the Cold (Kelowna)	\$10,000	\$10,000	To assist with wage costs for volunteer coordination	
8 Kelowna Community Development Society	\$14,500	\$0	Seniors Volunteer program; costs associated to recruit and train volunteers	
9 Kelowna Community Food Bank	\$17,000	\$8,000	Nutrition Improvement Program	
10 Kelowna Gospel Mission Society	\$5,288	\$4,500	Train the Trainer: De-escalating potentially violent situations	
11 Metro UP Financial Asset & Literacy Foundation	\$15,000	\$0	Dollars and Sense program. A condensed 1x weekly 9 week course that provides financial literacy education.	
12 Postpartum Depression Awareness Project LTD.	\$10,000	\$0	Establishment and implementation of 2 support and education groups	
13 Project Literacy Kelowna Society	\$10,000	\$10,000	Core Adult Literacy program	
14 Reach Out Youth Counselling	\$10,000	\$5,000	Funds to support and maintain their preventative programs. Including professional counselling for youth 13 to 25; school counselling for youth 12 to 17. Community Parenting workshops,	
15 Seniors Outreach Services	\$10,000	\$0	Connecting Seniors to iPads project	
16 The Bridge Youth & Family Services	\$10,000	\$7,000	Parenting education program Positive parenting knowledge and skills to parents and caregivers of children 0 to 19 years through interactive learning workshops/courses.	
17 The Salvation Army	\$8,000	\$0	Breakthrough School of Change program for women to breakout of isolation and develop networks that support sustainable living and nurture growth.	
TOTAL:		\$80,000		

## SEXUAL EXPLOITATION OF YOUTH GRANTS (SEY):

		2013		
Applicant	Applied	Rec.	Request Summary	
1 Central Okanagan Elizabeth Fry Society	\$4,230	\$3,500	I'm a Great Little Kid prevention program for children 4 to 7 and 8 to 11. To assist children to develop and strengthen healthy relationships and, acquire skills and attributes that lessen their vulnerability to sexual abuse and bullying.	
2 Central Okanagan Elizabeth Fry Society	\$9,000	\$9,000	Girl's United: a 10 session school-based primary prevention and intervention program. Utilizing evidence-based approaches for preventing sexual abuse and sexual exploitation for adolescent girls and young women under 19 yrs.	
3 New Opportunities for Women (NOW) Canada	\$11,000	\$9,500	Residential safe home program. Offers safe and secure housing with the benefit of a live-in House Director to help sexually exploited female youth leave a life of on the streets.	
4 YMCA-YWCA of the Central Okanagan	\$10,000	\$0	Youth Outreach program	
TOTAL:		\$22,000		



the ALR from 1974 until operations ceased in the mid-2000s. Unfortunately it is not entirely clear how extensive the mill operations were in the early years of operation, though it appears that the mill was largely located on Lot 2 with mill operations extending to Lot 1 and Lot 3 (the subject property) on either side in later years of operation.

Without question, the mills failure left an orphaned site in an undesirable, blighted and unsafe state (mainly fire hazard). The demise of the Russo mill in 2005 left behind significant barriers to agricultural production in the form of sawmill waste - mainly wood waste - but also co-mingled materials and potentially some soil contamination (though it is unclear if this is the case).

The remediation of ~100,000 m<sup>3</sup> of wood waste by the owners is significant and the improvements made by the Kandola's to clean up the site and reduce the fire hazard is commendable. The improvements were made through a number of efforts, some at significant cost to the current owners as described in the Land Capability Assessment (attached).

However, the Assessment did not discuss Better Earth Products who operated on the subject property for a period of time in recent years. Better Earth is a local producer/supplier of compost, top soils and mulches now operating on KLO Road. Better Earth was producing compost, top soils and mulches using wood waste materials along with other products imported to the site. The "Non-Farm Use" was allowed by the ALC and City given the perceived benefit from the activities. Unfortunately the products produced by Better Earth were removed from site for sale, whereas the soil/compost produced from the wood waste could have been used to remediate the subject property. When and why the use was discontinued is unclear to City staff.

The AAC does not support the proposed exclusion for a number of reasons (see Section 7 below). Among the reasons was a recognition of the value of the wood waste which is a great source of carbon in terms of creating soil. Carbon together with Nitrogen (which may be sourced locally) can create a high quality soil/compost material as demonstrated by Better Earth.

The owner's consulting agrologist conducted an Assessment of the subject property to support their exclusion request. The Assessment concluded that while most of the property can be improved to Class 1 (i.e. prime agricultural land), it would "not be feasible to rehabilitate this area" for any form of agricultural use "due to the prohibitive costs of such improvements". While staff agree that there are costs (potentially significant costs) to fully remove the remaining wood waste and restore to an agricultural standard, staff do not support the contention that the restoration costs preclude any form (e.g. soil bound, or non-soil bound) of agriculture. Staff agree that the wood waste represents an opportunity and the cost to remediate the property could be significantly reduced as a result of creating soil onsite for site remediation (i.e. win-win).

The Assessment suggests that the subject property has not been used for agriculture since prior to the 1950s (this assertion appears inaccurate) and as a result, no impact to local agricultural capacity will be incurred. Land Use Management staff believe that the exclusion of this 4.0 ha parcel would be a direct loss in agricultural land from the Reserve which in turn removes any future agricultural potential. Further, while the agricultural history cannot be confirmed with any certainty, the use of the subject property for mill uses does not date back to the 1950s. Further, adjacent and nearby properties have been agriculturally productive.

The consultant also concluded that while the exclusion of this property may serve as a precedent for the adjacent property (1040 Old Vernon Road), there should be no further impacts to surrounding lands as a result of excluding the subject property. Land Use Management staff expect that the removal of this parcel from the ALR will in fact impact properties beyond the adjacent parcel and could serve to destabilize the area. As an example, the owner of Lot 1

(former mill site restored for agriculture) submitted an incomplete exclusion application concurrent with this exclusion application hoping to proceed in tandem.

From an infrastructure servicing perspective, the City's Development Engineering Branch has estimated development costs for frontage upgrades and connection to the sanitary sewer at nearly \$160,000. This cost is exclusive of domestic water and fire protection which is expected to be a significant cost. As part of a previous proposed rezoning (2002) the water purveyor noted that rezoning to an industrial use would require extensive upgrades to the water infrastructure (i.e. water main) to meet fire flows requirements. This area is rural/agricultural in nature and does not contain the infrastructure to support industrial uses. Developing industrial uses in non-industrial areas not targeted for industrial use is likely to have long term costs and impacts that will not be covered by the subject property (e.g. road upgrades to a higher standard). It is likely that the high servicing costs contributed to the zoning never being adopted.

In addition to the above, the desire to preserve and protect the City's land base is well enshrined within the City's policy. In general terms, a proposal to exclude ALR land within the City is at odds with the City's agricultural related policies and undermines the value of the established Permanent Growth Boundary which is designed to create certainty for urban and rural uses. While staff are sympathetic with the owners plight to remove the waste and restore to an agricultural standard, remediation is achievable. The remediation costs could have been reflected in the 2005 sale price.

## **4.0 Proposal**

### **4.1 Background**

The subject property was formerly part of the Russo Sawmill Operations which operated between the 1950's and 2005 at an adjacent property on Old Vernon Road (Lot 2). The Russo's owned Lots 1 through 4, but the sawmill operation appears to have been principally established on Lot 2 prior to the establishment of the ALR. It is understood that portions of Lot 1 were also utilized for a combination of agricultural and sawmill purposes (i.e. storage of logs, lumber and sawdust associated with the mill) since the 1950s. The same holds true for the subject property (Lot 3) with airphotos from the mid-1990s suggesting that the lot was used for storage and storm water from Lot 2 allowed to enter onto Lot 3. Airphotos from 1976 confirm that the sawmill did not operate on the subject property prior to the ALR being introduced.

It is known that the sawmill operation was expanded onto a 1.7 ha portion of Lot 3 (the subject property) in 1985 with permission from the ALC. In 2000 the ALC "granted permission to use all of Lots 2 and 3 for sawmilling, woodwaste recycling/composting, and pallet recycling" subject to a number of conditions including the discontinuation of industrial use and reclamation of Lot 1 to an agricultural standard. This decision may have shifted some of the mill operations (e.g. wood, sawdust storage) from Lot 1 to Lot 3 with Lots 1 and 4 expected to provide buffering on the west and east edges.

In an effort to obtain financing to keep the mill operating, the Russo's sought rezoning of the land to an industrial land use category (I2 - General Industrial zone) in 2001. In 2002 following much discussion and negotiation, Council agreed to rezone Lots 2 & 3 to the I2 - General Industrial zone. A key condition of the eventual support recommendation from staff was the provision of a restrictive covenant which limited the industrial use of the subject property to those approved by the Land Commission (i.e. sawmilling, woodwaste recycling/composting, and pallet recycling) only and no other uses in the I2 zone were permitted. Council gave 3<sup>rd</sup> reading to the zone amending bylaw in 2002. The conditions were never met however, and the bylaws were (Zoning and OCP) repealed in 2005.

In summary, it appears that mill operations were expanded to a portion of the subject property following the ALC approval in 1985 and further expanded following the 2000 permission which saw the restoration of Lot 1. Sawmill operations did not exist on the subject property prior to 1974 however.

In 2005, Lot 2 (i.e. 1040 Old Vernon Road) and Lot 3 (the subject property) were purchased by the current owners out of receivership. The properties were zoned A1 - Agriculture with a Future Land Use of Agriculture and within the ALR at that time. The new owners suggest that they soon learned that operating the mill was not achievable and Lot 2 was sold in 2007, while Lot 3 was retained by the current owners.

The current owners/applicants commissioned a Land Capability Assessment<sup>1</sup> for the subject property in support of their application. According to the Assessment, approximately 0.36 ha of the subject property is presently used for residential purposes with a single dwelling and storage shed for structures. The remaining ~3.64 ha has been used for the sawmill operations.

Wood waste, equipment parking and gravel roads encompass the ~3.64 ha area formerly occupied by the mill operations. Wood waste stockpiled on the site when the owners took possession was estimated at ~122,330m<sup>32</sup>.

The Assessment identifies efforts taken to date to remediate the subject property which included burning over a period of three months, the screening and removal of wood waste to an offsite cogeneration plant. According to the Assessment, of the original approximately 122,330 m<sup>3</sup> of wood waste, approximately 23,000 m<sup>3</sup> remains on site at this time.

The Land Capability Assessment considered the agricultural capability among other things and concluded that<sup>3</sup>:

*In general the site inspection finding showed that the climatic capability for this location corresponds with the provincial climatic capability mapping. Approximately 76% of the Subject Property was rated at Class 5 improvable to Class 1. Approximately 15% of the Subject Property was rated at Class 5 improvable to Class 3. The remaining 9% of the Subject Property was not assessed as it was deemed unavailable for agricultural use.*

In addition, the Assessment concluded that from an agricultural capability perspective<sup>4</sup>:

*The on-site agricultural capability ratings revealed a greater extent of excess water limitation ("W") on the property although it was not as severe as depicted by the MOE mapping. As well, the published mapping showed that all areas of the Subject Property had an unimproved rating of 3A to 4A. By contrast, the on-site assessment identified persistent soil moisture deficiencies with an unimproved rating of 5A across the property. The improved ratings increased to Class 1 (northwest corner) to 3A (south and central area) with irrigation.*

Further, the additional cost to restore this land to an agricultural use is thought to represent a major barrier<sup>5</sup>:

*Significant remaining rehabilitation is needed for the property to be suitable for agriculture. The cost of the remaining improvements and rehabilitation that are necessary to prepare this property for agricultural use are not likely to be feasible. Furthermore, the required improvements (i.e. Removal of wood waste material and replacement of the topsoil layer across 91% of the Subject Property) greatly exceed what would be considered "typical farm improvement practices", both in terms of the scope and costs for this work. The recovery of the*

<sup>1</sup> Valhalla Environmental Consulting Inc. 2013. Land Capability Assessment - 982 Old Vernon Road.

<sup>2</sup> Ibid; p.3.

<sup>3</sup> Ibid; p.9.

<sup>4</sup> Ibid; p.12.

<sup>5</sup> Ibid; p.13.

*improvement expenses by an agricultural production operation would be unlikely and is expected to be economically prohibitive.*

The Land Capability Assessment also considered the agricultural suitability. The suitability of the subject property for various agricultural purposes was evaluated in terms of: feasibility of improvements; availability of additional good quality topsoil; overall size; location and context; land use - historical, current and future plans; land use in surrounding area - historical, current and future plans; diversifications, innovations and improvements to date; agricultural capability ratings.

Suitability was considered for “soil bound agriculture”, “intensive soil bound livestock”, “intensive non-soil bound livestock”, and “intensive non-soil bound horticultural agriculture”. The consultant concluded that it would “not be feasible to rehabilitate this area” for any of the agricultural uses “due to the prohibitive costs of such improvements”<sup>6</sup>.

Finally, the consultants considered the impacts associated with the subject property as an industrially zoned parcel no longer in the ALR. The Assessment concluded that “*One of the advantages of having the Subject Property rehabilitated for industrial use would be the opportunity to install buffers between the site and surrounding properties that are being used for agricultural activities*”<sup>7</sup>. Further, the Assessment concluded that given that the subject property has not been used for agriculture since prior to the 1950s that no impact to local agricultural capacity will be incurred; and that while the exclusion of this property may serve as a precedent for the adjacent property (1040 Old Vernon Road), there should be no further impacts to surrounding lands as a result of excluding the subject property.

## 4.2 Project Description

The owners are proposing to exclude the approximate four ha subject property as the first step to redevelopment and what is likely a more intensive use. According to the application, the intent is to rezone the subject property to “transitional industrial land under the City of Kelowna I-6 Zone<sup>8</sup>”. The Agricultural Impact Assessment commissioned by the owner/applicants notes however that “while the landowners are exploring several options for future land uses of the Subject Property, they have not decided upon a specific activity at this time”.

If the I6 - Low-Impact Transitional Industrial zone is being pursued, the zone allows for a variety of principal and secondary uses as described therein (see attached). The specifics of the use are not currently stated.

## 4.3 Site Context

The subject property is located on the north side of Old Vernon Road, approximately 1.4 km east of Highway 97 N, within the Rutland Sector of the City, and is outside of the Permanent Growth Boundary. The subject property also borders the City of Kelowna/Regional District of Central Okanagan boundary along the northern property line.

The general context of this area can be best characterized as rural/agricultural as illustrated in Map 1 and on the attached Subject Property maps. Further, all adjacent and abutting properties are within the ALR. An exception in close proximity is a ~43 ha of golf course (Kelowna Springs) use which is not in the ALR.

<sup>6</sup> Ibid; p.15.

<sup>7</sup> Ibid; p.15.

<sup>8</sup> City of Kelowna Zoning Bylaw (8000) Section 15.6 - I6 - Low-Impact Transitional Industrial. Pp. I6-1 - I6-4. The stated intent of the I6 - Low-Impact Transitional Industrial zone is to provide a zone for a range of low-impact transitional industrial land uses which are appropriate as a transition between established industrial land uses and residential, rural, and agricultural land uses.

**Parcel Summary:**

982 Old Vernon Road

Parcel Size: 4.04 ha (9.99 ac)

Elevation: 414 - 423 masl

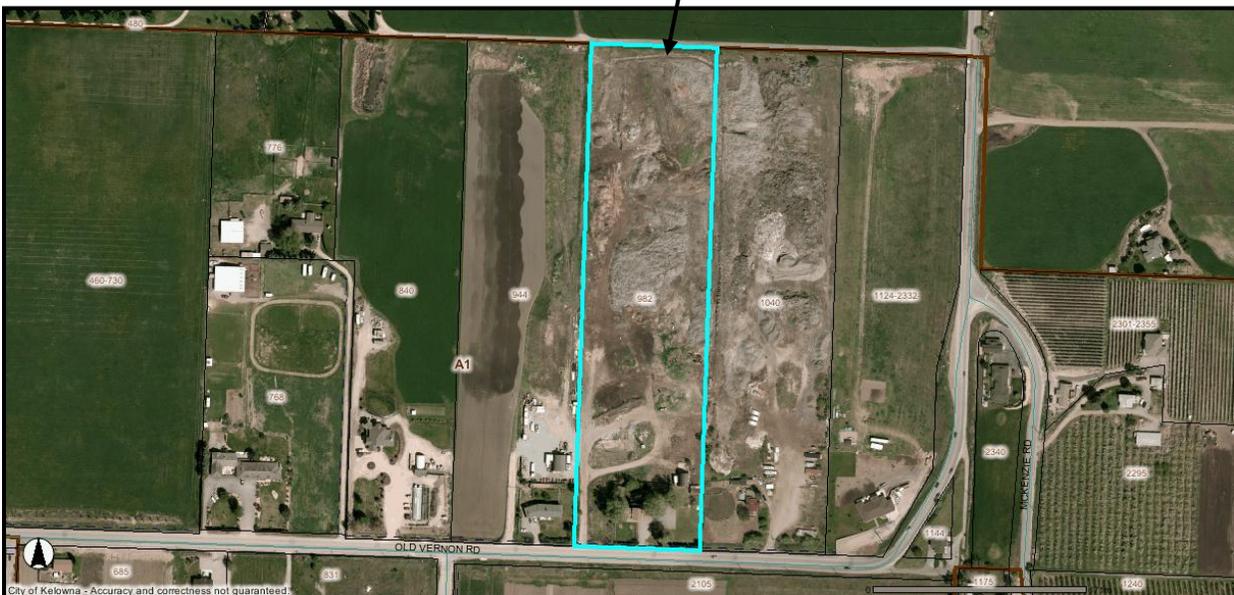
Specifically, adjacent land uses are as follows:

Direction	Zoning Designation	In ALR?	Land Use
North	A1 - Agricultural (RDCO)	Yes	Residential/Hay Field
South	A1 - Agriculture 1	Yes	Residential/Hayfield/Agritourist Accommodation (RV Park)
East	A1 - Agriculture 1	Yes	Residential/Remnant Sawmill
West	A1 - Agriculture 1	Yes	Residential

**Map 1: Context Map - 982 Old Vernon Road**



**Map 2: Subject Property - 982 Old Vernon Road (2012)**



Map 3: Subject Property - 982 Old Vernon Road (2000)



Map 4: Subject Property - 982 Old Vernon Road (1976)



**Photo 1: Subject Property (Looking North from Old Vernon Road)**



**Photo 2: Looking South at Adjacent Property (2105 Morrison Road) from Old Vernon Road**



## **5.0 Current Development Policies**

### **5.1 Kelowna Official Community Plan (OCP)**

#### **Land Use Designation Definitions**

##### **Resource Protection Area<sup>9</sup>**

Rural land preserved for agricultural, environmental and recreational purposes, including the ALR, other resource lands with environmental value and protected natural open spaces, including private open space, steeply sloped lands, Natural Environment/Hazardous Condition DP Areas, and other natural features such as watercourses, water bodies, wetlands, plant and wildlife habitat, and significant aesthetic value. Allowable uses would be agriculture / resource use including farming, forestry, wood lots and silviculture as well as public or private open space on lands considered environmentally sensitive or hazardous (steep slopes). Generally land areas within this designation (whether they are within the permanent growth boundary or not) will not be supported for exclusion from the ALR or for more intensive development than that allowed under current zoning regulations, except in specific circumstances where the City of Kelowna will allow exceptions to satisfy civic objectives for the provision of park/recreation uses. Minimum

<sup>9</sup> City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.2.

parcel size for ALR land is 2.0 ha and non-ALR land is 4.0 ha as indicated in the A1 Agricultural Zone of Zoning Bylaw 8000.

### **Permanent Growth boundary<sup>10</sup>**

Lands within the permanent growth boundary may be considered for urban uses within the 20 year planning horizon ending 2030. Lands designated as Future Urban Reserve within the permanent growth boundary may be considered for urban uses beyond 2030. Lands outside the permanent growth boundary will not be supported for urban uses.

## **Chapter 5 - Development Process**

### **Objective 5.3 Focus development to designated growth areas.**

**Policy .1 Permanent Growth Boundary<sup>11</sup>.** Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. Support development of property outside the Permanent Growth Boundary for more intensive uses only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except as per Council's specific amendment of this policy. Resource Protection Area designated properties not in the ALR and outside the Permanent Growth Boundary will not be supported for subdivision below parcel sizes of 4.0 ha (10 acres). The Permanent Growth Boundary may be reviewed as part of the next major OCP update.

### **Agricultural Land Use Policies**

#### **Objective 5.33 Protect and enhance local agriculture<sup>12</sup>.**

**Policy. 1 Protect Agricultural Land.** Retain the agricultural land base by supporting the ALR and by protecting agricultural lands from development, except as otherwise noted in the City of Kelowna Agricultural Plan. Ensure that the primary use of agricultural land is agriculture, regardless of parcel size.

**Policy .2 ALR Exclusions.** The City of Kelowna will not forward ALR exclusion applications to the ALC except in extraordinary circumstances where such exclusion is otherwise consistent with the goals, objectives and other policies of this OCP. Soil capability alone should not be used as justification for exclusion.

**Policy .3 Urban Uses.** Direct urban uses to lands within the urban portion of the Permanent Growth Boundary, in the interest of reducing development and speculative pressure on agricultural lands.

## **5.2 City of Kelowna Agriculture Plan (1998)**

### **ALR Application Criteria<sup>13</sup>**

Exclusion, subdivision, or non-farm use of ALR lands will generally not be supported. General non-support for ALR applications is in the interest of protecting farmland through retention of larger parcels, protection of the land base from impacts of urban encroachment, reducing land speculation and the cost of entering the farm business, and encouraging increased farm capitalization.

<sup>10</sup> City of Kelowna 2030 Official Community Plan. Future Land Use Chapter. P. 4.6.

<sup>11</sup> City of Kelowna 2030 Official Community Plan. Development Process Chapter. P. 5.2.

<sup>12</sup> City of Kelowna 2030 Official Community Plan: Agricultural Land Use Policies Chapter. P. 5.35.

<sup>13</sup> City of Kelowna Agriculture Plan. 1998. P. 130.

## 6.0 Technical Comments

### 6.1 Central Okanagan Regional District

The subject property is located adjacent to lands located within the Regional District that are also within the ALR. These lands represent larger A1 Agricultural zoned parcels that are designated Agriculture in the Ellison Official Community Plan, Bylaw No. 1124. Agricultural policy of the Ellison OCP states, *'Support the retention of large continuous blocks of agricultural land and discourage fragmentation'*.

While it is recognized that there has been a longstanding non-farm use of the property, Planning staff question the need and rationale for excluding this parcel from the ALR. The proposal is not in keeping with the above noted policy of the Ellison OCP and RDCO staff is concerned that there will be serious adverse impacts on neighbouring farm operations over the long-term should the subject parcel be excluded from the ALR and subsequently rezoned to allow industrial use.

We note that a similar ALR exclusion application recently considered by the RDCO was refused by the ALC on the grounds that the long-standing non-farm use (as established prior to creation of the ALR) could simply continue on the site. The ALC also advised that agricultural potential of the site may be achieved upon reclamation in the future.

### 6.2 Development Engineering Comments

See attached.

## 7.0 Application Chronology

Date of Application Received: February 6, 2013

Agricultural Advisory Committee: March 7, 2013

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting on March 7, 2013 and the following recommendations were passed:

MOVED BY Gill Green/SECONDED BY Yvonne Herbison

THAT the Agricultural Advisory Committee NOT support Application No. A13-0004 for 982 Old Vernon Road, to obtain approval from the Agricultural Land Commission (ALC) to exclude approximately 4.04 ha (9.99 acres) from the Agricultural Land Reserve to facilitate a future rezoning of the subject property to an Industrial Use (i.e. I6 - Low Impact Transitional Industrial).

CARRIED

### ANECDOTAL COMMENT:

The Agricultural Advisory Committee did not support the application for exclusion, however, encouraged the Applicant to bring back another application if they could demonstrate a net benefit to agriculture. The AAC is concerned that putting an industrial use into the area would result in increased traffic and pressure for urban services in an otherwise rural area. While the AAC is unclear as to viable agriculture opportunities on the property, the AAC recommends the Applicant explore incorporating manure from a nearby feedlot and other organic materials (i.e. nitrogen sources) with the existing wood waste (i.e. carbon source) to create a great compost product. Another option would be a greenhouse operation, or other activity that does not involve soil based agriculture.

## 8.0 Alternate Recommendation

THAT Agricultural Land Reserve appeal A13-0004 for Lot 3, Section 1, Township 23 Osoyoos Division Yale District, Plan 546, located at 982 Old Vernon Road for exclusion of land in the ALR under Section 30(1) of the Agricultural Land Commission Act, be supported by Municipal Council; AND THAT Council forward the subject application to the Agricultural Land Commission.

Report prepared by:

---

Greg Sauer, Environment & Land Use Planner

Reviewed by:

Todd Cashin, Manager, Environment & Land Use

Approved for Inclusion

D. Gilchrist, Acting General Manager, Community Sustainability

### Attachments:

Location/ALR Map (2 pages)

ALC Application by landowner (4 pages)

AAC Minutes (4 pages)

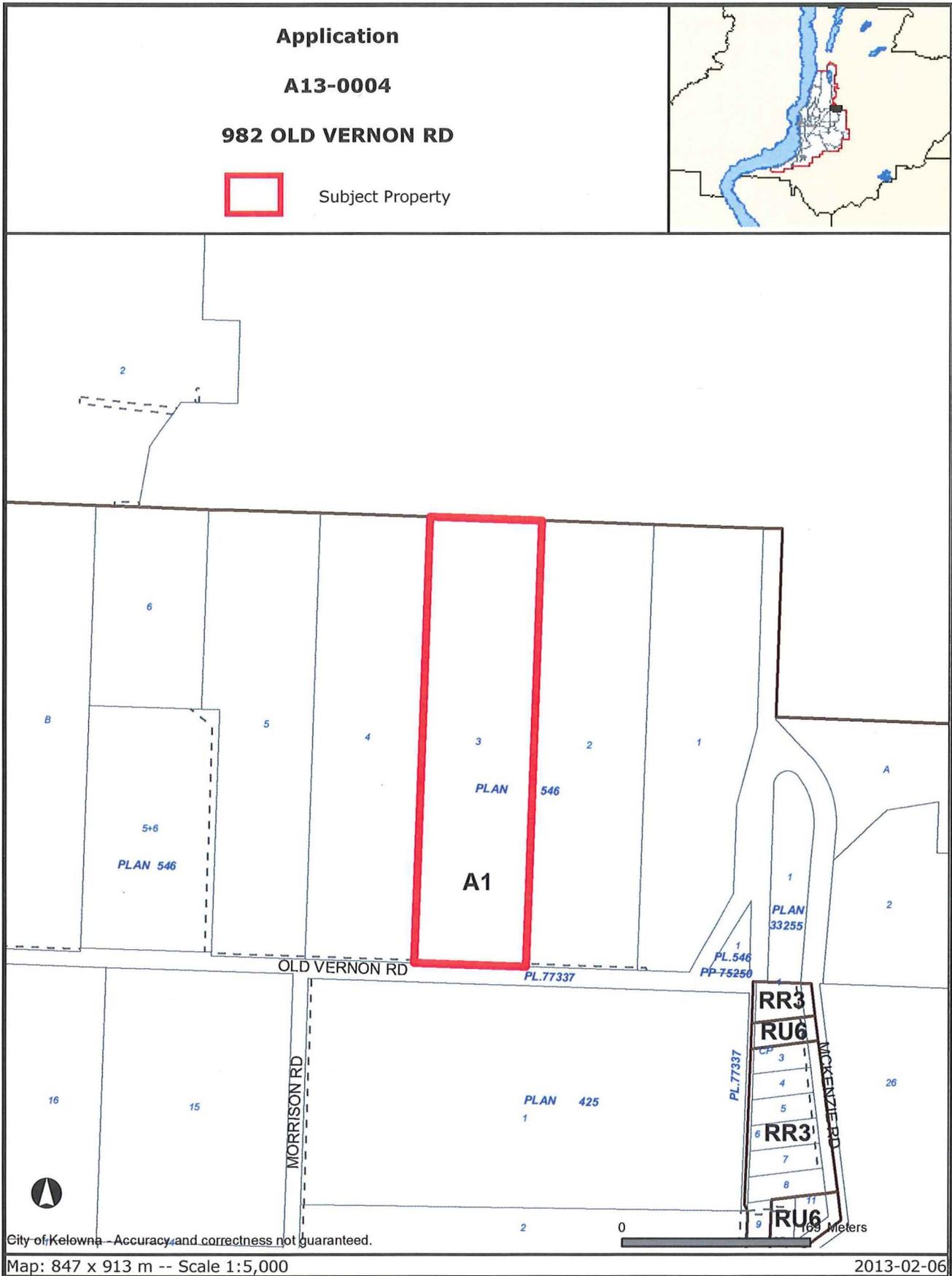
Soil Classification and Land Capability (2 pages)

Agricultural Capability Legends (1 page)

I6 - Low-Impact Transitional Industrial Zone Permitted & Secondary Uses (1 page)

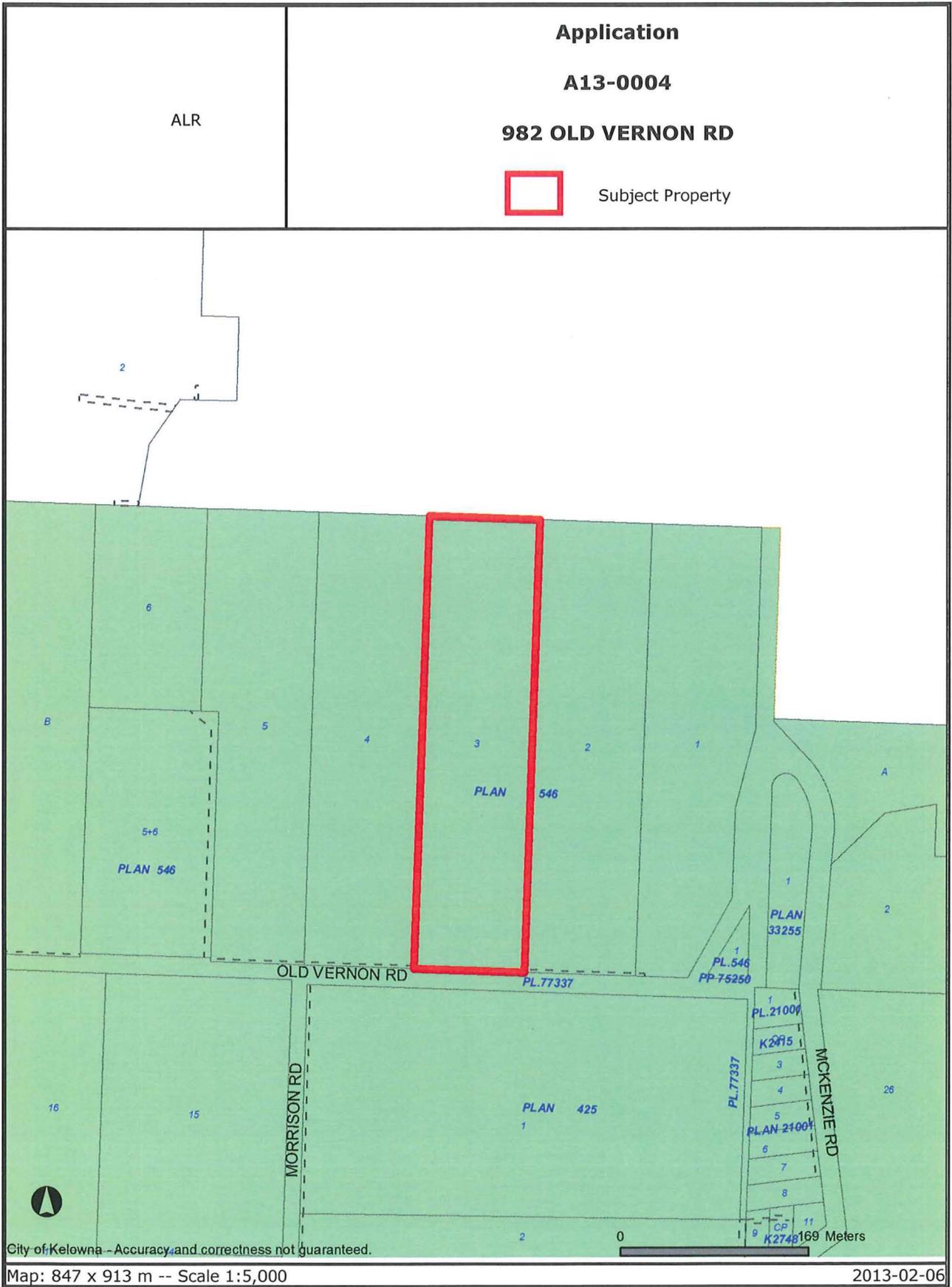
Development Engineering Comments (2 pages)

Land Capability Assessment



City of Kelowna - Accuracy and correctness not guaranteed.

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



*Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.*

The subject property has been used as an industrial sawmill site from the 1950's until the mid 2000's. The present owner purchased the property in 2005 and closed down the mill. They put a plan in place to burn the surface wood waste. They encountered numerous fire issues caused by spontaneous combustion of the wood waste. After 6 years of various rehabilitation processes, the owners have now depleted their resources, and based on the soils investigation, the cost of remediation far exceeds the retail value of farm land. Based on the following facts, namely:

- Land was industrial for 20 years before the ALC came into existence
- The land was compromised when the ALR was adopted
- The land soil classifications used to put the land into the ALR, couldn't have been field confirmed as the land was already in an industrial use
- The cost of rehabilitating the land to a level greater than when the ALR was created is not economically or profitably feasible.



SURROUNDING PROPERTIES

**PROTECH**  
CONSULTANTS LTD.  
200-1401 St. Paul Street  
Malden, B.C.  
PHONE 800-1771  
FAX 800-1094

## **AGRICULTURAL ADVISORY COMMITTEE**

### **Minutes of the Open Meeting**

**Date:** Thursday, March 7, 2013  
**Time:** 6:00 p.m.  
**Location:** Council Chambers, City Hall, Kelowna

**In attendance:**

Pierre Calissi (Vice Chair), Yvonne Herbison (A), Bob Hrasko, Edward Schiller (A), Gill Green

**Regrets:**

Leo Gebert (Chair), John Janmaat, Pete Spencer

**Staff:**

Environment & Land Use Planner II, Greg Sauer  
Environment & Land Use Manager, Todd Cashin

**Recording Secretary:**

Arlene McClelland

(\*Denotes partial attendance)

#### **1. CALL TO ORDER**

The Chair called the meeting to order at 6:02 p.m.

Opening Remarks by the Chairperson regarding Conduct of the Meeting were read.

The Chair noted additions to the Agenda to be discussed under New Business.

The Chair noted a change to the Agenda and advised the removal of Item 4 under Old Business.

#### **2. APPLICATIONS FOR CONSIDERATION**

##### **ITEM 1**

A13-0004

982 Old Vernon Road

The applicant is requesting permission from the Agricultural Land Commission (ALC) to exclude approximately 4.04 ha (9.99 ac) from the Agricultural Land Reserve (ALR). The exclusion is requested to facilitate a future rezoning of the subject property to an industrial use (i.e. I6 – Low-Impact Transitional Industrial).

Applicant: Manraj & Jeetender Kandola

Owner: Manraj & Jeetender Kandola

**Staff:**

- The applicant is requesting permission from the ALC to exclude approximately 4.04 ha from the Agricultural Land Reserve. The subject property is located on the north side of Old Vernon Road, approximately 1.4 km east of Highway 97 N and is outside of the area designated as the Permanent Growth Boundary.
- At the northern edge the subject property borders the Regional District of Central Okanagan boundary.
- The exclusion is requested to facilitate a future rezoning of the subject property to an industrial use. That is from the A1 – Agriculture zone to the I6 – Low-Impact Transitional Industrial zone.

- 
- The subject property is 4 hectares in size which translates to about 10 acres with elevations between 414 and 423 metres.
  - The historic use of the property includes approximately 0.36 ha used for residential purposes with a single dwelling and storage shed for structures with the remaining 3.64 ha historically used for sawmilling purposes. The sawmill is known to have operated since the 1950's and was decommissioned in 2005. Russo Sawmill as it is commonly known was operated at both the subject property and the adjacent property to the east, 1040 Old Vernon Road.
  - The current owners of each of these properties purchased their respective agriculturally zoned properties in 2005 following the decommissioning.
  - The Applicants commissioned a Land Capability Assessment for the subject property for the purposes of this exclusion application. According to the Assessment, wood waste stockpiled on the site was estimated at 122,330m<sup>3</sup> when the owners took possession in 1995. The Assessment identifies efforts taken to remediate the parcel included burning and screening and removal of wood waste to an offsite cogeneration plant. Of the original approximately 122,330 m<sup>3</sup> of wood waste it is estimated that approximately less than 20% currently remains on site.
  - Despite the relatively good agricultural capability, the Applicant's Consultants determined that the cost of the remaining improvements and rehabilitation that are necessary to prepare this property for agricultural use are not likely to be feasible.
  - The agrologist also assessed the suitability of the subject property for a variety of uses including soil bound agriculture, intensive soil bound livestock, intensive non-soil bound livestock, and intensive non-soil bound horticultural agriculture. The Assessment concluded that it would not be feasible to rehabilitate this area for any of the agricultural uses due to the prohibitive costs of such improvements.
  - The agrologists note that having the subject property rehabilitated for industrial use would provide an opportunity to install buffers between the site and surrounding properties that are being used for agricultural activities.
  - Another conclusion was that the subject property has not been used for agriculture since prior to the 1950s and as such no impact to local agricultural capacity will be incurred; and that while the exclusion of this property may serve as a precedent for the adjacent property, 1040 Old Vernon Road, there should be no further impacts to surrounding lands as a result of excluding the subject property.
  - City Staff and Council seek a recommendation on the proposal to exclude the subject property taking into account all relevant considerations.

Applicant: Grant Maddock, Representative and Manraj and Jeetender Kandola

- Mr. Maddock provided some background history of the property and noted that the property was in operation since 1955 and should not have been put in ALR as it was contaminated at that time with wood waste. The Applicant's intent was to continue with the sawmill business but the equipment was in bad disarray that they decided to cease operation and clean up the property and rehabilitate it, not realizing the land would revert back to the ALR. The Applicant could have continued as a non-conforming use within the ALR. Asked that the AAC consider the use of the property for the last 20 years.
- Manraj Kandola, present landowner commented that staff has covered a lot in their report.
- The property was purchased because my husband and father together had 40 years of knowledge in this industry. Once the property was purchased we realized how poorly the sawmill condition was in and that it would not be economically feasible to operate as-is. We realized too late that if the sawmill was shut down for 6 months or more that the use would no longer be permitted in the ALR (i.e. grandfathered). In 2005/06 we looked at many options to get rid of the wood waste so we decided to trench burn it. We ran the mill for 3 months and it cost \$100,000. It was not working out and was far too expensive.
- Purchased our own fire equipment and private water trucks to extinguish fires as a result of spontaneous combustion. One fire ended up costing the City \$80,000; it was apparently the largest fire to date with every available fire truck in Kelowna and West Kelowna (not Lake Country??) in attendance.

- We have taken care of large portions of sawmill wood waste but to deal with the rest is unaffordable. Have worked hard for 8 years to claim this land back to farm land and even if it were completely cleaned up the land is in a frost pocket.
- We are asking for exclusion based on the history of the property.

AAC/Staff/Applicant Discussion:

- AAC member inquired what was the land used for prior to 1950. The Applicant advised that the Russo's, who previously owned the property, said there was no farming on that property prior to 1950's.
- AAC member inquired if green houses could be placed on the land. The Applicant noted they had thought of that however it doesn't fix the problem and the remaining wood waste could cause fire to the greenhouses as well there is no financial return. There are hay fields all around our property and no orchards at all.
- AAC member commented that the land would have to be cleaned up regardless of the intended use. The Applicant noted that they'd prefer the light industrial use because the cleanup will be very expensive and would be greater than the current appraised value of the land.
- Mr. Maddock commented that right now the property is not good for anything. The Applicant thought they were buying a business and now cleaning up the property cost more than the land is worth.

Glen Richdale, Sunset Ranch

- If this property comes out of the ALR then others will want their property out as well. I do agree that the property is in a frost pocket, however, someone should have done due diligence and investigated the history of the property prior to purchasing.
- Has family in the area that has successfully farmed for an extended period (I seem to recall the Father In-law has had the land for a long time, can you recall or do you have notes that support this?).
- Opposed to the land being excluded from the ALR.

AAC/Staff/Applicant Discussion:

- AAC member commented that there is no real net benefit to agriculture with the exclusion of this property and would negatively impact properties around it. Not convinced that buffers would accomplish anything.
- AAC member commended the Applicant for the cleanup of the property so far and commented that the site requires full clean up no matter what the land would be used for.

There were no further comments.

**RECOMMENDATION (ITEM 1)**

**MOVED BY Gill Green/SECONDED BY Yvonne Herbison**

THAT the Agricultural Advisory Committee NOT support Application No. A13-0004 for 982 Old Vernon Road, to obtain approval from the Agricultural Land Commission (ALC) to exclude approximately 4.04 ha (9.99 acres) from the Agricultural Land Reserve to facilitate a future rezoning of the subject property to an Industrial Use (i.e. I6 - Low Impact Transitional Industrial).

**CARRIED**

**ANECDOTAL COMMENT:**

The Agricultural Advisory Committee did not support the application for exclusion, however, encouraged the Applicant to bring back another application if they could demonstrate a net benefit to agriculture. The AAC is concerned that putting an industrial use into the area would result in increased traffic and pressure for urban services in an otherwise rural area. While the AAC is unclear as to viable agriculture

opportunities on the property, the AAC recommends the Applicant explore incorporating manure from a nearby feedlot and other organic materials (i.e. nitrogen sources) with the existing wood waste (i.e. carbon source) to create a great compost product. Another option would be a greenhouse operation, or other activity that does not involve soil based agriculture.

**3. MINUTES**

**Moved by Bob Hrasco/Seconded by Yvonne Herbison**

THAT the Agricultural Advisory Committee adopts the Minutes of the Meeting for the Agricultural Advisory Committee Meeting of February 7, 2013.

**CARRIED**

**4. REFERRALS**

There were no referrals.

**5. OLD BUSINESS**

ITEM 1 - Commission Decision Updates (Greg)

The Staff Liaison advised Members of ALC decisions on Applications that had previously been brought forward to the Agricultural Advisory Committee.

ITEM 2 - AAC Workshop Update (Leo, Pierre, Todd, Greg)

The Chair, Vice Chair and staff that attended the AAC Workshop thought the Regional format was a big success and well organized. Attendees felt there was a lot of good dialogue.

ITEM 3 - AAC/Council Meeting (Greg)

The Staff Liaison advised that a date for the Committee to meet with Council is still to be determined. Staff will be meeting with Council to consider some changes to the Committee's Terms of Reference prior to AAC meeting with Council.

ITEM 4 - Zoning Bylaw Workshop (Greg)

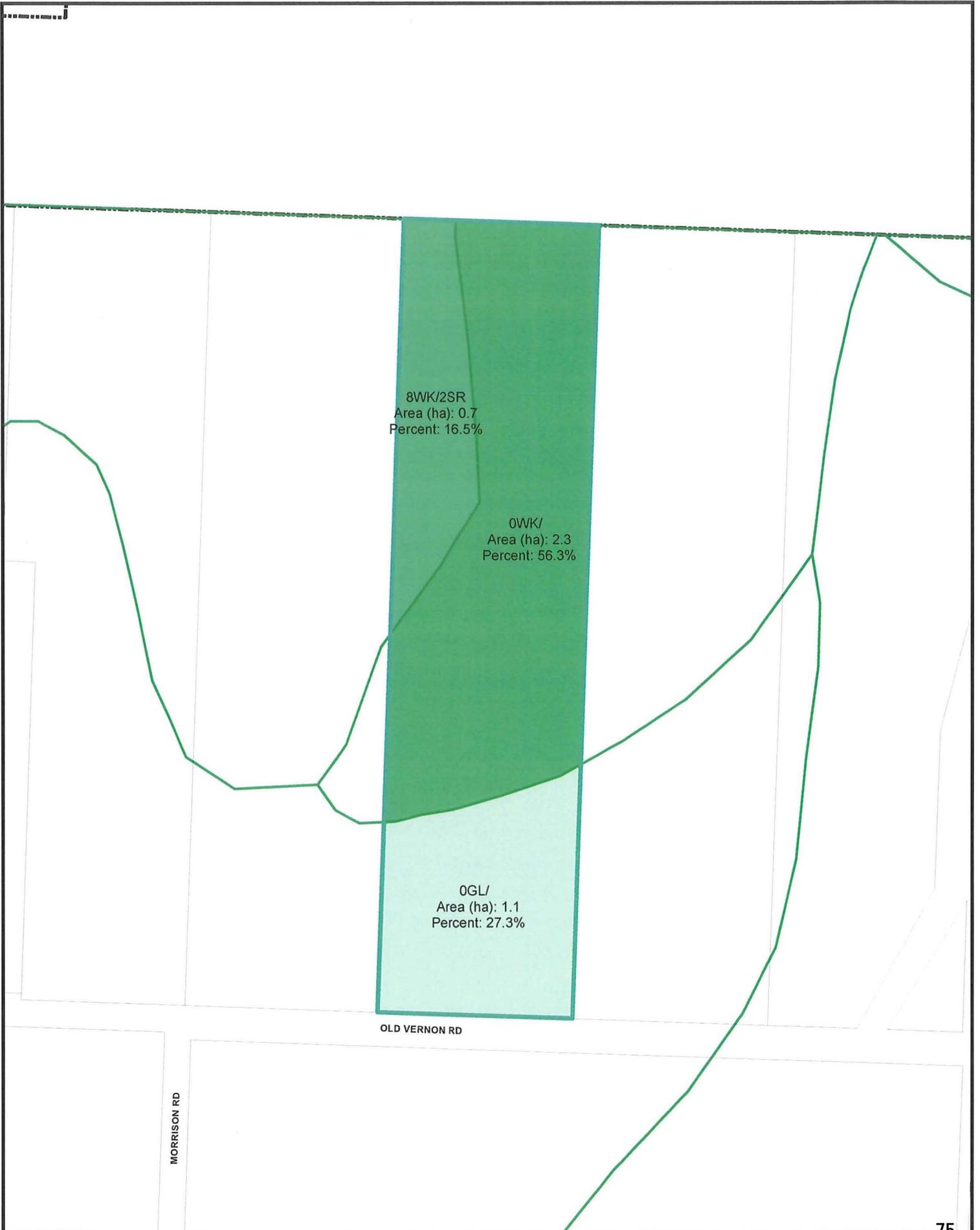
The Chair removed Item 4 from the Agenda.

**6. NEW BUSINESS**

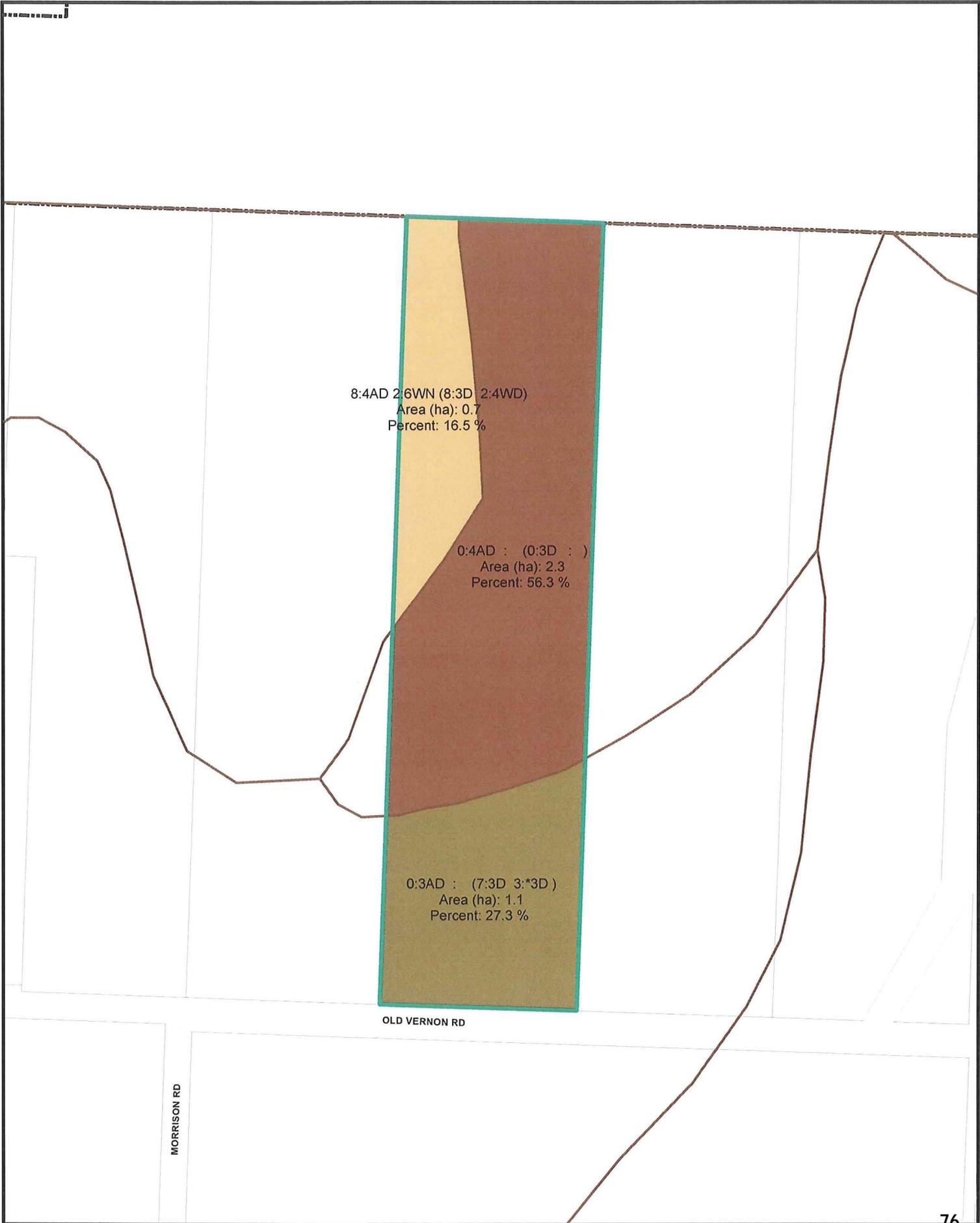
Next Meeting – Special Meeting

The Staff Liaison advised Members that staff met with the Applicant that had asked for exclusion of 2025 Springfield Road/2120 Cooper Road from the ALR. The Applicant is debating whether to amend their application and bring it back to the AAC for consideration a second time. If an amended application is brought forward staff may call for a Special Meeting. The Applicant has been provided with three opportunities being March 28<sup>th</sup>, April 4<sup>th</sup> or April 11<sup>th</sup>. Staff provided suggestions to the Applicant including not to ask for a full exclusion of the properties as well as enhance their agricultural improvements locally. Staff has provided some alternatives; however, the Applicant may move forward with the original application and will not come back to the AAC.

Land Capability = Brown/ Soil Class = Green



Land Capability = Brown/ Soil Class = Green



## Agricultural Capability Classes

1	Land in this Class has no or only very slight limitations that restrict its use for the production of common agricultural crops. Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of field crops.
2	Land in this Class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both. Land in Class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which do not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.
3	Land in this Class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both. The limitations are more severe than for Class 2 land and management practices are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.
4	Land in this Class has limitations that require special management practices or severely restrict the range of crops, or both. Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practices are required. The limitations may seriously affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.
5	Land in this Class has limitations which restricts its capability to producing perennial forage crops or other specially adapted crops. Land in Class 5 is generally limited to the production of perennial forage crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions.
6	Land in this Class is non-arable but capable of producing native and/or uncultivated perennial forage crops. Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practices. Some unimproved Class 6 lands can be improved by draining, diking and/or irrigation.
7	Land in this Class has no capability for arable agriculture or sustained natural grazing. All classified areas not included in Classes 1 to 6 inclusive are placed in this class. Class 7 land may have limitations equivalent to Class 6 land but does not provide natural sustained grazing for domestic livestock due to unsuited natural vegetation. Also included are rock land, other non-soil areas, and small water bodies not shown on the maps. Some unimproved Class 7 land can be improved by draining, diking, irrigation, and/or levelling.

## Agricultural Capability Subclasses

<b>A &amp; M</b>	Soil moisture deficiency	<b>N</b>	Salinity
<b>C</b>	Adverse climate (excluding precipitation)	<b>P</b>	Stoniness
<b>D</b>	Undesirable soil structure	<b>R</b>	Shallow soil over bedrock and/or bedrock outcroppings
<b>E</b>	Erosion	<b>T</b>	Topography
<b>F</b>	Low fertility	<b>W</b>	Excess water (groundwater)
<b>I</b>	Inundation (flooding by streams, etc.)	<b>S &amp; X</b>	Cumulative and minor adverse conditions

## 15.6 I6 – Low-Impact Transitional Industrial

### I6lp – Low-Impact Transitional Industrial (Liquor Primary)

#### 15.6.1 Purpose

The purpose is to provide a **zone** for a range of low-impact transitional industrial land uses which are appropriate as a transition between established industrial land uses and residential, rural, and agricultural land uses. This **zone** is only available for land that is designated in the City of Kelowna Official Community Plan for Industrial – Limited.

#### 15.6.2 Principal Uses

The **principal uses** in this **zone** are:

- a) **animal clinics, major**
- b) **animal clinics, minor**
- c) **automotive and equipment repair shops**
- d) **commercial storage**
- e) **contractor services, general**
- f) **contractor services, limited**
- g) **custom indoor manufacturing**
- h) **emergency and protective services**
- i) **equipment rentals**
- j) **food primary establishment**
- k) **general industrial use, limited**
- l) **household repair services**
- m) **liquor primary establishment, minor**
- n) **participant recreation services, indoor**
- o) **private clubs**
- p) **recycling depots**
- q) **single dwelling housing**
- r) **utility services, minor impact**
- s) **vehicle and equipment services, limited**

#### 15.6.3 Secondary Uses

The **secondary uses** in this **zone** are:

- a) **residential security/operator unit**
- b) **home based businesses, major**
- c) **home based businesses, minor**

#### 15.6.4 Subdivision Regulations

- a) The minimum **lot width** is 40.0 m.
- b) The minimum **lot depth** is 50.0 m.
- c) The minimum **lot area** is 1.0 ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed. If a connection to a community sanitary sewer system is available the minimum **lot area** is 3500 m<sup>2</sup>.

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## CITY OF KELOWNA

### MEMORANDUM

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**Date:** April 5, 2013  
**File No.:** A13-0004  
**To:** Land Use Management (GS)  
**From:** Development Engineering Manager (SM)  
**Subject:** 982 Old Vernon Road - Lot 3, Plan 546, Sec. 01, Twp. 23, ODYD

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The Development Engineering comments regarding this ALR exclusion are as follows:

1. General.

Development Engineering has no comments at this point in time with regard to this application, however, a comprehensive report will be provided at the time of development application submission when the Agricultural Land Commission agrees to exclude the subject property from the Agricultural Land Reserve.

**Potential requirement associated with the rezoning of the property are provided for information only and are subject to the policies in effect at the time when a formal application is made by the owners.**

2. Miscellaneous.

- a) Dedicate the necessary road right of way along the frontage of Old Vernon Road to provide one half of the 20.0m. Road Right of Way measured from the center line.
- b) A comprehensive geotechnical report will be required.

3. Domestic water and fire protection.

- a) This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with the BMID for these items. All charges for service connection and upgrading costs will have to be paid directly to the BMID.
- b) The water system must be capable of supplying domestic and fire flow demands in accordance with the Subdivision & Servicing Bylaw. The applicant must provide water computations for this development to confirm the available water supply.

4. Sanitary Sewer.

The property is located within Specified Area # 20 and in accordance with the City of Kelowna current policy, the specified charges for a proposed industrial development will have to be cash commuted. The current pay out charge for an Industrial lot is **\$3,782.00** per SFE (Single Family Equivalent). For industrial land there is 2.8 SFE per Acre; the property being 10 Acres, the total SFE would be 28 less one SFE cash commuted in 2007 = 27 net SFE. The payout amount for this application is **27 SFE x \$3,782.00** for a total of **\$102,114.00**. The current charge is going through its yearly Bylaw adjustment; the amount will be amended when the new rate is established for the 2013-2014 fiscal year.

5. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of a development application.

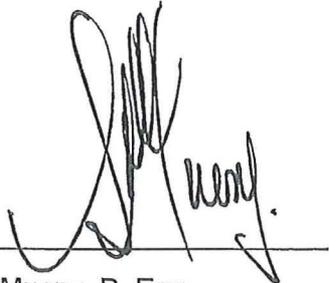
6. Road improvements.

The north half of Old Vernon Road along the frontage of the subject property is required to be upgraded to a full urban standard complete with curb, gutter, separate sidewalk, street lighting, asphalt fillet, storm drainage, landscaped boulevard and the relocation and/or removal of utilities as may be required. The estimated cost of this work, for cash-in-lieu contribution purposes, would be **\$57,400.00**.

7. Levies Summary.

Specified Area #20 connection charges.	<b>\$102,114.00</b>
Old Vernon Road frontage upgrades	<b>\$ 57,400.00</b>
Total estimated charges	<b><u>\$159,514.00</u></b>

Notes that the charges are estimated based upon current unit construction costs and charges; they are subject to the rates applicable at the time of a formal application.



Steve Muenz, P. Eng.

Development Engineering Manager

BB

**Land Capability Assessment  
982 Old Vernon Rd., Kelowna, BC  
Lot 3, Plan 546, Section 1, Township 23, ODYD  
PID 012-206-687**

**For: Kandola  
982 Old Vernon Rd.,  
Kelowna, BC V1X 6T8**

**File: 12E043**

**January 9, 2013**

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## Executive Summary

Valhalla Environmental Consulting Inc. (VEC) was retained by Manraj and Jeetender Kandola (Landowners) of 982 Old Vernon Rd., Kelowna, BC to complete a Land Capability Assessment for agriculture on a parcel in the City of Kelowna, BC. The purpose of this inspection was to assess the agricultural capability and suitability of the Subject Property. The Clients requested this inspection to explore their land use options on the Subject Property that is wholly within the Agricultural Land Reserve (ALR).

The Subject Property is 982 Old Vernon Rd., Kelowna, BC and is legally described as Lot 3, Plan 546, Section 1, Township 23, ODYD, PID 012-206-687. The site is a 4 hectare (10 acre) parcel and is entirely contained within the ALR. The site was used as a wood mill from the 1950s to the 2000s.

This assessment determined that +/-91% (3.65 ha) of the property area has an unimproved rating of Class 5 agricultural capability due to a soil moisture deficit in the summer, and excess water conditions in the spring, fall and winter. This area is improvable to Class 3 with the addition of irrigation in the warm months and water control such as ditching and/or artificial drainage for the spring, fall and winter months. A root restricting layer and low perviousness were consistent across the property and represented a soil structure limitation of Class 3. The soil structure limitation is less severe than the soil moisture limitations and may be improvable by an intensive and costly process of removal of poor quality admixed fill, decompaction of the underlying clay layer, and replacement of top soil to a depth of at least 0.75m.

The Subject Property was included in the ALR when the reserve was established (1974-1976), but apparently was permitted to continue with the industrial non-farm use (sawmill) that pre-dated the ALR. As the mill operated into the mid 2000's cumulative impacts have occurred over 35+ years since the inclusion of the Subject Property into the ALR. The Landowners report that to the best of their knowledge, the Subject Property has not been used for agricultural purposes since the 1950's. Site improvements have been done by the current Landowners to remediate some of the impacts of the historic use and rehabilitate the site. Though significant, these improvements have not been completed as they have proved to be economically non-feasible for an end-use of agricultural purposes. The recovery of the rehabilitation and improvement expenses by an agricultural production operation would be unlikely and may prove to be economically prohibitive.

While the landowners are exploring several options for future land uses of the Subject Property, they have not decided upon a specific activity at this time. However, due to the significant amount of site rehabilitation yet required, it may be difficult for them to recover their total investment costs.

The Subject Property does not contribute to regional and local Agricultural Capacity. The Subject Property has not been farmed since the 1950's, during which time it

appears that the agricultural capability has continued to deteriorate. Continued industrial use on the Subject Property will not adversely affect the local Agricultural Capacity.

<b>1</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	Report Description .....	1
1.2	Proposed Land Use & Agricultural Development Plan .....	1
1.3	Statement of Qualifications .....	1
<b>2</b>	<b>SITE CONDITIONS &amp; LAND USE .....</b>	<b>2</b>
2.1	Site Conditions.....	2
2.2	Land Use: Subject Property and Surrounding Area .....	2
2.2.1	Historic Land Use.....	3
2.2.2	Improvements to Date .....	3
2.2.3	Future Improvements .....	4
2.2.4	Brownfield Concerns.....	4
<b>3</b>	<b>SOILS INFORMATION.....</b>	<b>5</b>
3.1	Government of British Columbia – Soil survey.....	5
3.2	Soils on Site Inspection – Methods.....	6
3.3	Comparison to BC Government Soil Survey & Mapping .....	7
<b>4</b>	<b>CLIMATIC CAPABILITY FOR AGRICULTURE.....</b>	<b>8</b>
4.1	Government of British Columbia – Climatic Capability .....	8
4.2	Site Inspection .....	8
4.3	Comparison of BC Government and On-Site Inspection Ratings .....	9
<b>5</b>	<b>AGRICULTURAL CAPABILITY.....</b>	<b>10</b>
5.1	Government of British Columbia – Agricultural Capability .....	10
5.2	Soils on Site Inspection .....	11
5.3	Comparison of BC Government and On-Site Inspection Ratings .....	12
5.4	Feasibility of Improvements.....	13
<b>6</b>	<b>AGRICULTURAL SUITABILITY .....</b>	<b>14</b>

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<b>7</b>	<b>IMPACT ANALYSIS .....</b>	<b>16</b>
<b>8</b>	<b>SUMMARY AND CONCLUSIONS .....</b>	<b>17</b>
8.1	Subject Property.....	17
8.2	Soils and Agricultural Capability .....	17
8.3	Proposed Project .....	18
8.4	Conclusion.....	18
<b>9</b>	<b>REFERENCES .....</b>	<b>19</b>
<b>10</b>	<b>LIMITATIONS .....</b>	<b>20</b>

APPENDICES

APPENDIX A: Maps & Figures – 982 Old Vernon Rd., Kelowna BC

APPENDIX B: Site & Soil Pit Photos - 982 Old Vernon Rd., Kelowna BC

APPENDIX C: Agricultural Capability Reference Documents (Excerpts)

APPENDIX D: Analytical Data - 982 Old Vernon Rd., Kelowna BC

## **1 Introduction**

### **1.1 Report Description**

Valhalla Environmental Consulting Inc. (VEC) was retained by Manraj and Jeetender Kandola, land owners of 982 Old Vernon Rd. Kelowna, BC, to complete a Land Capability Assessment for agriculture on a parcel in the City of Kelowna, BC. The purpose of this inspection was to assess the agricultural capability and suitability of the Subject Property. The Client requested this inspection to explore their land use options on the Subject Property that is wholly within the Agricultural Land Reserve (ALR).

### **1.2 Proposed Land Use & Agricultural Development Plan**

The purpose of the assessment is to classify the land capability for agriculture of the site to explore land use options for the Subject Property. The proposed future land use is industrial.

### **1.3 Statement of Qualifications**

Matthew Davidson, P.Ag., Senior Environmental Scientist, Assessor  
Matthew is an Environmental Scientist and consulting Professional Agrologist with 11 years experience in environmental assessments, impact assessments, soil surveys, land remediation, reclamation and ecological restoration. Matthew has been a registered professional agrologist (PAg) in British Columbia since 2008.

Catherine Orban, P.Ag., Senior Agrologist, Report Review  
Catherine Orban has a Master of Science Degree in Geography, specializing in Soil Science. She has been conducting soils assessments since 1985. She has been a registered professional agrologist (PAg) since 1999, first in Alberta, and later in British Columbia. Catherine has worked on a variety of soils assessment, management, remediation and reclamation projects in the agricultural, oil and gas, and environmental sectors in both provinces.

## 2 Site Conditions & Land Use

### 2.1 Site Conditions

The Subject Property is 982 Old Vernon Rd., Kelowna, BC and is legally described as Lot 3, Plan 546, Section 1, Township 23, ODYD, PID 012-206-687. The site is a 4 hectare (10 acre) parcel and is entirely contained within the ALR. The site is approximately level and was used as a wood mill from the 1950s to the 2000s. See Appendix A Figures 1 & 2 for more detail on site size and location.

### 2.2 Land Use: Subject Property and Surrounding Area

Approximately 0.36 ha of the property is built upon and used for the residential purposes at this location. Buildings on the Subject Property include one house and storage shed. Outside of the buildings is residential yard and parking area. The remaining area 3.64 ha has been used historically as the mill site. Wood waste, equipment parking and gravel roads encompass this area. Past agricultural uses were unknown to the landowner as the site has operated as a mill from the 1950's to 2005.

The zoning for the subject property is Agriculture 1 (A1) which permits 4 ha lots, except when in the ALR where 2 ha lots are permitted. A1 zoning also allows one detached home, one mobile home and one accessory building home per lot.

Adjacent properties to the south, east and west have Agriculture 1 (A1) zoning. Southeast of the property is a subdivision (outside of the ALR) that has been constructed with a combination of Rural Residential 3 (RR3) (this zoning permits 1 ha lots un-serviced and fully serviced lots at 0.16ha) and Two Dwelling Housing (RU6) (allowing lot sizes down to 0.04 ha). West southwest of the property is a property with Parks and Open Spaces (P3) zoning which remains in the ALR and is used as a golf driving range. The properties adjacent to north are cultivated fields and are in the RDCO.

Table 1: 982 Old Vernon Rd., Kelowna, BC – Surrounding Land Use

Location	Land Use	ALR Status	Approximate Lot Size ha
Subject Site	old mill / residential	In	4
North	residential / hay field	In	8
Northwest	golf course	Out	43
West	hayfield / commercial lot	In	4
South	hayfield / residential / RV parking	In	8
Southeast	subdivision	out	18
East	old mill / residential / commercial	In	4

### **2.2.1 Historic Land Use**

The Subject Property was included in the ALR when the reserve was established (1974-1976), but apparently was permitted to continue with the industrial non-farm use (sawmill) that pre-dated the ALR. As the mill operated into the mid 2000's cumulative impacts occurred over 35+ years from the inclusion of the Subject Property into the ALR. The Landowners report that to the best of their knowledge, the Subject Property has not been used for agricultural purposes since the 1950's. To date, a number of site improvements have been completed to remediate some of the impacts of the historic industrial use and rehabilitate the site. Though significant, these improvements and rehabilitation have not been completed as they have proved to be economically non-feasible for an end-use of agricultural purposes. A summary of the remediation work to date and estimated costs of remaining agricultural rehabilitation can be viewed in below, sections 2.2.2 and 2.2.3.

### **2.2.2 Improvements to Date**

The current Landowners obtained the Subject Property in 2005. Since 2005 the Landowners have undertaken the following improvements to remediate some of the impacts from historic land uses. The information for improvements to date has been provided by the Landowner, Manraj Kandola through personal communication (pers.comm. – MK). All costs are approximate.

2005

- Land purchased by current owners 4.01 ha (10 acres) at 982 Old Vernon Rd metric is generally used for volume and area calculations – eg.0.75 m topsoil
- Upon purchase Landowners shut the sawmill down, as it was outdated and hazardous.
- ~122,330 m<sup>3</sup> (160,000 yards<sup>3</sup>) of wood waste was stockpiled on the Subject Property at this time

2006

- Controlled curtain burner set up for 3 months to eliminate wood waste
- Approximately \$100,000 was spent to reduce total wood waste volume

2007

- Numerous fires caused by spontaneous combustion of the wood waste
- City of Kelowna, Fire Department attended the site numerous times
- Largest fire attended by City of Kelowna fire department required them on site for 3 days to containing the fires, which cost the City of Kelowna approximately \$80,000.
- Private water tankers and excavators were employed full time by the Landowners to control the fires
- Landowners purchased fire equipment for the site at a cost of \$50,000

2008-2011

- Contractor hired to screen and truck the wood waste to a cogeneration plant in Armstrong, BC (Tolko)

- \$25,000 in additional costs incurred
- Wood waste screening (~75% of volume remaining) was done to mitigate fire risks and facilitate further site rehabilitation
- An oversized pile of wood waste remains which requires grinding
- As of 2012, approximately 100,000 m<sup>3</sup> (130,000 yd<sup>3</sup>) of the original 122,330m<sup>3</sup> (160,000 yd<sup>3</sup>) of wood waste have been processed and/or removed from Subject Property. Currently, approximately 23,000m<sup>3</sup> (30,000 yd<sup>3</sup>) of wood waste remains on the Subject Property.

Approximate costs incurred to date for rehabilitation by property owners: \$175,000; and

Cost to City of Kelowna for Fire Protection: \$80,000

### 2.2.3 Future Improvements

To be suitable for intensive soil bound agriculture, the Subject Property requires additional rehabilitation and improvements including:

- Wood waste grinding of oversized materials, approximate costs provided by a grinding contractor \$150,000 (pers.comm. – MK)
- Import and spread clean topsoil to a depth of 0.75m for 3.65 hectares (27,375m<sup>3</sup> or 35,805 yd<sup>3</sup>)

#### Soil Cost Estimate

- 27,375m<sup>3</sup> needed at \$26/m<sup>3</sup> = \$711,698
- Soil costs were determined by an average of quoted prices from 4 suppliers in the Kelowna area for large volume sales.

#### Trucking Cost Estimate

- Assume trucking cost of \$ 119.5/hr
- Assume 18m<sup>3</sup> (24yd<sup>3</sup>) truck & pup = 1520 truck loads for
- Assume 1hr trip per load = 1520 hrs
- Trucking cost of 1520 x 117.66/hr = \$ 178,941

Trucking costs were determined by an average of quoted prices from 4 service providers in the Kelowna area.

\*Costs for spreading and grading were not included in this estimate

The estimated remaining cost for remediation of this site for agricultural purposes is approximately \$1,040,639

### 2.2.4 Brownfield Concerns

Due to the historic uses of the subject lot and current uses on neighbouring lots, there is potential for contamination of soils and, or groundwater on the Subject Property. Site investigations with respect to contamination and land remediation are outside the scope of this assessment, but may be required prior to returning this property to agricultural or alternative uses. The cost of such investigations and land remediation has not been included in this assessment but should not be overlooked in consideration of future uses on the Subject Property. Such assessments are costly

as are any soil or groundwater remediation projects. Site investigation costs may be required and would therefore add to the cost of total remediation before the site may be used for future purposes (for example: industrial, residential, agricultural).

### **3 Soils Information**

Soil conditions are a key factor in determining the overall agricultural capability and suitability of any given site. The soil conditions on the Subject Property are described in this section including; published government survey information and a description of the existing soil conditions, based on the lab data and observations made during the on-site inspection, conducted on October 24, 2012.

#### **3.1 Government of British Columbia – Soil survey**

Baseline soils information was obtained from the BC Ministry of Environment (MOE) Soils of the Okanagan and Similkameen Valleys, which comprises Report No. 52 of the BC Soil Survey (1986); and the accompanying mapping at 1:20,000 scale. The Subject Property is found on Mapsheet 82E.094 (Appendix A, Figure 5), which indicates that three soil complexes are found on the parcel. The general characteristics of these soils are summarized in Table 2, below:

Table 2: 982 Old Vernon Rd. Kelowna BC – Surrounding Land Use

Site Map Polygon	80% Westbank (WK) / 20% Summerland (SR)	100% Westbank (WK)	100% Glenmore (GL)
<b>Location</b>	The northwestern corner	Northeast / Central portion	Southern Portion of the property
<b>Landform</b>	Nearly level to strongly sloping stratified glaciolacustrine sediments / Nearly level to moderately sloping stratified glaciolacustrine sediments	Nearly level to strongly sloping stratified glaciolacustrine sediments	Nearly level to moderately sloping stratified glaciolacustrine sediments
<b>Description</b>	100 or more cm of clay, clay loam or silty clay / 100 cm or more of silt loam, silty clay loam or clay loam	100 or more cm of clay, clay loam or silty clay	100 cm or more of silt loam, silty clay loam or clay loam
<b>Soil Profile Drainage</b>	Moderately well / Well to Moderately Well	Moderately well	Well to moderately well
<b>Stone Content</b>	non-stoney	non-stoney	non-stoney
<b>Agricultural Suitability</b>	(WK) Tree fruits, Vineyards, Hay production, Pasture / (SK) Poorly suited for arable agriculture	(WK) Tree fruits, Vineyards, Hay production, Pasture	(GL) Pasture, Hay, Tree Fruits
<b>Soils</b>	Othic Grey Luvisol / Eluviated Dark Brown	Othic Grey Luvisol	Eluviated Dark Brown

Source: MoE, Technical Report 52, Soils of the Okanagan and Similkameen Valleys, which comprises Report No. 52 of the BC Soil Survey (1986)

### 3.2 Soils on Site Inspection – Methods

Three soil test pits (TP1 to TP3) were excavated to depths of 130 cm by a small tracked excavator on October 24, 2012. All test pits were located on sites that represented variations in topography, vegetation, land use and, or mapped soil characteristics. The soil test pits and site features were mapped and photographed (Appendix A, Figures 7 & 8; and Appendix B). The soil profiles were examined and described according to conventions from the Canadian System of Soil Classification, Third Edition (Soil Classification Working Group, 1998). It was not within the scope of this assessment to examine the soils for the purposes of classification at the Series level. A total of 8 representative soil samples were taken from all of the test pits and submitted for laboratory analysis of one or more of the following parameters: various soil nutrients, pH, electrical conductivity, available water storage capacity, and soil particle sizes/textures. (Appendix D).

Four soil units were identified on the Subject Property (as indicated by Roman numerals I - IV) through the detailed soils assessment at a mapping scale intensity of +/- 1:3,000 (Appendix A, Figure 9; and Table 3, below). Information obtained

during the site inspection was combined with the lab results to provide site-specific details that were used to fine-tune the soils data presented in Soil Report No. 52 (1986), which was based on mapping at 1:20,000. The soil units were primarily defined by soil physical and morphological properties. The profiles at each test pit within each unit shared a number of similarities including horizon properties, depths and sequences. Detailed test pit logs and photographs have been included with this report (Appendix B, Photos 3-9). The soil units as mapped for the Subject Properties at a scale of +/-1:3,000 are described in Table 3, below

**TABLE 3: 982 Old Vernon Rd., Kelowna, BC - Site Inspection : Soil Unit Summary**

Soil Unit	Test Pits	Top Soil Depth (cm) / Colour	Soil Profile Texture <sup>1</sup>	Stone Content <sup>2</sup>	Soil Profile Drainage	Topography	Land Use	Area (ha)	%Total Area	Notes
I	1	54 / Br	Sandy Loam / Clay / Heavy Clay	10% / 0% / 0%	Poorly Drained	Nearly Level Slope 1%	Former Mill Yard	0.59	15%	Mixed soil in top layer with wood waste
II	2	15 / DkBr	Clay / Clay / Heavy Clay	10% Gravel / 0% Gravel / 0% Gravel	Poorly Drained	Nearly Level Slope 1%	Former Mill Yard	2.02	50%	Mixed soil in top layer with wood waste, rooting depth 30cm
III	3	35 / Br	Loam / Heavy Clay / Heavy Clay	non-stoney	Poorly Drained	Nearly Level Slope 2%	Former Mill Yard	1.04	26%	Mixed soil in top layer with wood waste, rooting depth 30cm
VI	NA	NA	NA	NA	NA	Gentle slope 5%	House, shed, yard	0.36	9%	Residential portion of the lot

<sup>1</sup> based by laboratory testing

<sup>2</sup> visual observation

### 3.3 Comparison to BC Government Soil Survey & Mapping

With the exception of the extensively disturbed upper, admixed fill-soil horizon, the distribution of soil types as identified in the site inspection was generally consistent with the information presented in Soil Survey Report No. 52. In general, the minor differences in soil mapping have been attributed to the different scale intensities as they applied to the site. The BC Soil Survey is based on generalized mapping at a scale of 1:20,000, which is too broad to capture all the subtle variations in site conditions that were identified during the site inspection which was conducted at a detailed mapping scale intensity of +/- 1:3,000.

## **4 Climatic Capability for Agriculture**

Climatic capability for agriculture is based on the limitations associated with the combined influence of the climate and soil moisture regimes as well as the thermal limitations for any given location. Climatic capability is a modifying component used in determining the overall agricultural capability and suitability of a given site. The climatic capability for agriculture of the Subject Property is described in this section; beginning with published government information, followed by that obtained during the on-site inspection.

### **4.1 Government of British Columbia – Climatic Capability**

General reference information as well as baseline climatic data for the Kelowna area was found in Climatic Capability for Agriculture (BC Ministry of Environment, 1981), and Land Capability Classification for Agriculture in British Columbia, Manual 1 (BC Ministry of Agriculture and Food and Ministry of Environment, 1983).

It is important to note that the climatic capability ratings are based entirely on climatic conditions (primarily precipitation and temperature) at a given site. Soil characteristics and other site conditions are not considered in these ratings. The overall agricultural capability of the Subject Property is addressed in Section 5 of this report.

The MOE Technical Paper 4; Climate Capability Classification for Agriculture in British Columbia and accompanying mapping 82E/NW indicates the area of the Subject Property sits on a boundary between Class 5 (west portion) or 6 (east portion) improvable to Class 1bF / 1cG respectively, which indicates an estimated annual climatic moisture deficit (CMD) of 350 mm (BC MOE, 1981, Table 1). Class 5 land has restricted use for perennial forage and specially adapted crops. Class 6 land is considered non-arable but capable of producing native or uncultivated perennial forage crops. Soil moisture deficiency (A) is indicated as a primary limitation. Areas in Class 1aF have occurrences of minimum temperature near freezing that adversely affect plant growth during the growing season. Areas in Class 1cG have insufficient heat units during the growing season. See Appendix A Figure 7 for more detail.

### **4.2 Site Inspection**

Site-specific climatic capability for agriculture was determined using data from TP1-TP3 which are located in, and representative of, different soil units throughout the Subject Property. Lab data obtained for the soil samples was used in conjunction with published regional data to calculate the available water storage capacity (AWSC) and soil moisture deficit (SMD) values for the upper 50 cm of the soil profiles. The results were used to determine site-specific climatic and soil capability ratings for agriculture on the Subject Property which have been summarized in Table 4, below. A description of agricultural/climatic capability classifications is found in Appendix C.

**TABLE 4: 982 Old Vernon Rd., Kelowna BC - Soil Moisture Balance & Climatic Capability Ratings**

Site & Soil Horizon	Soil Moisture Balance							Climate Capability Rating				
	Total Depth	Matrix Texture	Matrix AWSC <sup>1</sup>	Matrix Fraction	CF Adjusted AWSC	Interval AWSC	Climate H <sub>2</sub> O Deficit <sup>2</sup>	Soil H <sub>2</sub> O Balance <sup>3</sup>	Unimproved H <sub>2</sub> O Subclass <sup>4</sup>	Improved H <sub>2</sub> O Subclass <sup>4</sup>	Thermal Rating <sup>2</sup>	Improved Overall Subclass
	cm	lab	mm/cm	lab	mm/cm	mm	mm	mm				
TP1/SU-I												
Fill*	50	SL	0.75	0.89	0.67	33.53						
Interval	50					33.53	350	-316.48	5A	3A	1aF	3A
TP2/SU-II												
Fill	15	C	2.22	0.89	1.98	29.77						
B	20	C	1.33	1.00	1.33	26.57						
C**	15	HC	1.37	1.00	1.37	20.53						
Interval	50					76.87	350	-273.13	5A	1	1aF	1
TP3/SU-III												
Fill	35	L	1.99	0.79	1.58	55.16						
B	15	HC	1.48	1.00	1.48	22.13						
Interval	50					77.30	350	-272.70	5A	1	1aF	1

\* Used Ap data for TP2 as top horizon was similar in texture and coarse fragment content

\*\* Used Ap data for TP1 as top horizon was similar in texture and coarse fragment content

<sup>1</sup> From Lab Data

<sup>2</sup> Technical Paper 4, 1981, MoE Climatic Capability Classification for Agriculture in British Columbia

<sup>3</sup> (Interval AWSC) - (Climate H<sub>2</sub>O Deficit) = Deficit (negative) or Surplus (positive)

<sup>4</sup> Based on - MoE Manual 1 (BC Ministry of Environment, 1983)

### 4.3 Comparison of BC Government and On-Site Inspection Ratings

In general the site inspection finding showed that the climatic capability for this location corresponds with the provincial climatic capability mapping. Approximately 76% of the Subject Property was rated at Class 5 improvable to Class 1. Approximately 15% of the Subject Property was rated at Class 5 improvable to Class 3. The remaining 9% of the Subject Property was not assessed as it was deemed unavailable for agricultural use. The differences between the site inspection findings and provincial mapping are in part due to the different scale intensities as they applied to the Subject Property. The MOE ratings were based on mapping at a scales of 1:100,000, which are not intended to account for the all the subtle variations in site-specific conditions (eg. soil texture, coarse fragment content, topography, slope angle and aspect) that were identified during the on-site inspection, at a detailed mapping scale intensity of +/- 1:3,000.

Please see Section 5.3 for a comparison between the overall agricultural capability mapping by MOE (including climatic capability) and the capability as determined by this assessment.

## 5 Agricultural Capability

Agricultural capability ratings are site-specific and based primarily on the influence of soils and climate, as modified by topography for any given location. The Canada Land Inventory (CLI) rating system uses a variety of measurable parameters (some of which are listed below) to provide objective classifications of agricultural capability:

- Slope angle and complexity;
- Depth to bedrock;
- Soil moisture deficits;
- Excess soil moisture;
- Coarse fragment content (stoniness);
- Soil texture;
- Depth to groundwater;
- Soil fertility; and
- Soil salinity

This interpretive system groups soils into seven classes according to potentials and limitations for agriculture (See Appendix C for capability class and limitation descriptions). Lands in Classes 1 to 4 inclusive are considered capable of sustained production of common cultivated field crops. Class 5 lands are capable of use only for producing perennial forage crops or specially adapted crops. Class 6 lands are capable of only providing sustained natural grazing for domestic livestock. Class 7 lands are incapable of use for either arable culture or grazing. (BC Ministry of Agriculture and Food, and Ministry of Environment, April 1983).

In most cases, both "unimproved" and "improved" agricultural capability ratings are determined for the area that is under consideration. The unimproved rating reflects the capability of the property in its natural or current state. The improved rating is theoretical and represents the anticipated agricultural capability of the property after improvements (eg. irrigation, enhanced drainage, soil amendments, fill placement, stone-picking, and/or subsoil decompaction) are made to mitigate the limitations. Some limitations, such as shallow bedrock, slope complexity and slope angle, are not considered to be improvable under "typical farming practices".

### 5.1 Government of British Columbia – Agricultural Capability

General reference information for agricultural capability was provided by Land Capability Classification for Agriculture in British Columbia, Manual 1 (BC Ministry of Agriculture and Food and Ministry of Environment, 1983; Appendix C). Site-specific agricultural capability mapping for the Subject Property was found on Mapsheet 82E.094 @1:20,000 (BC Ministry of Environment, 1987). (Appendix A, Figure 6).

The MOE agricultural capability polygons corresponded directly to the soil polygons mapped in Soil Survey Report No. 52, and are summarized in Table 5, below:

TABLE 5: 982 Old Vernon Rd., Kelowna BC- MOE Agricultural Capability Mapping @ 20,000

Location	Agricultural Capability Rating	
	Unimproved	Improved
Northwestern Area	8:8AD 2:6WN	8:3D 2:4WD
Northeastern and Central Area	4AD	3D
Southern Area	3AD	7:3D 3*3D

A - Soil Moisture Deficit  
 D - Soil Structure  
 N - Salinity  
 W - Excess Water

### Soils on Site Inspection

The overall agricultural capability ratings for the Subject Property were mapped and then compared to the soil unit polygons as defined by the site inspection (Section 3.2, above). In this case, the boundaries for the agricultural capability (AC) Units as determined by the field investigation (indicated by numbers 1-3) do not entirely correspond to those mapped for the soil units (Appendix A, Figures 9 and 10). AC unit 1 corresponds with SU 1. AC unit 2 is comprised of SU 2 and 3. Information obtained from the field inspection was combined with published soils, topography and climate data (as described in Sections 3.0 and 4.0) then applied to the criteria presented in MOE Manual 1 to determine the site-specific agricultural capability ratings at a mapping scale intensity of +/-1:3,000. The agricultural capability ratings for the Subject Property, based on the site inspection are summarized in Table 6, below:

**TABLE 6: 982 Old Vernon Rd., Kelowna BC- Site Inspection: Agricultural Capability Ratings**

Soil Unit	Ag Capability Unit	TP	Unimproved Ag Capabiltiy <sup>2</sup>	Improved Overall Ag Capability <sup>2</sup>	Area (ha)	% Total Area <sup>3</sup>
I	1	1	5AW	3WAD	0.59	15%
II	2	2	5AW	3WD	2.02	50%
III		3	5AW	3WD	1.04	26%
IV	3	NA	NA	NA	0.36	9%
Total					4.01	100%

<sup>1</sup> Ratings based on lab results & field investigation. See Table 7 for class descriptions

<sup>2</sup> See appendix C for Capability descriptions

<sup>3</sup> Estimates based on lab results, field investigations and aerial photography

Excess water during the wet months, and soil moisture deficits in the growing season were identified as the most extensive and severe limitations to agricultural capability on the Subject Property. Undesirable soil structure was considered to be an extensive, but less severe limitation.

AC Unit 1 (including Soil Unit I) accounts for +/- 15% (0.59 ha) of land on the Subject Property. This area was rated at Class 5 (unimproved) due to a soil

moisture deficit in the summer, and excess water conditions in the spring, fall and winter. This area is improvable to Class 3 with the addition of irrigation in the warm months and water control such as ditching and/or artificial drainage for the spring, fall and winter months. Irrigation is expected to raise the soil moisture deficit ("A") limitations to Class 1 throughout this agricultural capability unit. A root restricting layer and low perviousness were consistent across the property and represent a soil structure limitation of Class 3 that may be improvable by removal of poor quality admixed fill, decompaction of the underlying clay layer and replacement of top soil to a depth of at least 0.75m.

AC Unit 2 (including Soil Units II & III) accounts for +/-76% (3.06 ha) of land on the property. This area was rated at Class 5 (unimproved) due to a soil moisture deficit in the summer, and excess water conditions in the spring, fall and winter. This area is improvable to Class 3 with the addition of irrigation in the warm months and water control such as ditching and/or artificial drainage for the spring, fall and winter months. Because of the coarse texture of the soils in this agricultural capability unit, irrigation is only expected to raise the "A" limitation to Class 3

The remaining +/-9% (0.36 ha) of the Site, which has been mapped as AC Unit 3, occupies land in the southern area. This area has been rated at Class "AN" for anthropogenic alterations and is not considered to be available for agriculture due to the existence of a home, yard, driveway and outbuildings.

## **5.2 Comparison of BC Government and On-Site Inspection Ratings**

The unimproved and improved agricultural capability ratings applied to the Subject Properties based on the on-site inspection were somewhat consistent with the ratings ascribed by the MOE mapping, as summarized below (See also Tables 5 and 6; and Appendix A, Figure 9).

The on-site agricultural capability ratings revealed a greater extent of excess water limitation ("W") on the property although it was not as severe as depicted by the MOE mapping. As well, the published mapping showed that all areas of the Subject Property had an unimproved rating of 3A to 4A. By contrast, the on-site assessment identified persistent soil moisture deficiencies with an unimproved rating of 5A across the property. The improved ratings increased to Class 1 (northwest corner) to 3A (south and central area) with irrigation.

In summary, the on-site inspection agricultural capability ratings were somewhat consistent with both MOE climatic and overall agricultural capability ratings. There was a greater variability in the unimproved ratings mapped by the MoE, while the on-site inspection results were more homogeneous ascribing the same unimproved and improved ratings to 76% of the Subject Property. The homogeneity noted is likely due to the significant modification that has occurred to the surface soils across the site.

### **5.3 Feasibility of Improvements**

All improvements provided are theoretical in nature and based on best management practices as outlined the MOE Manual 1. These improvements are based on an assumption of land that is generally free of waste and contaminants. This assumed condition is not represented on the Subject Property.

The Subject Property has undergone historic improvements (see section 2.2.2). However, significant remaining rehabilitation is needed for the property to be suitable for agriculture (see section 2.2.3). The cost of the remaining improvements and rehabilitation that are necessary to prepare this property for agricultural use are not likely to be feasible. Furthermore, the required improvements (ie. Removal of wood waste material and replacement of the topsoil layer across 91% of the Subject Property) greatly exceed what would be considered "typical farm improvement practices", both in terms of the scope and costs for this work. The recovery of the improvement expenses by an agricultural production operation would be unlikely and is expected to be economically prohibitive.

The proposed future improvements based on MoE Manual 1 BMPs include supplemental moisture (irrigation) during the dry months and water control/drainage enhancements for excess moisture (ditching and/or artificial drainage). The results of this assessment suggest that these improvements would be feasible for AC Unit 1 and 2 which accounts for +/-91% (3.65 ha) of the Subject Property. The agricultural capability rating on AC 1 which accounts for +/-15% (0.59 ha) of the Subject Property is expected to improve from Class 5AW to Class 3WAD. The agricultural capability rating on AC 2 which accounts for +/-76% (3.06 ha) of the Subject Property is expected to improve from Class 5AW to Class 3WD. Improvements are not considered to be feasible for the remaining +/-6% (0.6 ha) of the Subject Property. This area is in AC Unit 3 which is unavailable due to existing residential structure and out buildings.

## 6 Agricultural Suitability

Agricultural suitability is related to agricultural capability, but involves the interpretation of a wider variety of factors as they relate to the potential for specific uses on a given property. While agricultural capability is based on physical features and measurable parameters, agricultural suitability assessments include a range of site conditions and external influences. The following factors were considered in assessing the agricultural suitability of the Subject Property:

- Feasibility of improvements;
- Availability of additional good quality topsoil;
- Overall size of the Subject Property;
- Location and context of the Subject Property (proximity to urban/suburban/rural land use and zoning);
- Land use on subject property – historical, current and future plans;
- Land use in surrounding area – historical, current and future plans;
- Diversifications, innovations and improvements to date;
- MoE agricultural capability ratings (at 1:20,000 mapping scale); and
- Agricultural capability ratings as determined by this assessment (at +/- 1:3,000 mapping scale).

The suitability of the Subject Property for various agricultural purposes has been evaluated in terms of the factors listed above and has been summarized in Table 7, below:

**TABLE 7: 982 Old Vernon Rd., Kelowna BC – Site Inspection: Agricultural Suitability**

AC Unit	Area (ha)	% Total Area	Ag Capability Unimproved (Improved)	Suitability for Agriculture Activities
<b>Soil Bound Agriculture</b>				
1&2	3.65	91%	Class 5 (Class 3)	These Agricultural Capability Units represent all of the property outside of the home site. The topsoil layer on this portion of the property has been completely admixed by the mill practices and would require significant remediation to be used for soil bound agriculture (section 2.2.3 for more detail). If rehabilitation was feasible, this area would potentially be suitable for perennial forage and select crops. The nearby Kelowna Airport, Environment Canada weather station data indicates that this area of Kelowna is a frost pocket which has on average 34 more days per year with minimum temperatures below 0C, when compared with East Kelowna and Kelowna weather stations. The risk of crop damage or failure may be increased due to the excess water and fewer frost free days. However, it would not be feasible to rehabilitate this area for soil bound agriculture due to the prohibitive costs of such improvements.
3	0.36	9%	NA	NA
<b>Intensive Soil Bound Livestock - Operations which depend, in whole, or in part, on growing their own feed for livestock production</b> (eg. Beef cattle (cow, calf or feeder), dairy cows, sheep, goats, and other livestock at a commercial scale)				
1&2	3.65	91%	Class 5 (Class 3)	These Agricultural Capability Units represent all of the property outside of the home site. The topsoil layer on this portion of the property has been completely admixed by the mill practices and would require significant remediation to be used for the production of livestock feed. If rehabilitation was feasible, this area would potentially be suitable for perennial forage. However, it would not be feasible to rehabilitate this area for livestock feed/production due to the prohibitive costs of such improvements.
3	0.36	9%	NA	NA
<b>Intensive Non-Soil Bound Livestock - Uses which do not rely on growing crops in soil to support the enterprise</b> (eg. Beef feedlots, hog production and poultry ie. Eggs and meat birds)				
1&2	3.65	91%	Class 5 (Class 3)	The property is located in a rural/residential area and near to a residential subdivision. Conflicts regarding the odours, noise and traffic associated with an intensive feedlot operation may be an issue with neighbouring rural residential property owners. For access reasons and potential conflict with neighbouring property owners this site is not suitable for intensive non-soil bound livestock. However, it would not be feasible to rehabilitate this area for non-soil bound livestock due to the prohibitive costs of such improvements.
3	0.36	9%	NA	NA
<b>Intensive Non-soil bound Horticultural Agriculture</b> (eg. green houses and container nursery)				
1&2	3.65	91%	Class 5 (Class 3)	The site is largely level. After remediation this property could be made suitable for Non-soil bound Horticultural Agriculture operation. However, it would not be feasible to rehabilitate this area for non-soil bound horticulture due to the prohibitive costs of such improvements.
3	0.36	9%	NA	NA

## 7 Impact Analysis

The potential impacts associated with the industrial land use on the Subject Property on the local and regional agricultural context have been summarized in Table 8, below. One of the advantages of having the Subject Property rehabilitated for industrial use would be the opportunity to install buffers between the site and surrounding properties that are being used for agricultural activities.

**TABLE 8: 982 Old Vernon Rd., Kelowna BC – Potential Impacts of Continuing Industrial Land Use**

Area of Concern	Anticipated Impacts from Proposed Land Use	Comments
Industrial Land Use of Subject Property on Surrounding Lands	The Subject Property was the site of a saw mill operation for over 50 years (35+ years since inclusion in the ALR). Further industrial land use would require extensive rehabilitation and improvements to the property. Such improvements can be expected to have a positive impact on the surrounding properties.	The Subject Property is located in a rural/residential area and is generally surrounded by agricultural properties with apparent light commercial/industrial uses on the neighbouring property to the east. There is a nearby small lot residential subdivision.
Regional and Local Agricultural Capacity	The Subject Property is not contributing to regional or local Agricultural Capacity. The property has not been used for agriculture since the 1950's. A non agricultural use on this property will not negatively impact the local Agricultural Capacity.	The site has not been used for agricultural purposes for over 50 years. There will be no impacts on local capacity if non-agricultural uses are permitted at this site.
Surrounding Agricultural Operations	Nearby agricultural operations include intensive soil bound agriculture to the north and south and hay fields to the west. A remediated industrial site including perimeter buffers would be an improvement for all neighbouring properties.	The property operated as an industrial site for about 50 years (35+ years since inclusion in the ALR) at this location. Clean up and redevelopment for further industrial use will require removal of unsightly and potentially deleterious wood waste and allow for the inclusion of buffers to be added to the site to ALC specifications. The buffering measures to be implemented will mitigate the negative impacts of future land uses on the neighbouring agricultural operations and properties.
Precedent of Industrial Land Use for Triggering Future Applications	The Subject Property shares commonalities with the neighbouring site to the east, as both were part of the original sawmill operation. The Subject Property was included in the ALR as an operating mill and operated for another 30 years at this location. Permitted non-farm land-use on the subject property may serve as a precedent for application on the property directly adjacent to the east (the remainder of the mill site). Beyond those sites there is no clear, likely precedent as all remaining surrounding lands are apparently used primarily for agriculture, or are not in the ALR	

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## **8 Summary and Conclusions**

### **8.1 Subject Property**

The Subject Property has been used as a saw mill for over 50 years (35+ years since inclusion in the ALR). There has been no agricultural land use on the Subject Property in that time. Despite significant and costly rehabilitation efforts to the property, it remains in a state that is not suitable for agriculture. The estimated costs to complete the rehabilitation and make the Subject Property suitable for agricultural production are economically unfeasible when compared to the expected returns from an agricultural production business. In addition, such rehabilitation would fall well beyond the scope and cost of typical farm improvements.

Land use in the vicinity of the Subject Property is primarily rural / residential with agriculture being actively practised on the adjacent properties to the north, south and west of the property. The remainder of the original saw mill operation is located on the property directly adjacent to the east and is apparently being used for industrial activities, with no apparent agricultural use. While the majority of the property directly adjacent to the west is being used for hay, it is also being used to park heavy equipment. Across Old Vernon Rd. to the south is an agricultural property, approximately half of which is used to produce specialty market items (eg. Sauces, jams, pickled vegetables). The other half is not currently being used for any agricultural or industrial activities.

### **8.2 Soils and Agricultural Capability**

This assessment rated the soil moisture deficiencies at Class 5A (unimproved) for the entire Subject Property. The improved ratings for soil moisture on +/-91% of the Subject Property, based on the addition of irrigation, ranged from Class 3A to 1. The remaining 9% of the lot is unavailable for agricultural use. Variations in the soil moisture deficiency across the Subject Property were related to site-specific soil conditions (eg. soil texture) and anticipated responses to supplemental moisture;

This assessment rated undesirable soil structure at Class 3D for +/-91% of the Subject Property and was found to be a minor limitation on throughout the site. The remaining 9% of the lot is unavailable for agricultural use;

This assessment found that excess water was a limitation with a 4W (unimproved) rating on 91% of the Subject Property. The improved ratings for this portion of the property are 3W, based on ditching and/or installing artificial drainage to control the water in wetter months. The remaining 9% of the lot is unavailable for agricultural use;

The proposed improvements on the Subject Property included supplemental moisture (irrigation) during the dry months, as well as enhanced surface and soil profile drainage for the wet months. The results of this assessment suggest that these

improvements would be feasible for +/-91% (3.65 ha) of the Subject Property, where the agricultural capability ratings are expected to improve from Class 5 to Class 3;

The proposed improvements are not considered to be feasible for the remaining +/-9% (0.36 ha) of the Subject Property. This area is unavailable for agriculture due to existing residential structures and out buildings;

Under the current circumstances, and considering the cost and scope of required improvements for the Subject Property, no suitable agricultural uses have been identified for the Subject Property. The investments to date, combined with the high cost of removing wood waste and completing further assessments preclude the possibility of non-soil bound uses such as horticultural agricultural or an intensive livestock operation.

### **8.3 Proposed Project**

The landowners are exploring a variety of potential future land uses, including the possibility of returning to an industrial use on the Subject Property. A specific activity has not been designated at this time. However, due to the significant scope and onerous costs of site rehabilitation still required agricultural production is not considered to be a feasible option.

### **8.4 Conclusion**

The Subject Property is located in a rural/residential area of the City of Kelowna; it was operated historically as a saw mill until 2005, and has little to no current use on 91% of the property. While significant site rehabilitation and improvements could theoretically make the Subject Property suitable for agricultural production; the scope and costs of this work are well beyond what is generally considered to be typical farm improvement practices. Therefore, the rehabilitation of Subject Property for any agricultural purposes is not considered to be economically or practically feasible.

Generally speaking, inclusion of land that is improvable to class 3 into the ALR would be considered good practice; however, due to the historic industrial use of the Subject Property, rehabilitation of the Subject Property for agricultural use at the time of creation of the ALR (1974-1976) may already have well exceeded the potential returns from an agricultural operation. These conditions have been compounded to present day further limiting the land use options available to the current Landowners.

## 9 References

BC Ministry of Agriculture and Food and Ministry of Environment, April 1983. Land Capability for Agriculture in British Columbia. MOE Manual 1. Surveys and Resource Mapping Branch and Soils Branch: Kelowna, BC

BC Ministry of Environment, 1981. Climatic Capability Classification for Agriculture in British Columbia. Climatology Unit - Air Studies Branch; Victoria, BC

City of Kelowna, 2003, Consolidated Zoning Bylaw No. 8000, Kelowna BC  
<http://www.kelowna.ca/CM/page2561.aspx>

BC Ministry of Environment, 1985 Soils of the Okanagan and Similkameen Valleys, MoE, Victoria BC

BC Ministry of Environment, 1975. Land Capability for Agriculture of the Okanagan and Similkameen Valleys, Mapsheet 82L.094t 1:20,000. Thematic Mapping Unit, Surveys and Resource Mapping Branch: Victoria, British Columbia

City of Kelowna, City of Kelowna Map Viewer (online),  
[http://www.kelowna.ca/website/ikelowna\\_map\\_viewer/viewer.cfm](http://www.kelowna.ca/website/ikelowna_map_viewer/viewer.cfm) , Kelowna, BC

## 10 Limitations

I, Matthew Davidson certify that I supervised and carried out the work as described in this report. The report is based upon and limited by circumstances and conditions referred to throughout the report and upon information available at the time of the site investigation. I have exercised reasonable skill, care and diligence to assess the information acquired during the preparation of this report. I believe this information is accurate but cannot guarantee or warrant its accuracy or completeness. Information provided by others was believed to be accurate but cannot be guaranteed.

The information presented in this report was acquired, compiled and interpreted exclusively for the purposes described in this report. I do not accept any responsibility for the use of this report, in whole or in part, for any purpose other than intended or to any third party for any use whatsoever. This report is valid for one year only after the date of production.

Respectfully Submitted,



Matthew Davidson, P.Ag.  
Senior Environmental Scientist  
Valhalla Environmental Consulting Inc.

**Appendix A – Maps and Figures**  
**982 Old Vernon Rd., Kelowna, BC**

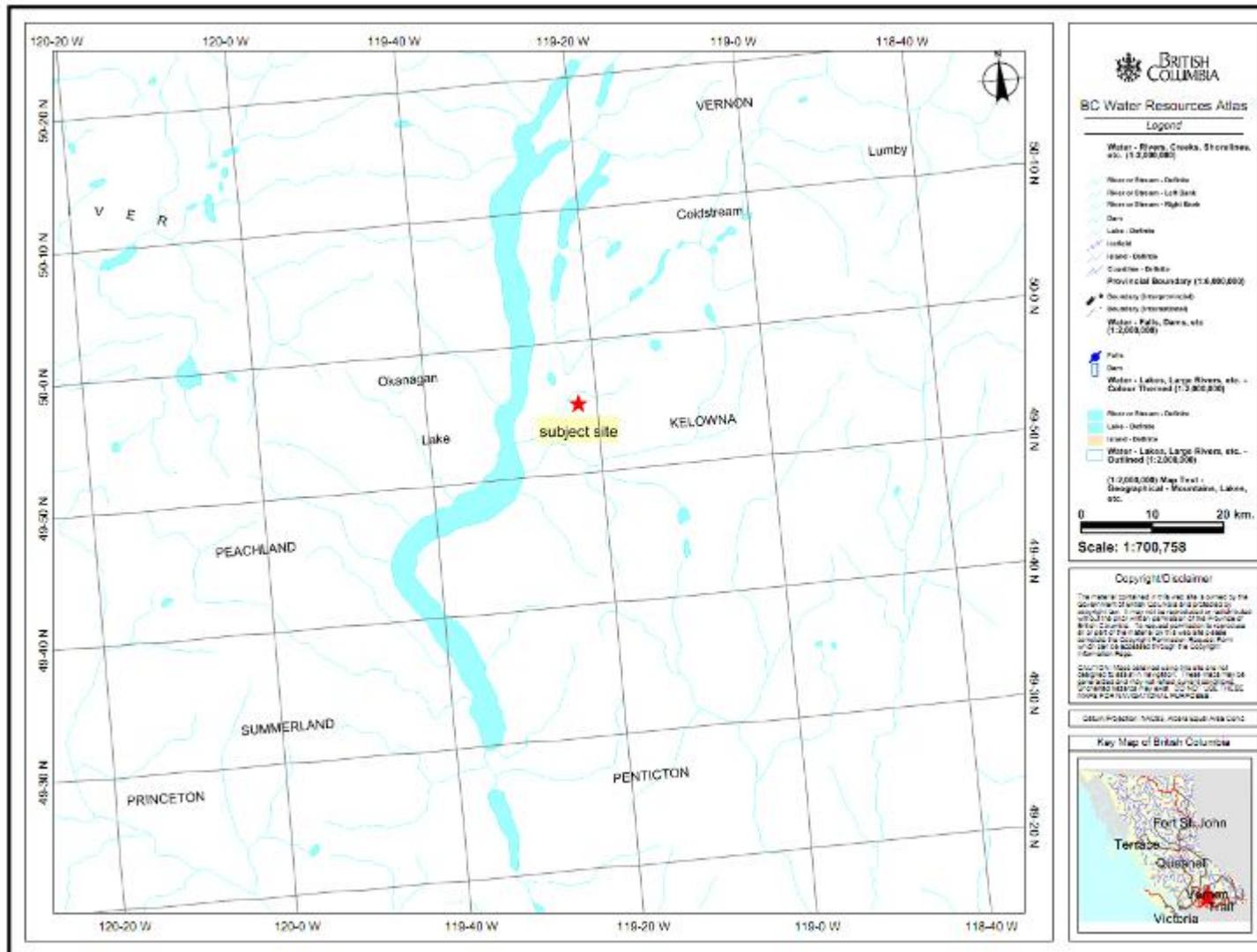


Figure 1: Regional Scale Location Map, 982 Old Vernon Rd., Kelowna BC (Not to scale for discussion purposes only)

Source: [http://www.env.gov.bc.ca/wsd/data\\_searches/wrbc/index.html](http://www.env.gov.bc.ca/wsd/data_searches/wrbc/index.html)



**Figure 2: Location Map, 982 Old Vernon Rd., Kelowna, BC**

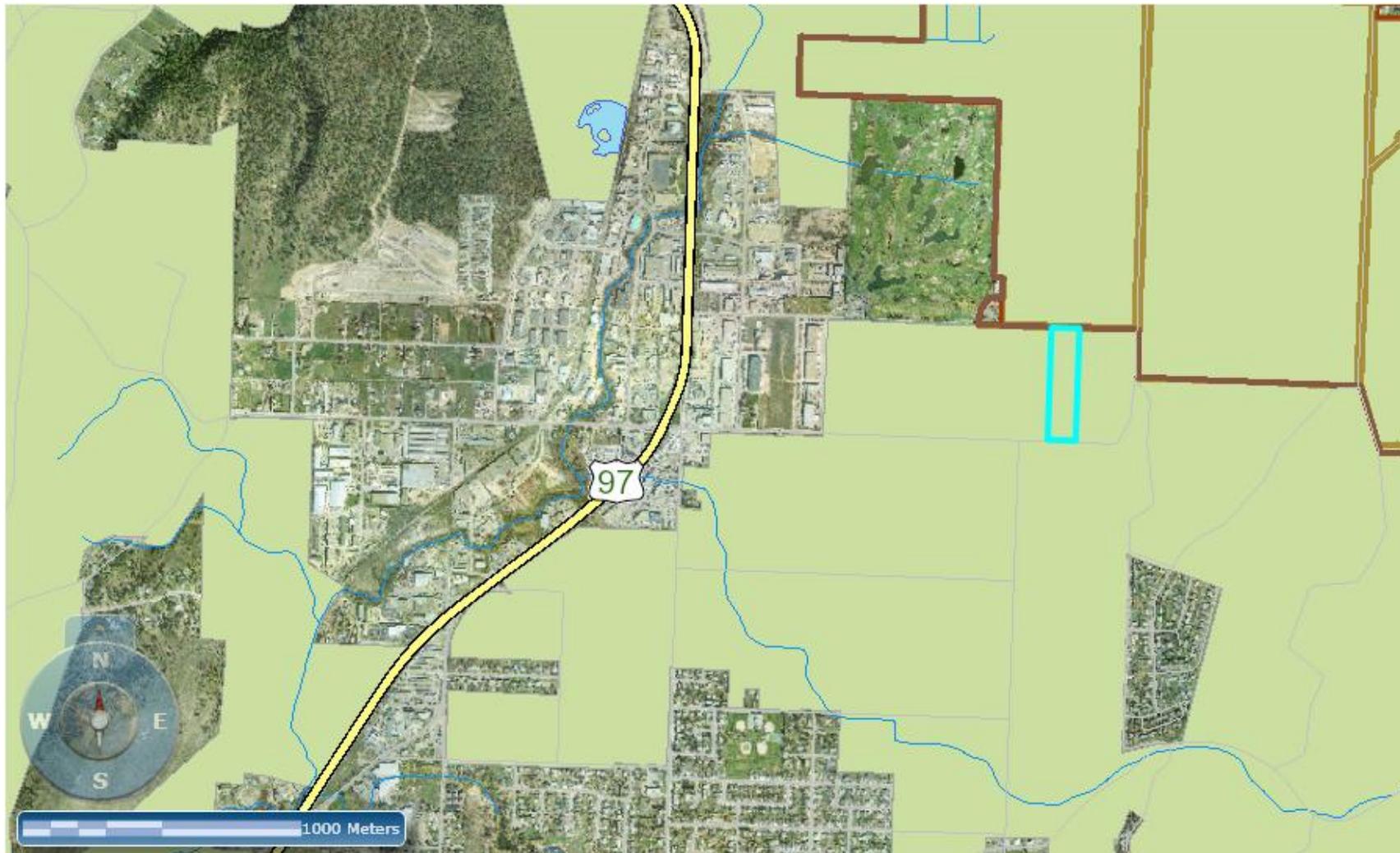


Figure 3: ALR, 982 Old Vernon Rd., Kelowna, BC

Source: RDCO Mapping - Accessed Nov. 15 2012  
[http://www.rdcogis.com/GIS\\_App/RDCO\\_GIS\\_App.html](http://www.rdcogis.com/GIS_App/RDCO_GIS_App.html)

site

ALR



**Figure 4: Contours, 982 Old Vernon Rd., Kelowna BC,  
 1m contour interval**

Source: City of Kelowna - Accessed Nov 15 2012  
[http://www.kelowna.ca/website/ikelowna\\_map\\_viewer/viewer.cfm](http://www.kelowna.ca/website/ikelowna_map_viewer/viewer.cfm)

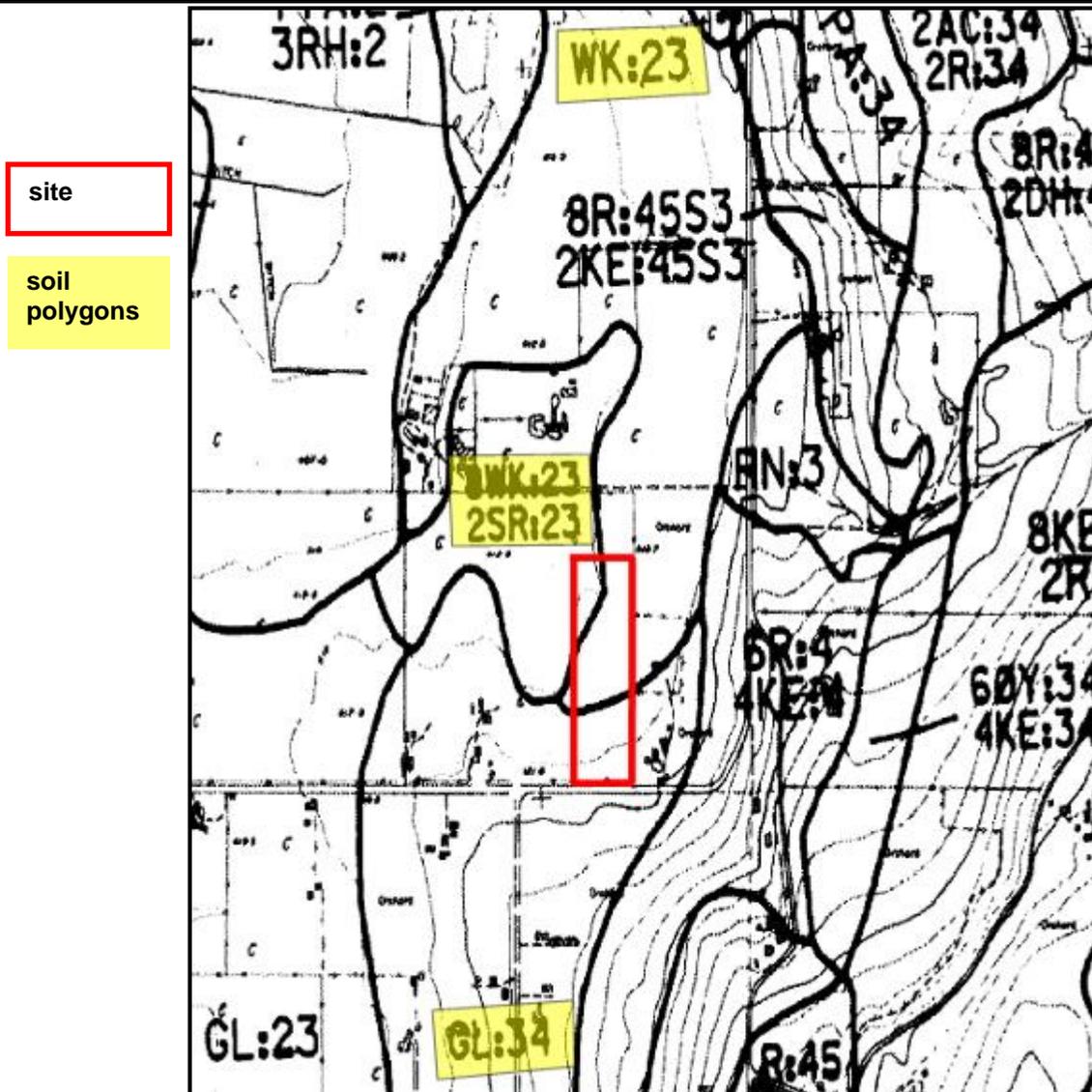
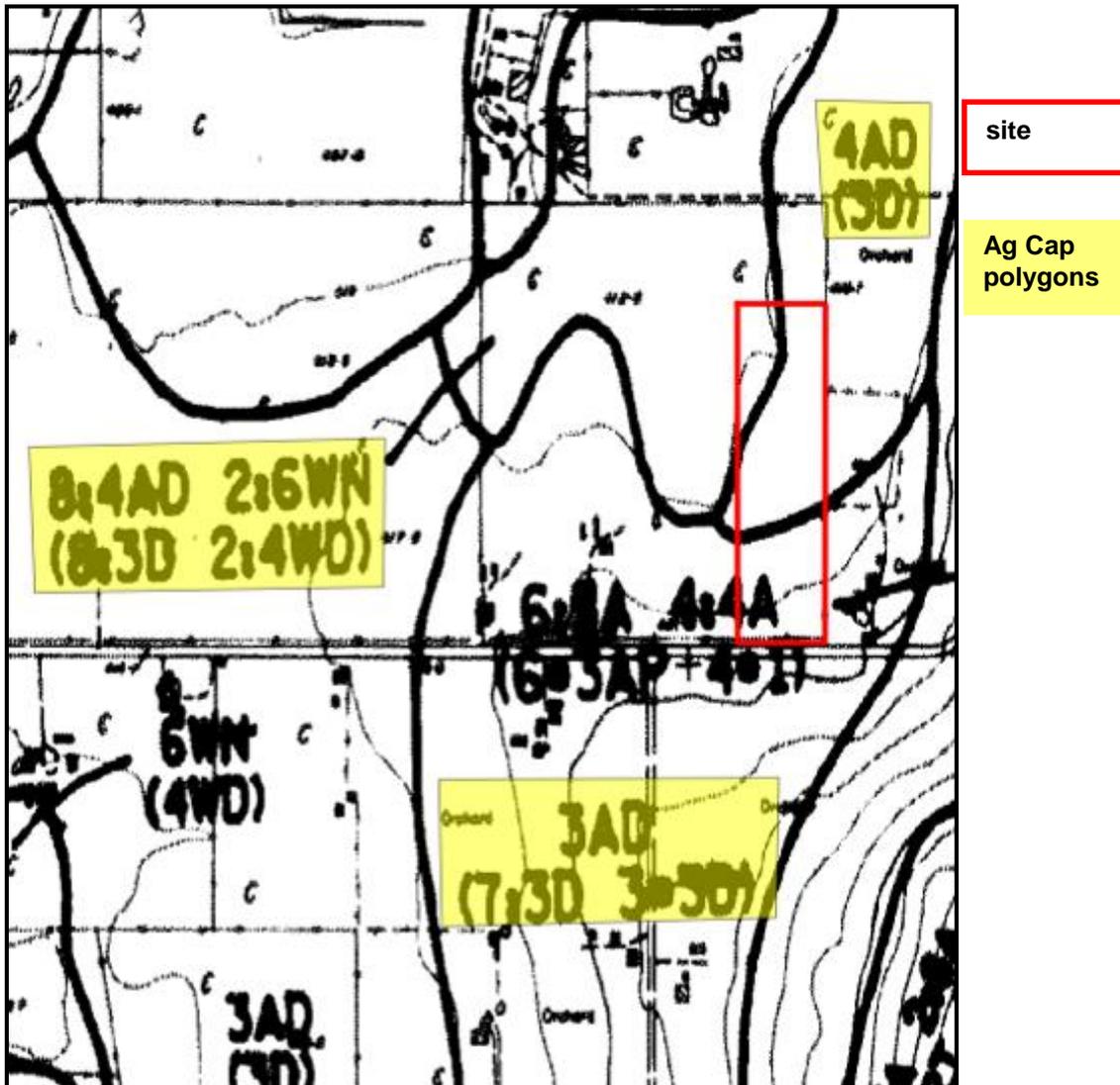


Figure 5: Soils Mapping, 982 Old Vernon Rd., Kelowna, BC,  
5m contour interval

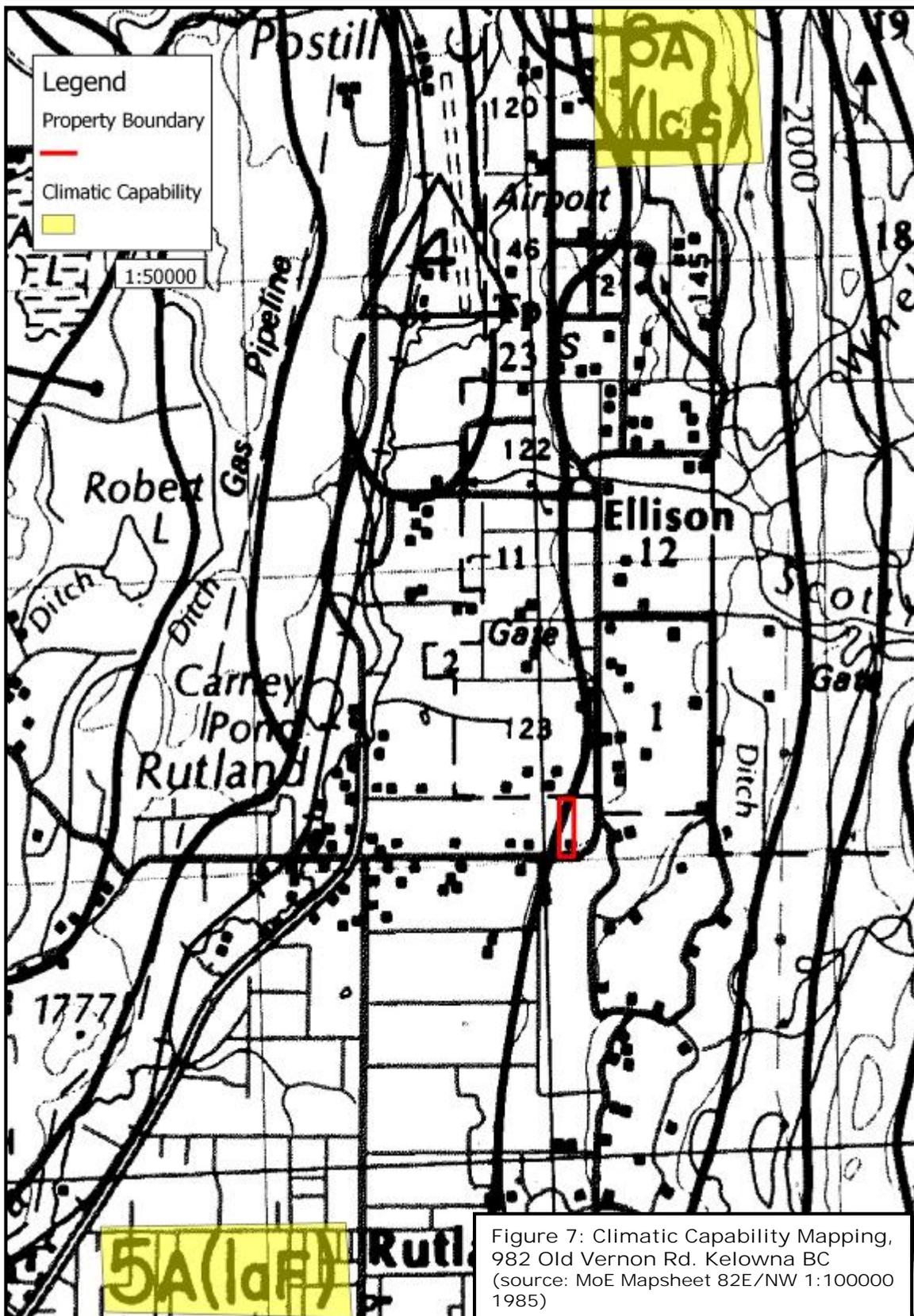
Source: BC MOE; Soil Survey Report No. 52 (1982); Mapsheet 82E.094 @1:20,000 (1987)

WK	WESTBANK	nearly level to strongly sloping stratified glaciolacustrine sediments	100 cm or more of clay, clay loam or silty clay	moderately well	Orthic Gray Luvisol
SR	SUNNERLAND	nearly level to strongly sloping fluvial veneer over glaciolacustrine sediments	10 to 100 cm of silty clay loam grading to clay loam	dominantly poor, ranging to imperfect; fluctuating groundwater table or seepage, subject to flooding	Orthic Humic Gleysol: calcareous and saline phases
GL	GLENMORE	nearly level to moderately sloping stratified glaciolacustrine sediments	100 cm or more of silt loam, silty clay loam or clay loam	well to moderately well	Eluviated Dark Brown



**Figure 6: Agricultural Capability Mapping, 982 Old Vernon Rd., Kelowna, BC**  
Source: BC MOE; Mapsheet 82E.094 @1:20,000 (1987)

CAPABILITY CLASSIFICATIONS	
5AP	- Unimproved Rating
(3AP)	- Improved Rating
*The asterisk is used with the Modified Land Capability Classification for Tree Fruits and Grapes.	
It indicates the modified topography and/or stoniness classes have been used.	
CLASS RATINGS	
1.	Land in this class either has no or only very slight limitations that restrict its use for the production of common agricultural crops.
2.	Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.
3.	Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
4.	Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
5.	Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.
6.	Land in this class is nonarable but is capable of producing native and/or uncultivated perennial forage crops.
7.	Land in this class has no capability for arable culture or sustained natural grazing.



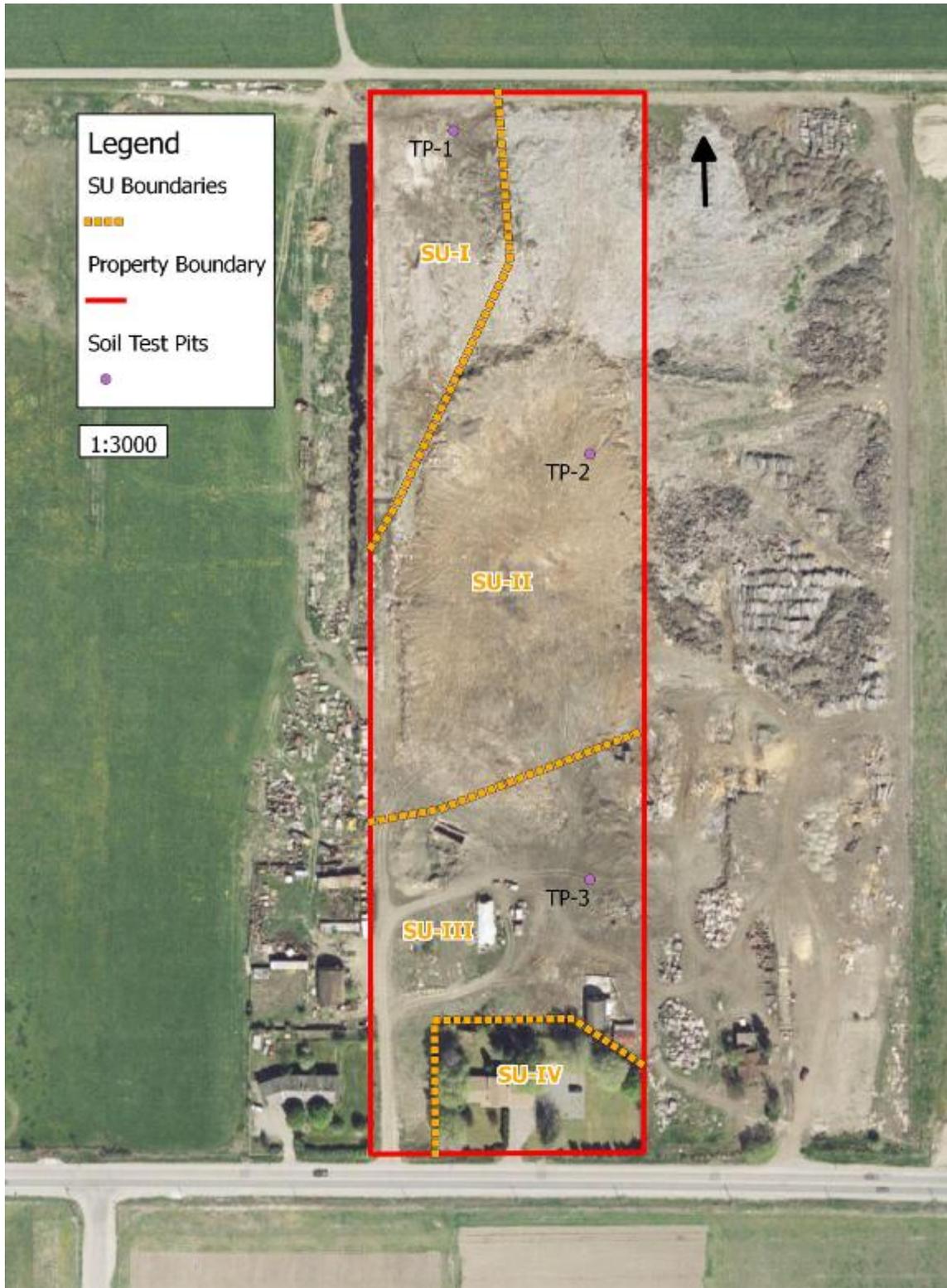


Figure 8: Soil Units and Test Pit Mapping, 982 Old Vernon Rd. Kelowna BC

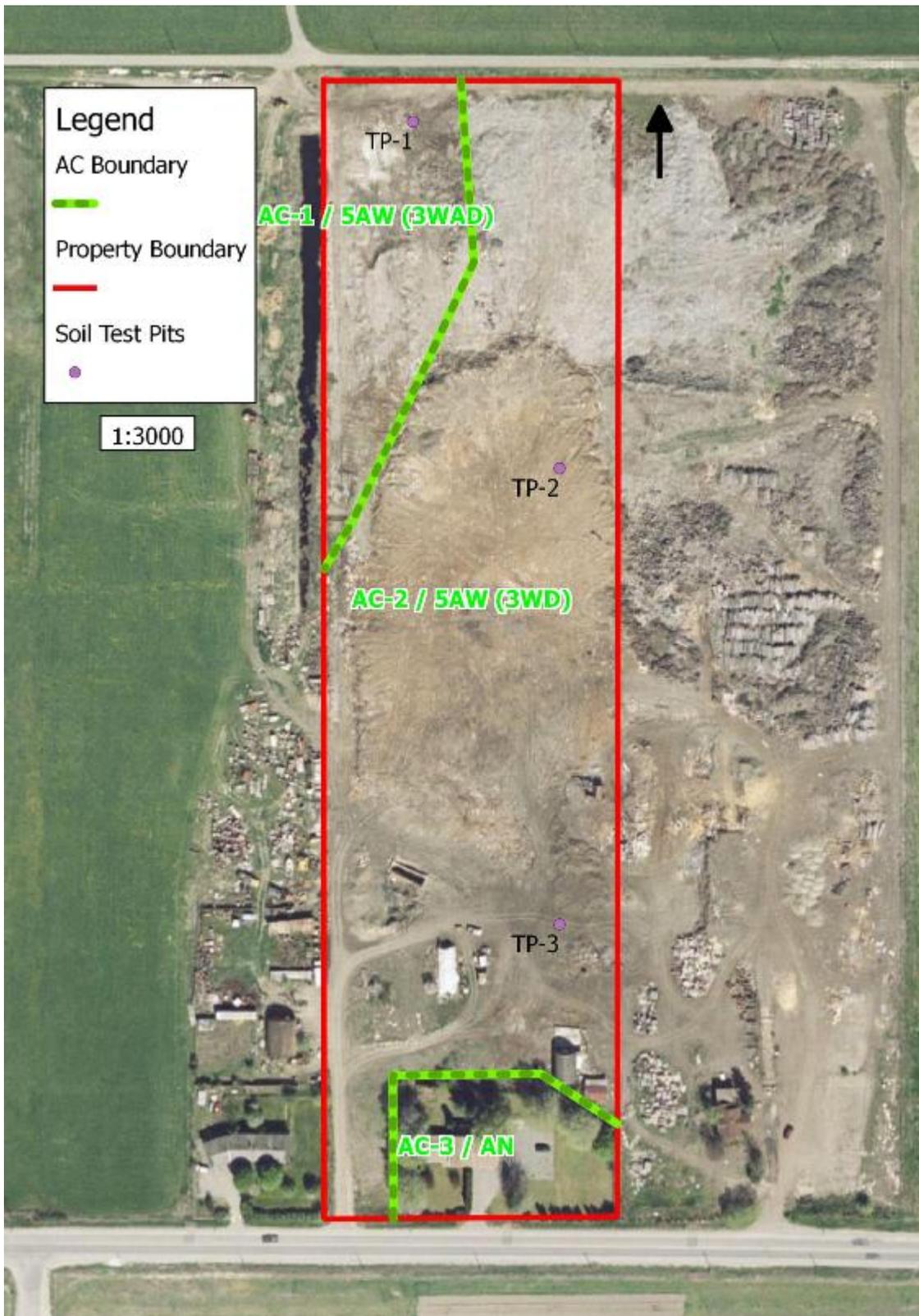


Figure 9: Agricultural Land Capability Mapping, 982 Old Vernon Rd., Kelowna BC

**Appendix B – Site & Soil Test Pit Photos  
982 Old Vernon Rd., Kelowna, BC**



Figure 9: 982 Old Vernon Rd. Kelowna BC – Soil Inspection, Soil test pit location map



Photo 1: South portion of the site showing remaining footprint of mill work, stored machinery, storage bins and home site in background



Photo 2: Central portion of the site showing wood waste on the ground, weedy cover and a wood waste pile in background



Photo 3: Northern portion of the site showing wood waste on the ground, weedy cover and wood waste piles in background

Project 12E043		TP #1	Slope N 1%		24-Oct-12	Overcast 2 C
Depth (cm)	Horizon	Texture	Consistence / Structure	Colour	Mottles	Coarse Fragments
2-0	LFH	-	thatch	-		
0-54	Fill	SL	admixed soil fill / WW	Dk Br	-	10% gravel*
54-70	B	C	firm / massive	DkGr	-	0% gravel
70+	C	HC	v. firm / blocky	Gr	-	0% gravel

Notes: All soil textures determined by laboratory testing, colour based on wet soils

Land Use – Former Mill

Gravel portion > 2.5 cm diameter

Vegetation grass and weeds

\*Coarse fragments are estimated visually

Poorly Drained Site

WW - Wood Waste



0cm to 90cm depth

Photo 4: Test Pit 1 – 982 Old Vernon Rd., Kelowna, BC



50cm to 130cm depth

Photo 5: Test Pit 1 – 982 Old Vernon Rd., Kelowna, BC

Project 12E043		TP #2	Slope NW 2%		24-Oct-12	Overcast 2 C
Depth (cm)	Horizon	Texture	Consistence / Structure	Colour	Mottles	Coarse Fragments
2-0	LFH	-	thatch	-		
0-15	Fill	C	admixed soil fill	Dk Br	-	10% gravel*
15-35	B	C	firm / massive	Gr Br	-	0% gravel
35+	C	HC	v. firm / blocky	Br	-	0% gravel

Notes: All soil textures determined by laboratory testing, colour based on wet soils

Land Use – Former Mill

Gravel portion > 2.5 cm diameter

Vegetation grass and weeds

\*Coarse fragments are estimated visually

Poorly Drained Site



0cm to 70cm depth

Photo 6: Test Pit 2 – 982 Old Vernon Rd., Kelowna, BC



50cm to 130cm depth

Photo 7: Test Pit 2 – 982 Old Vernon Rd., Kelowna, BC

Project 12E043		TP #3	Slope NW 1%		24-Oct-12	Overcast 2C
Depth (cm)	Horizon	Texture	Consistence / Structure	Colour	Mottles	Coarse Fragments
0-35	Fill	L	add mixed fill / WW	Br	-	10% gravel*
35-55	B	HC	v. firm / massive	DkGr	-	0% gravel*
55+	C	HC	v. firm / subangular blocky	Gr	-	0% gravel*

Notes: All soil textures determined by laboratory testing, colour determined with wet soil  
 Land Use – Former Mill Gravel portion > 2.5 cm diameter  
 Vegetation grass and weeds \* Coarse fragments are estimated visually  
 Poorly Drained Site WW - Wood Waste



0cm to 55cm depth	50cm to 130cm depth
Photo 8: Test Pit 3 – 982 Old Vernon Rd., Kelowna, BC	Photo 9: Test Pit 3 – 982 Old Vernon Rd., Kelowna, BC

## Appendix C – Agricultural and Climatic Capability Class Descriptions

## LAND CAPABILITY CLASSES FOR MINERAL SOILS

**CLASS 1:** LAND IN THIS CLASS EITHER HAS NO OR ONLY VERY SLIGHT LIMITATIONS THAT RESTRICT ITS USE FOR THE PRODUCTION OF COMMON AGRICULTURAL CROPS.

Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of field crops.

**CLASS 2 :** LAND IN THIS CLASS HAS MINOR LIMITATIONS THAT REQUIRE GOOD ONGOING MANAGEMENT PRACTISES OR SLIGHTLY RESTRICT THE RANGE OF CROPS, OR BOTH.

Land in class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which does not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.

**CLASS 3:** LAND IN THIS CLASS HAS LIMITATIONS THAT REQUIRE MODERATELY INTENSIVE MANAGEMENT PRACTISES OR MODERATELY RESTRICT THE RANGE OF CROPS, OR BOTH.

The limitations are more severe than for Class 2 land and management practises are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

**CLASS 4:** LAND IN THIS CLASS HAS LIMITATIONS THAT REQUIRE SPECIAL MANAGEMENT PRACTISES OR SEVERELY RESTRICT THE RANGE OF CROPS, OR BOTH.

Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practises are required. The limitations may seriously affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

**CLASS 5:** LAND IN THIS CLASS HAS LIMITATIONS THAT RESTRICT ITS CAPABILITY TO PRODUCING PERENNIAL FORAGE CROPS OR OTHER SPECIALLY ADAPTED CROPS.

Land in Class 5 is generally limited to the production of perennial crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions. Note that in areas which are climatically suitable for growing tree fruits and grapes the limitations of stoniness and/or topography on some Class 5 lands are not significant limitations to these crops.

**CLASS 6:** LAND IN THIS CLASS IS NONARABLE BUT IS CAPABLE OF PRODUCING NATIVE AND OR UNCULTIVATED PERENNIAL FORAGE CROPS.

Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practises. Some unimproved Class 6 lands can be improved by draining and/or diking.

**CLASS 7: LAND IN THIS CLASS HAS NO CAPABILITY FOR ARABLE OR SUSTAINED NATURAL GRAZING.**

All classified areas not included in Classes 1 to 6 inclusive are placed in this class. Class 7 land may have limitations equivalent to Class 6 land but they do not provide natural sustained grazing by domestic livestock due to climate and resulting unsuitable natural vegetation. Also included are rockland, other nonsoil areas, and small water-bodies not shown on maps. Some unimproved Class 7 land can be improved by draining or diking.

Source: ALC [http://www.alc.gov.bc.ca/alr/ag\\_cap\\_details.htm](http://www.alc.gov.bc.ca/alr/ag_cap_details.htm), Accessed December 2012

**Appendix D – Analytical Data**  
**982 Old Vernon Rd., Kelowna BC**

## Report Transmission Cover Page

Bill To: Manraj Kandola	Project:	Lot ID: <b>902099</b>
Report To: Manraj Kandola	ID: 12 E043	Control Number: 196-1001
982 Old Vernon Road	Name: Kandola- Ag Cap	Date Received: Oct 26, 2012
Kelowna, BC, Canada	Location: Kelowna	Date Reported: Nov 22, 2012
V1X 6T8	LSD:	Report Number: 1785767
Attn: Manraj Kandola	P.O.:	
Sampled By: MD	Acct code:	
Company: Valhalla		

Contact & Affiliation	Address	Delivery Commitments
Matt Davidson Valhalla Environmental	2503 35th Avenue Vernon, British Columbia V1T 2S6 Phone: (250) 275-1471 Fax: (866) 485-1471 Email: matt@valhallaconsulting.ca	On [Report Approval] send (Test Report) by Email - Single Report
Manraj Kandola Manraj Kandola	982 Old Vernon Road Kelowna, British Columbia V1X 6T8 Phone: (250) 765-0619 Fax: null Email: manrajkandola@hotmail.com	On [Report Approval] send (Test Report) by Email - Single Report On [Report Approval] send (Test Report) by Email - Single Report On [Lot Approval and Final Test Report Approval] send (Invoice) by Email - Single Report On [Lot Approval and Final Test Report Approval] send (Invoice) by Email - Single Report

### Notes To Clients:

- Insufficient sample volume to complete dry sieve analysis on sample 902099-1.
- Report was re-issued to include missing dry sieve analysis on samples 902099-2 to 8. Report 1785767 replaces original report 1779561.

**Sample Custody**

Bill To: Manraj Kandola	Project:	Lot ID: <b>902099</b>
Report To: Manraj Kandola	ID: 12 E043	Control Number: 196-1001
982 Old Vernon Road	Name: Kandola- Ag Cap	Date Received: Oct 26, 2012
Kelowna, BC, Canada	Location: Kelowna	Date Reported: Nov 22, 2012
V1X 6T8	LSD:	Report Number: 1785767
Attn: Manraj Kandola	P.O.:	
Sampled By: MD	Acct code:	
Company: Valhalla		

---

**Sample Disposal Date: December 05, 2012**

All samples will be stored until this date unless other instructions are received. Please indicate other requirements below and return this form to the address or fax number on the top of this page.

Extend Sample Storage Until \_\_\_\_\_ (MM/DD/YY)

The following charges apply to extended sample storage:

Storage for an additional 30 days	\$ 2.50 per sample
Storage for an additional 60 days	\$ 5.00 per sample
Storage for an additional 90 days	\$ 7.50 per sample

Return Sample, collect, to the address below via:

Greyhound

DHL

Purolator

Other (specify) \_\_\_\_\_

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_

Signature \_\_\_\_\_

## Analytical Report

Bill To: Manraj Kandola	Project:	Lot ID: <b>902099</b>
Report To: Manraj Kandola	ID: 12 E043	Control Number: 196-1001
982 Old Vernon Road	Name: Kandola- Ag Cap	Date Received: Oct 26, 2012
Kelowna, BC, Canada	Location: Kelowna	Date Reported: Nov 22, 2012
V1X 6T8	LSD:	Report Number: 1785767
Attn: Manraj Kandola	P.O.:	
Sampled By: MD	Acct code:	
Company: Valhalla		

**Reference Number** 902099-1  
**Sample Date** Oct 24, 2012  
**Sample Time** NA  
**Sample Location**  
**Sample Description** TP1 / TP1-01 / 30cm  
**Matrix** Soil

Analyte	Units	Results	Results	Results	Nominal Detection Limit
<b>Available Nutrients</b>					
Nitrate - N	Available	ug/g	3		2
Phosphorus	Available	ug/g	8		5
Potassium	Available	ug/g	492		25
Sulfate-S	Available	mg/kg	<10		1
Calcium	Available	mg/kg	4580		30
Magnesium	Available	mg/kg	990		5
Sodium	Available	mg/kg	520		30
Ammonium - N	Available-dry basis	ug/g	122		0.3
<b>Soil Acidity</b>					
pH	1:2 Soil:Water	pH	6.2		
Electrical Conductivity	Sat. Paste equiv based on 1:2	dS/m at 25 C	0.54		0.02
Electrical Conductivity	1:2 Soil:Water	dS/m at 25 C	0.26		0.01

## Analytical Report

Bill To: Manraj Kandola  
 Report To: Manraj Kandola  
 982 Old Vernon Road  
 Kelowna, BC, Canada  
 V1X 6T8  
 Attn: Manraj Kandola  
 Sampled By: MD  
 Company: Valhalla

Project:  
 ID: 12 E043  
 Name: Kandola- Ag Cap  
 Location: Kelowna  
 LSD:  
 P.O.:  
 Acct code:

Lot ID: **902099**  
 Control Number: 196-1001  
 Date Received: Oct 26, 2012  
 Date Reported: Nov 22, 2012  
 Report Number: 1785767

	Reference Number	902099-1	902099-2	902099-3	
	Sample Date	Oct 24, 2012	Oct 24, 2012	Oct 24, 2012	
	Sample Time	NA	NA	NA	
	Sample Location				
	Sample Description	TP1 / TP1-01 / 30cm	TP1 / TP1-02 / 60cm	TP1 / TP1-03 / 100cm	
	Matrix	Soil	Soil	Soil	
Analyte	Units	Results	Results	Results	Nominal Detection Limit
<b>Physical and Aggregate Properties</b>					
Moisture at 1/3 bar	%	35.6	38.8	36.8	0.1
Moisture at 15 bar	%	28.1	23.3	23.1	0.1
Texture		Sandy Loam	Clay	Heavy Clay	
Sand	50 µm - 2 mm	% by weight	62.7	19.6	7.6
Silt	2 µm - 50 µm	% by weight	27.3	33.4	15.4
Clay	<2 µm	% by weight	10.0	47.0	77.0

## Analytical Report

Bill To: Manraj Kandola  
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 982 Old Vernon Road  
 Kelowna, BC, Canada  
 V1X 6T8  
 Attn: Manraj Kandola  
 Sampled By: MD  
 Company: Valhalla

Project:  
 ID: 12 E043  
 Name: Kandola- Ag Cap  
 Location: Kelowna  
 LSD:  
 P.O.:  
 Acct code:

Lot ID: **902099**  
 Control Number: 196-1001  
 Date Received: Oct 26, 2012  
 Date Reported: Nov 22, 2012  
 Report Number: 1785767

	Reference Number	902099-2	902099-3	902099-4		
	Sample Date	Oct 24, 2012	Oct 24, 2012	Oct 24, 2012		
	Sample Time	NA	NA	NA		
	Sample Location					
	Sample Description	TP1 / TP1-02 / 60cm	TP1 / TP1-03 / 100cm	TP2 / TP2-01 / 15cm		
	Matrix	Soil	Soil	Soil		
Analyte	Units	Results	Results	Results	Nominal Detection Limit	
<b>Particle Size Analysis - Dry Sieve</b>						
2.0 mm sieve	% Retained	% by weight	1.2	0.2	10.6	0.1
500 micron sieve	% Retained	% by weight	0.9	0.7	9.8	0.1
250 micron sieve	% Retained	% by weight	1.1	0.8	3.7	0.1
53 micron sieve	% Retained	% by weight	12.0	1.4	10.0	0.1

## Analytical Report

Bill To: Manraj Kandola  
 Report To: Manraj Kandola  
 982 Old Vernon Road  
 Kelowna, BC, Canada  
 V1X 6T8  
 Attn: Manraj Kandola  
 Sampled By: MD  
 Company: Valhalla

Project:  
 ID: 12 E043  
 Name: Kandola- Ag Cap  
 Location: Kelowna  
 LSD:  
 P.O.:  
 Acct code:

Lot ID: **902099**  
 Control Number: 196-1001  
 Date Received: Oct 26, 2012  
 Date Reported: Nov 22, 2012  
 Report Number: 1785767

	Reference Number	902099-4	902099-5	902099-6	
	Sample Date	Oct 24, 2012	Oct 24, 2012	Oct 24, 2012	
	Sample Time	NA	NA	NA	
	Sample Location				
	Sample Description	TP2 / TP2-01 / 15cm	TP2 / TP2-02 / 30cm	TP3 / TP3-01 / 20cm	
	Matrix	Soil	Soil	Soil	
Analyte	Units	Results	Results	Results	Nominal Detection Limit
<b>Physical and Aggregate Properties</b>					
Moisture at 1/3 bar	%	50.4	40.7	57.7	0.1
Moisture at 15 bar	%	28.2	27.4	37.8	0.1
Texture		Clay	Clay	Loam	
Sand	50 µm - 2 mm	% by weight	25.6	15.2	44.3
Silt	2 µm - 50 µm	% by weight	27.0	27.8	30.7
Clay	<2 µm	% by weight	47.4	57.0	25.0

**Analytical Report**

Bill To: Manraj Kandola  
 Report To: Manraj Kandola  
 982 Old Vernon Road  
 Kelowna, BC, Canada  
 V1X 6T8  
 Attn: Manraj Kandola  
 Sampled By: MD  
 Company: Valhalla

Project:  
 ID: 12 E043  
 Name: Kandola- Ag Cap  
 Location: Kelowna  
 LSD:  
 P.O.:  
 Acct code:

Lot ID: **902099**  
 Control Number: 196-1001  
 Date Received: Oct 26, 2012  
 Date Reported: Nov 22, 2012  
 Report Number: 1785767

	Reference Number	902099-5	902099-6	902099-7		
	<b>Sample Date</b>	Oct 24, 2012	Oct 24, 2012	Oct 24, 2012		
	<b>Sample Time</b>	NA	NA	NA		
	<b>Sample Location</b>					
	<b>Sample Description</b>	TP2 / TP2-02 / 30cm	TP3 / TP3-01 / 20cm	TP3 / TP3-02 / 45cm		
	<b>Matrix</b>	Soil	Soil	Soil		
<b>Analyte</b>	<b>Units</b>	<b>Results</b>	<b>Results</b>	<b>Results</b>	Nominal Detection Limit	
<b>Particle Size Analysis - Dry Sieve</b>						
2.0 mm sieve	% Retained	% by weight	0.1	20.8	0.3	0.1
500 micron sieve	% Retained	% by weight	0.5	16.4	0.7	0.1
250 micron sieve	% Retained	% by weight	0.4	8.0	0.7	0.1
53 micron sieve	% Retained	% by weight	3.9	12.8	5.2	0.1

## Analytical Report

Bill To: Manraj Kandola  
 Report To: Manraj Kandola  
 982 Old Vernon Road  
 Kelowna, BC, Canada  
 V1X 6T8  
 Attn: Manraj Kandola  
 Sampled By: MD  
 Company: Valhalla

Project:  
 ID: 12 E043  
 Name: Kandola- Ag Cap  
 Location: Kelowna  
 LSD:  
 P.O.:  
 Acct code:

Lot ID: **902099**  
 Control Number: 196-1001  
 Date Received: Oct 26, 2012  
 Date Reported: Nov 22, 2012  
 Report Number: 1785767

Reference Number	902099-7	902099-8
Sample Date	Oct 24, 2012	Oct 24, 2012
Sample Time	NA	NA
Sample Location		
Sample Description	TP3 / TP3-02 / 45cm	TP3 / TP3-03 / 100cm
Matrix	Soil	Soil

Analyte	Units	Results	Results	Results	Nominal Detection Limit
<b>Physical and Aggregate Properties</b>					
Moisture at 1/3 bar	%	38.7	43.7		0.1
Moisture at 15 bar	%	23.9	25.3		0.1
Texture		Heavy Clay	Heavy Clay		
Sand	50 µm - 2 mm	% by weight	15.6	8.6	0.1
Silt	2 µm - 50 µm	% by weight	19.4	9.4	0.1
Clay	<2 µm	% by weight	65.0	82.0	0.1

**Analytical Report**

Bill To: Manraj Kandola  
 Report To: Manraj Kandola  
 982 Old Vernon Road  
 Kelowna, BC, Canada  
 V1X 6T8  
 Attn: Manraj Kandola  
 Sampled By: MD  
 Company: Valhalla

Project:  
 ID: 12 E043  
 Name: Kandola- Ag Cap  
 Location: Kelowna  
 LSD:  
 P.O.:  
 Acct code:

Lot ID: **902099**  
 Control Number: 196-1001  
 Date Received: Oct 26, 2012  
 Date Reported: Nov 22, 2012  
 Report Number: 1785767

**Reference Number** 902099-8  
**Sample Date** Oct 24, 2012  
**Sample Time** NA  
**Sample Location**  
**Sample Description** TP3 / TP3-03 /  
 100cm  
**Matrix** Soil

Analyte	Units	Results	Results	Results	Nominal Detection Limit
<b>Particle Size Analysis - Dry Sieve</b>					
2.0 mm sieve	% Retained	% by weight	<0.1		0.1
500 micron sieve	% Retained	% by weight	0.2		0.1
250 micron sieve	% Retained	% by weight	0.2		0.1
53 micron sieve	% Retained	% by weight	0.6		0.1

Approved by:   
 Mathieu Simoneau  
 Operations Manager

## Quality Control

Bill To: Manraj Kandola	Project:	Lot ID: <b>902099</b>
Report To: Manraj Kandola	ID: 12 E043	Control Number: 196-1001
982 Old Vernon Road	Name: Kandola- Ag Cap	Date Received: Oct 26, 2012
Kelowna, BC, Canada	Location: Kelowna	Date Reported: Nov 22, 2012
V1X 6T8	LSD:	Report Number: 1785767
Attn: Manraj Kandola	P.O.:	
Sampled By: MD	Acct code:	
Company: Valhalla		

## Available Nutrients

Blanks	Units	Measured	Lower Limit	Upper Limit	Passed QC
Ammonium - N	mg/L	0.035	-0.3	0.3	yes
Nitrate - N	mg/L	0.149	-1	1	yes
Phosphorus	mg/L	0.289	-4	5	yes
Potassium	mg/L	0.074	-3	10	yes
Sulfate-S	mg/L	0.1064	0	1	yes
Calcium	mg/L	1.029	-1	3	yes
Magnesium	mg/L	0.1713	-0	0	yes
Sodium	mg/L	0.8753	-0	2	yes

Date Acquired: October 29, 2012

Replicates	Units	Replicate 1	Replicate 2	% RSD Criteria	Absolute Criteria	Passed QC
Ammonium - N	ug/g	826	854	10	0.6	yes
Nitrate - N	ug/g	36	37	10	2	yes
Phosphorus	ug/g	80	80	10	5	yes
Potassium	ug/g	1620	1550	10	10	yes

Date Acquired: October 29, 2012

Control Sample	Units	Measured	Lower Limit	Upper Limit	Passed QC
Ammonium - N	ug/g	8.3	6.3	9.5	yes
Nitrate - N	ug/g	42	33	47	yes
Phosphorus	ug/g	16	12	18	yes
Potassium	ug/g	280	234	288	yes
Sulfate-S	mg/kg	644	560	806	yes
Calcium	mg/kg	7440	6135	8301	yes
Magnesium	mg/kg	648	550	744	yes
Sodium	mg/kg	80	61	99	yes

Date Acquired: October 29, 2012

Ammonium - N	ug/g	4.0	3.6	4.2	yes
Nitrate - N	ug/g	4	3	5	yes
Phosphorus	ug/g	3	2	4	yes
Potassium	ug/g	31	24	36	yes
Sulfate-S	mg/kg	1	1	1	yes
Calcium	mg/kg	10	9	11	yes
Magnesium	mg/kg	10	9	11	yes
Sodium	mg/kg	10	9	11	yes

Date Acquired: October 29, 2012

## Physical and Aggregate Properties

Replicates	Units	Replicate 1	Replicate 2	% RSD Criteria	Absolute Criteria	Passed QC
Moisture	%	13.2	12.8	10	0.3	yes

Date Acquired: November 05, 2012

## Quality Control

Bill To: Manraj Kandola	Project:	Lot ID: <b>902099</b>
Report To: Manraj Kandola	ID: 12 E043	Control Number: 196-1001
982 Old Vernon Road	Name: Kandola- Ag Cap	Date Received: Oct 26, 2012
Kelowna, BC, Canada	Location: Kelowna	Date Reported: Nov 22, 2012
V1X 6T8	LSD:	Report Number: 1785767
Attn: Manraj Kandola	P.O.:	
Sampled By: MD	Acct code:	
Company: Valhalla		

## Physical and Aggregate Properties -

### Continued

Control Sample	Units	Measured	Lower Limit	Upper Limit	Passed QC
Moisture at 1/3 bar	%	27.2	20.5	32.5	yes
Moisture at 15 bar	%	15.5	11.0	23.0	yes
Date Acquired: October 29, 2012					
Moisture at 1/3 bar	%	38.3	0.0	0.0	yes
Moisture at 15 bar	%	36.9	0.0	0.0	yes
Sand	% by weight	39.6	35.8	45.4	yes
Silt	% by weight	41.0	31.0	43.6	yes
Clay	% by weight	19.4	15.6	28.8	yes
<50 um	% by weight	60.4	54.700	64.300	yes
Date Acquired: October 29, 2012					

## Particle Size Analysis - Dry Sieve

Control Sample	Units	Measured	Lower Limit	Upper Limit	Passed QC
2.0 mm sieve	% by weight	0.1	0.0	0.0	yes
500 micron sieve	% by weight	3.9	0.0	0.0	yes
250 micron sieve	% by weight	7.6	0.0	0.0	yes
53 micron sieve	% by weight	28.2	0.0	0.0	yes
Date Acquired: November 16, 2012					
2.0 mm sieve	% by weight	0.1	0.0	0.0	yes
500 micron sieve	% by weight	3.0	0.0	0.0	yes
250 micron sieve	% by weight	7.4	0.0	0.0	yes
53 micron sieve	% by weight	23.3	0.0	0.0	yes
Date Acquired: November 16, 2012					

## Soil Acidity

Blanks	Units	Measured	Lower Limit	Upper Limit	Passed QC
pH	pH	6	5.3	7.2	yes
Electrical Conductivity	dS/m at 25 C	0.005	-0.00	0.01	yes
Date Acquired: October 30, 2012					
Control Sample	Units	Measured	Lower Limit	Upper Limit	Passed QC
pH	pH	7.3	7.0	7.4	yes
Electrical Conductivity	dS/m at 25 C	1.30	1.15	2.05	yes
Date Acquired: October 30, 2012					

## Methodology and Notes

Bill To: Manraj Kandola	Project:	Lot ID: <b>902099</b>
Report To: Manraj Kandola	ID: 12 E043	Control Number: 196-1001
982 Old Vernon Road	Name: Kandola- Ag Cap	Date Received: Oct 26, 2012
Kelowna, BC, Canada	Location: Kelowna	Date Reported: Nov 22, 2012
V1X 6T8	LSD:	Report Number: 1785767
Attn: Manraj Kandola	P.O.:	
Sampled By: MD	Acct code:	
Company: Valhalla		

## Method of Analysis

Method Name	Reference	Method	Date Analysis Started	Location
Ammonium-N (Extractable) in Soil	Carter	* Extraction of NO <sub>3</sub> -N and NH <sub>4</sub> -N with 2.0 M KCl, 6.2	29-Oct-12	Exova Edmonton
Macronutrients in General Soils	McKeague	* Ammonium Acetate Extractable Cations, 4.51	29-Oct-12	Exova Edmonton
Nutrients in General Soil	Comm. Soil Sci. Pl. Anal.	* Modified Kelowna Soil Test, Vol 26, 1995	29-Oct-12	Exova Edmonton
Particle Size Analysis - GS	Carter	* Hydrometer Method, 55.3	29-Oct-12	Exova Edmonton
Particle Size by Dry Sieve	Carter	* Sieve Analysis (Mechanical Method), 55.4	16-Nov-12	Exova Edmonton
pH and Conductivity in general soil 1:2	McKeague	* 1:2 Soil:Water Ratio, 4.12	29-Oct-12	Exova Edmonton
Sulfate in General Soil	McKeague	* Sulfate Extractable by 0.1M CaCl <sub>2</sub> , 4.47	29-Oct-12	Exova Edmonton
Water Retention Curves	Agronomy No 9, Part 1	* Water Retention: Laboratory Methods, 26-6	29-Oct-12	Exova Edmonton

\* Reference Method Modified

## References

Agronomy No 9, Part	Methods of Soil Analysis, Part 1
Carter	Soil Sampling and Methods of Analysis.
Comm. Soil Sci. Pl.	Communications in Soil Science and Plant Analysis
McKeague	Manual on Soil Sampling and Methods of Analysis

## Comments:

- Insufficient sample volume to complete dry sieve analysis on sample 902099-1.
- Report was re-issued to include missing dry sieve analysis on samples 902099-2 to 8. Report 1785767 replaces original report 1779561.

Please direct any inquiries regarding this report to our Client Services group.  
 Results relate only to samples as submitted.

The test report shall not be reproduced except in full, without the written approval of the laboratory.

## Appendix E – Resumes

Matthew Davidson BSc., P.Ag., EP., ASCT. – Environmental Scientist

Matthew Davidson is an Environmental Scientist with a background in environmental biology, environmental assessment, land services and contaminated sites. With a diverse work history Matthew has worked for clients in various sectors including oil and gas, forestry, agriculture, land development, construction, recycling, and waste management industries. Project work has taken Matthew throughout British Columbia, into Alberta and the North West Territories. Matthew is a founding partner of Sage Environmental Consulting Ltd and is presently a Partner at Valhalla Environmental Consulting Inc. Coldstream, BC

Environmental Work Experience (11 Years)

<b>Partner / Environmental Scientist</b> Valhalla Environmental Consulting Ltd, Coldstream, BC	July 2011
<b>Owner / Environmental Scientist</b> Sage Environmental Consulting Ltd, Vernon, BC	January 2008
<b>Environmental Scientist</b> TerraWest Environmental Consultants Ltd., Victoria, BC	August 2005
<b>Field Foreman</b> Alpine Environmental Ltd. Fort St. John, BC	May 2001

Education

<b>BSc. Environmental Science</b> , Royal Roads University	2005
<b>Dipl.Tech. Environmental Science</b> , Camosun College	2002
<b>A.S. Biology</b> , Camosun College	1999

Professional Associations

- P.Ag.** - British Columbia Institute of Agrologists (**BCIA**)
- ASCT.** - Applied Science Technologists and Technicians of British Columbia (**ASTTBC**)
- E.P.** - Environmental Professional (Eco Canada)
  - A5 - Restoration & Reclamation
  - A7 - Environmental Protection Management
- SER** - Member of the Society for Ecological Restoration

Environmental Work Summary

- Stage 1 & 2 preliminary site investigations (PSI), Detailed Site Investigations (DSI) & Land Remediation
- Ecological Restoration Project Design and Management
- Environmental Impact Assessments
- Riparian Areas Assessments
- Environmental Monitoring for Construction Projects and Instream Works
- Erosion and Sediment Control Design, Implementation and Monitoring
- Spill response, and remediation of terrestrial and aquatic spills
- Policy writing & application package preparation
- Facility audit design and implementation for environmental compliance and performance
- Environmental Sampling Program Design and Implementation
- Instructor for Malaspina College; WHMIS, TDG, Spill Response and Environmental Awareness courses
- Site assessments and inspections for pipelines right of way and oil and gas well sites
- Industrial waste management, for the upstream Oil & Gas Industry
- Agricultural Land Capability Assessments (ALR)
- Habitat Assessment and Mapping
- Groundwater / Water Quality Monitoring Design and Implementation

## Select Project Portfolio

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**Construction Environmental Monitoring - BC 2012** - Services included environmental monitoring for two bridge construction projects over fish bearing streams in BC's southern interior. Daily logging and summary reporting were provided to the client and Ministry of Forests Lands and Natural Resource Operations.

**Environmentally Sensitive Areas Assessment and Terrestrial Habitat Mapping - Vernon BC 2011/2012** - Provided habitat mapping of the Foothills Neighbourhood in Vernon BC to inform the City of Vernon neighbourhood plan development. Services included review of existing TEM and SEI 1:20000 mapping, confirmation field visits to updated and correct existing mapping to current conditions, creation of site specific 1:3000 habitat mapping, invasive species survey, rare and endangered species survey, and reporting.

**Spill Remediation Confirmation Analysis - West Kootenay BC 2011/2012** - Scope of services induced; sampling plan design to meet MoE standards, sampling for laboratory analysis, contractor liaison regarding remediation measures, compliance analysis with BC CSR, and confirmation of remediation reporting

**Spill Remediation Confirmation Analysis - CSRD BC 2011** - Scope of services induced; sampling plan design to meet MoE standards, sampling for laboratory analysis, contractor liaison regarding remediation measures, compliance analysis with BC CSR, and confirmation of remediation reporting

**Agricultural Land Capability Assessments (ALR Exclusion, Inclusion, Development) - BC 2011/2012:** Scope of services includes; ALR soil mapping review, on site soil survey, analytical testing, agricultural capability assessment and reporting prepared for the Agricultural Land Commission

**Contaminated Site Investigation and Remediation Various Clients, throughout BC 2005 to Present:** Stage 1 & 2 Preliminary Site Investigations (Phase 1&2 ESAs), Detailed Site Investigations, Land Remediation

**Spill Response/Remediation/Habitat Restoration - Cherryville, (Gagney Creek), BC- 2009 (Currently in Monitoring Phase):** Scope of services included; emergency spill response, installation of water treatment, land remediation, instream works, environmental monitoring, habitat reconstruction and ecological restoration, long term monitoring, regulatory liaison, environmental , freshwater invertebrate surveys

**Environmentally Sensitive Areas Assessments - Various Clients, Okanagan BC - 2010 / 2011:** Identify, classify, rate and map terrestrial ecosystems based on vulnerability and scarcity. Provide GIS mapping, interpretation and methods reporting including mitigation measures for proposed development projects.

**Habitat Restoration Plan - Vernon Airport, Vernon, BC - 2009** - Designed a habitat restoration plan for riparian habitat adjacent to the Vernon Airport.

**Habitat Restoration Plan - Private Land Owner Salmon Arm, BC 2008:** Prepared a restoration strategy to guide the ecological repair of a heavily degraded site along a wetland boundary, to meet regulatory requirements. The final plan incorporated current riparian areas management and restoration practice recommendations to best re-establish a native ecosystem and provide long term support for this location.

**Environmental Impact Assessment - Environmental Assessment - Private Agricultural Land Owner Land, (Grandon Creek), Qualicum, BC 2006:** Developed and implemented a sampling program to determine the impact to soils and surface water on a farm that was subject to composted biosolid application. This project involved designing a sampling plan and method, laying out a representative predetermined sample plan with GIS before conducting sampling, GPS location and confirmation of sample point, collection of soil and surface water samples, soil profiling, determining appropriate laboratory analyses, interpretation of analytical results, and synthesis of a final report.

**Environmental Impact Assessment, Facility Design and Construction Monitoring - Composting Operation, Ladysmith BC 2007:** Designed and performed an Environmental Impact Assessment for a proposed composting facility to meet the requirements of the Organic Materials Recycling Regulation, assisted in facility design to ensure efficient operation and minimize environmental impacts, developed and implemented a long term surface and groundwater monitoring program.

**Groundwater Monitoring Cowichan, (Gordon River), BC 2005-2007:** Surface Water and Groundwater sampling, analysis and interpretation for impacts to groundwater and freshwater aquatic habitat due to numerous wood waste landfills

**Groundwater Monitoring, Chasm, BC 2005-2008:** West Fraser Mills - Conducted groundwater monitoring for on site woodwaste landfills at the Chasm Mill

**Spill Remediation - EnviroWest, Nanaimo BC 2006:** Spill response on a property bordering a salt water marsh, duties included supervision of response activities, sampling of impacted soils and nearby surface water, sample analysis prescription, delineating spill extent, manifested removal of impacted soils to approved treatment facility, reconstruction of the damaged site, analysis interpretation and final report synthesis.

**Riparian Areas Regulation - Various Clients, Southern BC 2006 to Present:** Duties include habitat and site assessment, riparian habitat enhancement measures, impact mitigation management, regulatory liaison, reporting, environmental monitoring, variance applications.

**Environmental Impact Assessment - Land Lessee, Quaaout Reserve, (Little Shuswap Lake), BC - 2009:** Comprehensive EIA performed to review a riparian construction project on Quaaout Reserve. EIA for the project was approved by INAC and DFO.

**Environmental Impact Assessment - Land Owner, Central Okanagan, (Okanagan Lake,) BC - 2009:** Comprehensive EIA performed to review a riparian construction project on Okanagan Lake. EIA for the project was approved by RDCO and MoE.

**Construction Environmental Monitoring Vernon, BC with Naito Environmental, 2010:** Provided daily monitoring during the demolition of a bridge over Vernon Creek. Including on-site technical support, mitigation measure design and implementation, creek condition monitoring, regulatory liaison and reporting.

**Construction Environmental Monitoring Okanagan, (Kalamalka Lake) BC Parks with Naito Environmental, 2010:** Daily Monitoring during the installation of two wharf structures in Kalamalka Lake with bedrock drilled piers in an area of high quality fish habitat. Services included onsite technical support, environmental mitigation measures, reporting, and regulatory liaison.

**Construction Environmental Monitoring for - Katchmar Construction, (Sheridan Lake, Staley Lake, Staley Lake Ck) BC - March 2008 to April 2008:** Provided on-site environmental monitoring for a wetland crossing road construction project. Duties included: daily monitoring, daily log, reporting, regulatory liaison, onsite advice and restoration design

## Skills and Certifications

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### Fieldwork

- Stream surveys & Riparian Areas Assessment
- Freshwater, groundwater, and marine water sampling
- Monitoring well and drill sampling supervision
- Soil texturing, profiling and sampling
- Soil vapour sampling
- Sediment sampling
- Site assessment, descriptions and mapping
- Spill response, investigation, assessment and remediation
- Orienteering and survival knowledge

### Equipment

- Experience with various field meters, multi meters, monitoring apparatus, high flow and low flow purging and sample pumps
- GPS field operator
- SCBA, and SCUBA
- ATV, snowmobile and helicopter awareness
- Small engine use and repair
- Boating 200+ hours (marine and freshwater)

### I.T.

- GIS, CAD
- Web page development
- Office suite competency
- Statistical analysis software
- Data base development
- Data analysis applications

### Courses and Certificates

- Contaminated Site Investigation
- Soil Bioengineering
- Soil Vapour Assessment
- Environmental Monitoring for Construction
- Erosion and Sediment Control
- Riparian Area Regulation Training
- Pleasure Craft Operator
- Streamkeeper Training
- Level 1 First Aid
- Radio telephone operator certificate
- P.A.D.I. advanced open water diver
- R.I.C. certified level 3 GPS field operator
- Class 5 drivers license
- Defensive driving course
- Ecological Control for Invasive Species

## **CATHERINE ORBAN, MSc, PAG**

*ENVIRONMENTAL PLANNER/INSPECTOR & SOIL SPECIALIST*

1977 HARLEQUIN CRES  
NANOOSE BAY, BC, V9P 9J2  
OFFICE: 250-468-7959  
CELL: 250-612-2166  
catherineo@telus.net

### **EDUCATION**

- **M.Sc., Physical Geography (Specializing in Soils) 1990**  
University of Calgary, Calgary, Alberta
- **B.Sc., Physical Geography, 1985**  
University of Calgary, Calgary, Alberta
- **Fine Art - General Studies, 1980**  
Alberta College of Art, Calgary, Alberta

### **SPECIALIZED TRAINING**

- Standard First Aid & CPR  
St John's Ambulance
- H2S Alive
- WHMIS
- ATV – 4x4 Training Course
- Riparian Area Regulation (BC).  
Malaspina University College (2006)
- Remediation Processes for Contaminated Soil and Groundwater.  
EPIC Educational Program Innovations Centre (2001).
- Environmental Regulation in the Oil & Gas Industry.  
Canadian Association of Petroleum Landmen (1996).
- Decommissioning and Reclamation of Small Oil & Gas Sites.  
Petroleum Industry Training Service (1996).
- Introduction to Avalanche & Backcountry Safety

### **PROFESSIONAL AFFILIATIONS**

- British Columbia Institute of Agrologists (P. Ag.)
- Qualified Environmental Professional (QEP)
- Canadian Land Reclamation Association (CLRA)
- Columbia Mountains Institute (CMI)

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## **EMPLOYMENT HISTORY**

**2002 - Environmental Planner/Inspector/Soil Specialist (Independent Consultant)**

**Present** Selected Clients:

TERA Environmental Consultants  
Calgary, Alberta

C&F Land Resource Consultants Ltd.  
Victoria, BC

Spectra Energy (formerly Duke Energy Gas Transmission & Westcoast Energy Inc.)  
Prince George, BC

**2001 - Part Time Instructor (Short Courses)**

**Present** **Various courses in soil management, erosion & sediment control, environmental monitoring & inspection, and planning for pipeline construction projects**  
ENFORM Canada (formerly the Petroleum Industry Training Service [PITS])  
Calgary, Alberta

Vancouver Island University (VIU), Natural Resources Extension Program  
Nanaimo, BC

**1996 - Project Manager/Staff Agrologist**

**2002** Matrix Solutions Inc.  
Calgary, Alberta

**1992 - Consulting Soil Specialist/ Environmental Inspector (Independent Consultant)**

**1996** Soils & General Environmental Expertise  
Oil & Gas Sites, Pipelines & Related Projects  
Alberta & BC

**1990 - Project Consultant**

**1992** AGRA Earth & Environmental Ltd.  
Calgary, Alberta

**1986 - Project Coordinator**

**1990** Small Island Research Group (SIRG)  
Calgary, Alberta & St Vincent, WI

**1986 - Graduate Student/Teaching Assistant**

**1990** University of Calgary,  
Department of Geography  
Calgary, Alberta

**1982 - Interpretive Naturalist (Seasonal)**

**1984** Alberta Provincial Parks  
**&1990**

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## **CAREER AND PROJECT EXPERIENCE**

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### **Soil Surveys, Agricultural Land Capability & Terrain Assessments**

- Conducted soils and terrain assessments and prepared reports for various pipeline, wellsite and access road construction projects.
- Conducted detailed soil surveys on government and private properties, and prepared reports for submission to the Agricultural Land Commission (ALC).
- Prepared soil survey and construction as-built reports including; environmental overviews, soil descriptions and classifications, soil handling and reclamation recommendations/plans, and monitoring information.
  - West Wapiti Pipeline Project – Central Alberta Midstream (2005)
  - Lougheed Loop - Southern Mainline Expansion - Duke Energy (2002-2003)
  - Goodrich Acid Gas Re-injection Pipeline - Duke Energy (2003)
  - Calgary-Cochrane Wastewater Pipeline – Stanley Engineering (1999)
  - Empress Gas Plant Expansion (1998)
  - Savona Loop – Westcoast Energy (1995)
  - Alexandria Loop – Westcoast Energy (1995)
  - McLeod Lake Loop – Westcoast Energy (1995)
  - Wolf 16" Pipeline – Westcoast Energy (1994)

### **Contaminated Sites**

- Developed, managed and implemented a variety of environmental assessment, remediation and reclamation projects, from individual leases to an active gas plant site, and a pipeline gathering system.
- Conducted pre-construction as well as Phase I & II assessments and prepared reports for oil and gas sites and facilities.
  - Carstairs-Crossfield Gas Plant – Anderson Exploration Ltd. (1996 – 2002)
  - Midale Oil Pipeline Gathering System – Shell Canada Ltd & Enbridge Pipelines Inc (1999 – 2000)
  - South Elkton Gas Plant – Anderson Exploration Ltd. (1996 – 2002)
  - Wildhay Gas Plant – Berkley Petroleum (2001)

### **International Work Experience**

- CIDA Agronomy Training Projects for farmers, teachers, government personnel and extension officers, St Vincent, WI.
  - Shared responsibility for development and implementation of Agronomy Training Projects (3½ years total), based in St. Vincent, West Indies (completed thesis research concurrently).
- CIDA Angele-Bolhamo irrigation feasibility study, Awash Valley, Ethiopia.
  - Conducted a Socio-Economic Impact Assessment for this irrigation feasibility study in Ethiopia.

### **Project Management/Leadership/Training**

- Updated and delivered the following short courses:
  - "Soils and the Planning Process" ½ day module (Enform)
  - "Soil Handling for Pipeline Construction" 1/2 day module (Enform)
  - "Environmental Planning for Linear Development" 2 day course (Enform)
  - "Pipeline Environmental Inspection" 3 day course (Enform)
  - "Environmental Monitoring for Construction Projects" 3 day course (VIU, NREP)
  - "Erosion & Sediment Control" 3-day course (VIU, NREP)
  - "Aboriginal Environmental Technician Training Program" 5 day course
- Worked with and supervised contractors, consultants and summer students in all areas of expertise (outlined above).
- Acted as liaison with representatives from various regulatory agencies during implementation of various oil and gas projects.
- Prepared a Pest Management Plan for a pipeline corridor in south-central BC.
- Landmark Education - Leadership & Communications – Core Curriculum & Seminars
- Eastern Caribbean Islands - Student Leader - 6-wk field school – U of C Geography

### **Pipeline Inspection (Environmental & Soils)**

- Supervised implementation of general environmental protection measures during pipeline construction and reclamation activities.
- Conducted liaison with various regulatory agencies during pipeline construction project planning, audits and inspections.
- Supervised soil salvage and handling during pipeline construction, clean-up and reclamation activities.
- Prepared daily progress and as-built reports for environmental protection measures on pipeline construction projects.
  - Joffre CO<sub>2</sub> Pipeline - Penn West (2007)
  - Bullmoose Development Project – Tumbler Ridge, BC – Shell Canada Ltd. (2006-2007)
  - TMX Pump Station Upgrades – Kinder-Morgan (2006)
  - Hythe SW Loop – Encana (2005)
  - Pine Pass Replacement – Duke Energy (2003)
  - Fort St John Replacement – Westcoast Energy (1995)
  - Savona Loop – Westcoast Energy (1995)
  - Alexandria Loop – Westcoast Energy (1995)
  - Wolf 16" Pipeline – Westcoast Energy (1994)
  - South Okanagan Natural Gas Pipeline – BC Gas (1994)
  - Blue Hills Pipeline – Westcoast Energy (1993)

### **Environmental Planning**

- Carried out coordination, review and management activities for environmental impact assessments and environmental protection plans for various pipeline construction projects in BC, Alberta and the Northwest Territories.
- Conducted environmental orientations, audits and inspections for various pipeline construction projects throughout BC.
- Shared responsibility for development and preparation of the Pest Management Plan (PMP) for Duke Energy Mainline – Southern Region (2003)
- Carried out mapping and data analysis for the purposes of evaluating and selecting sites and routing corridors for natural areas preservation, transmission lines and pipelines.
- Shared responsibility for the development and preparation of environmental and socio-economic impact assessments.
- Responsible for advertising, interviewing, hiring, coordinating & evaluating work for the Aboriginal Environmental Inspector Apprentices on two pipeline construction projects in BC.
  - Access Pipeline Project - Access Pipeline Ltd. (2004)
  - Goodrich Acid Gas Re-injection Pipeline - Duke Energy (2003)
  - Southern Mainline Expansion - Duke Energy (2002-2003)
  - Grizzly Valley Extension - Duke Energy (2003)

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### **PUBLICATIONS AND PRESENTATIONS**

- Orban, C.M.**, Gayle, J.E., Smith, B.S. and Leggett, S.A. 2000. "Use of Statistical Methods to Assess Soil Conditions Related to Linear Property Transactions." Matrix Solutions Inc., Shell Canada Ltd., Enbridge Pipelines Inc., September 2000.
- Orban, C.** 1990. "Patterns of Variations in Selected Soil Properties, St. Vincent, West Indies." University of Calgary, Master's Thesis.
- Orban, C.**, and W. Matadial. 1989. "Fertilizer Trials on Selected Root Crops in St. Vincent." Paper presented at the 25th Annual Caribbean Food Crop Society Meeting, Guadeloupe, July, 1989.

# REPORT TO COUNCIL



**Date:** April 5<sup>th</sup>, 2013

**RIM No.** 1250-30

**To:** City Manager

**From:** Land Use Management, Community Sustainability (AW)

**Application:** OCP13-0006 / Z13-0007      **Owner:** Northern Lights Land Development Corporation, Inc. No. A0063828

**Address:** 3503 Lakeshore Road  
602, 610, 620, 630 & 640 Swordy Rd      **Applicant:** Northern Lights Land Development Corporation, Inc. No. A0063828  
3510 Landie Road

**Subject:** OCP Amendment & Rezoning Applications

**Existing OCP Designation:** Single / Two Unit Residential & Multiple Unit Residential - Low Density

**Proposed OCP Designation:** Multiple Unit Residential - Low Density

**Existing Zone:** RU6 - Two Dwelling Housing

**Proposed Zone:** RM3 - Low Density Multiple Housing

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## 1.0 Recommendation

That Official Community Plan Bylaw Amendment No. OCP13-0006 to amend Map 19.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 1, D.L. 134, ODYD, Plan 17308, located at 3510 Landie Road from Single / Two Unit Residential to Multiple Unit Residential - Low Density, as shown on Map "A" attached to the report of the Land Use Management Department dated April 5th, 2013, be considered by Council;

AND THAT Council considers public consultation in accordance with Policy No. 367 to be appropriate consultation for the purpose of Section 879 of the Local Government Act, as outlined in the report of the Land Use Management Department dated April 5th, 2013;

AND THAT Rezoning Application No. Z13-0007 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 2, D.L. 134, ODYD, Plan 3232, located at 3503 Lakeshore Road, Lot 1, D.L. 134, ODYD, Plan 3232, located at 602 Swordy Road, Lot 3, D.L. 134, ODYD, Plan 3232, located at 610 Swordy Road, Lot 4, D.L. 134, ODYD, Plan 3232, located at 620 Swordy Road, Lot 5, D.L. 134, ODYD, Plan 3232, located at 630 Swordy Road, Lot 6, D.L. 134, ODYD, Plan 3232, located at 640 Swordy Road, Lot 1, D.L. 134, ODYD, Plan 17308, located at

3510 Landie Road from RU6 - Two Dwelling Housing to RM3 - Low Density Multiple Housing be considered by Council;

AND THAT the Official Community Plan Bylaw Amendment Bylaw and the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered in conjunction with Council's consideration of a Development Permit and Development Variance Permit for the subject properties;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the registration of a plan of subdivision to consolidate the properties.

## **2.0 Purpose**

To amend the Official Community Plan Future Land Use Designation from Single / Two Unit Residential to Multiple Unit Residential - Low Density for the property located at 3510 Landie Road, and to rezone all of the subject properties from RU6 - Two Dwelling Housing to the RM3 - Low Density Multiple Housing zone in order to accommodate a 31 unit proposed row housing development.

## **3.0 Land Use Management**

Land Use Management staff are supportive of the proposal, as it is seen to meet the objectives and supporting policies of the Official Community Plan (OCP). The RM3 - Low Density Multiple Housing zone is the appropriate zone and facilitates a form of housing needed to support the adjacent South Pandosy Urban Centre. The subject property is located across the street from the southern tip of the South Pandosy Urban Centre, along the Lakeshore Road bus route, within walking distance to Casorso Elementary School and various other amenities. The OCP amendment proposed for 3510 Landie is not of concern and allows for a more comprehensively planned project. Providing a ground oriented form of housing will help create more housing opportunities in this central location. As this is the transition area from the urban centre to the existing single family neighbourhood a sensitive interface is desired and this development is one of several anticipated to redevelop near the southern gateway to the Pandosy Town Centre. As such, the form and character of the project should acknowledge its proximity to the lake, Gyro Beach, the urban centre and the adjacent single family neighbourhood.

The proposed variances are required in order to enable the developer to proceed, the variances are considered minor and acceptable for this scale of project. A Development & Development Variance Permit will be forwarded to Council at a later date. The applicant has consulted with neighbours as outlined in Council Policy No. 367, a summary of the consultation process is attached.

## **4.0 Proposal**

### **4.1 Project Description**

The proposed development consists of a total of 31 dwelling units divided between 7 buildings; 2 - 1 bedroom units, 4 - 2 bedroom units and 25 - 3 bedroom units. Principal vehicular access for the units is via a driveway from Swordy Road. Parking for the development is within the personal garages with an additional 8 visitor stalls spread throughout the site. Long term bicycle parking is

provided within the garages, and short term bicycle parking will be located on site. Pedestrian circulation is provided between buildings, through the property and a sidewalk will be provided along Lakeshore, Swordy and Landie Road. A 30m cross section is required along the length of the Lakeshore Road frontage to accommodate the future road cross section. A portion of the area will be secured through a road reserve which will allow the applicant to landscape and maintain this area until the road reserve area is required and triggered by the City. This will allow for a finished landscape frontage in the meantime instead of large leave strip along Lakeshore Road directly across from Gyro Beach. On that note, each frontage provides a strong pedestrian orientation, with main building entrances and patios facing the street. Staff have encourage the applicant to consider design elements for the corner of Lakeshore & Swordy that will help to further identify and address the most visible portion of the project. Such design elements serve to activate these building frontages with heightened levels of pedestrian activity. The buildings are representative of a more contemporary aesthetic, having flat roofs and clean building lines.

The proposal compares to Zoning Bylaw No. 8000, based on the anticipated Text Amendments associated with application No. TA13-0003, as follows:

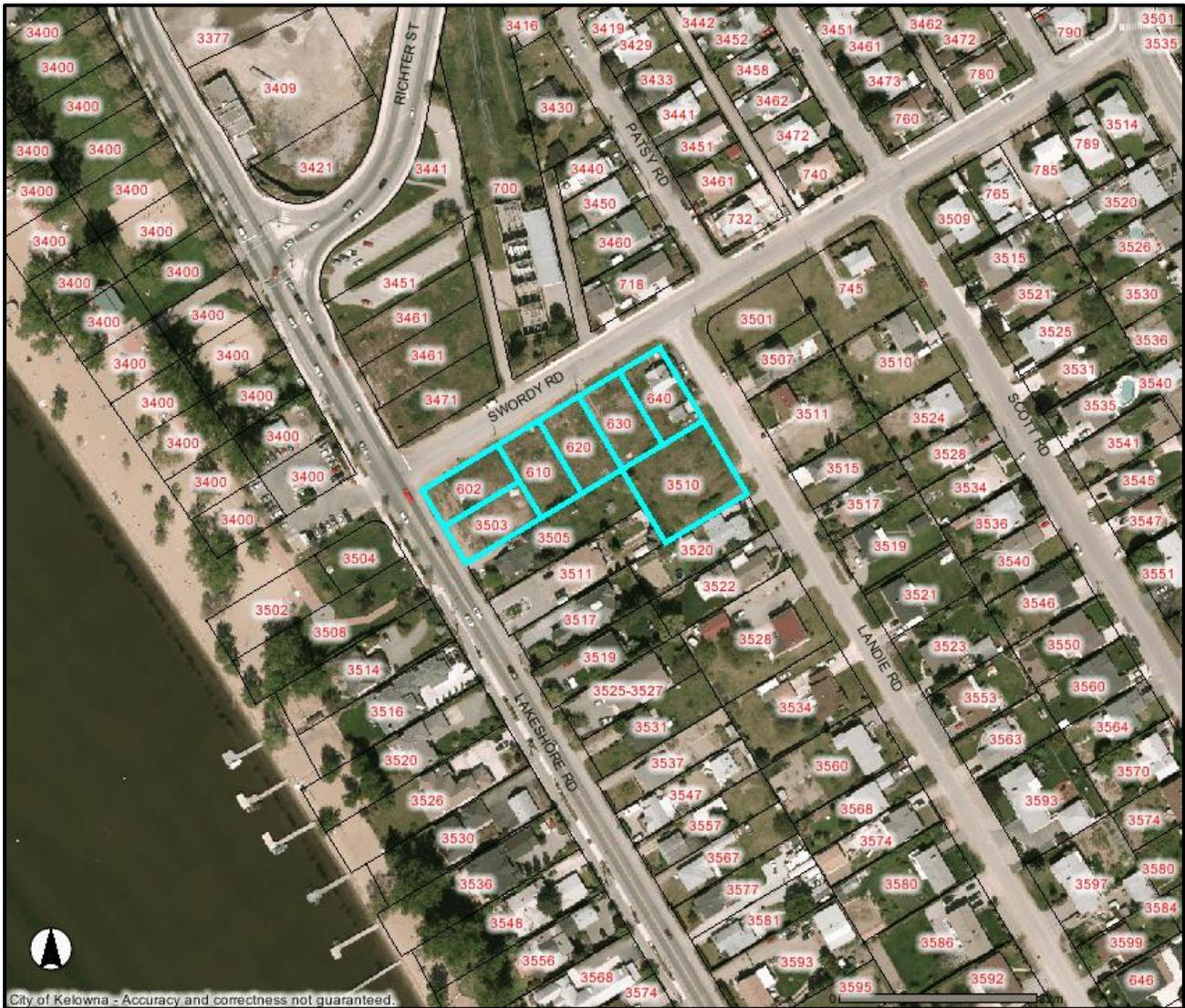
Zoning Analysis Table		
CRITERIA	RM3 ZONE REQUIREMENTS	PROPOSAL
<b>Development Regulations</b>		
Floor Area Ratio	0.80	0.743
Site Coverage - Buildings	40%	36%
Site Coverage- Bldgs & Driveways	60%	55%
Height	10.0m / 3 Storeys 9.5m / 2.5 storeys - 7.5m from Single / Two Unit designation	9.46m / 2.5 storeys
Front Yard (w)	1.5m	4.5m
Side Yard (n)	1.5m	4.5m
Side Yard (s)	4.0m	4.5m - Building 1, 5 & 6 2.76m - Building 7 <sup>1</sup>
Rear Yard (e)	4.5m	4.5m
Building Separation	3.0m	2.6m Between Buildings 4 & 5 <sup>2</sup>
<b>Other Regulations</b>		
Minimum Parking Requirements	61 stalls total 5 of which reserved for Visitor	69 stalls 61 stalls + 8 visitor stalls
Bicycle Parking	Class I: 16 stalls Class II: 4 stalls	Class I: 25 stalls Class II: 4 stalls
Private Open Space	805m <sup>2</sup>	650m <sup>2</sup> <sup>3</sup>
<sup>1</sup> To vary the side yard (south) setback from 4.0m required to 2.76m proposed. <sup>2</sup> To vary the building separation between buildings 4 & 5 from 3.0m required to 2.6m proposed. <sup>3</sup> To vary the Private Open Space from 805m <sup>2</sup> required to 650m <sup>2</sup> proposed.		

#### 4.2 Site Context

The subject properties are located just south of the South Pandosy Urban Centre across Lakeshore Road from Gyro Beach. Adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 - Two Dwelling Housing	Vacant
East	RU6 - Two Dwelling Housing	Residential
South	RU6 - Two Dwelling Housing	Residential
West	P3 - Parks & Open Space	Gyro Beach

**Subject Property Map:**



**5.0 Current Development Policies**

**5.1 Kelowna Official Community Plan (OCP)**

**Development Process**

**Compact Urban Form.**<sup>1</sup> Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

**Ground-Oriented Housing.**<sup>2</sup> Encourage all multi-unit residential buildings in neighbourhoods with schools and parks to contain ground-oriented units with 2 or more bedrooms to provide a family

<sup>1</sup> City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

<sup>2</sup> City of Kelowna Official Community Plan, Policy 5.23.1 (Development Process Chapter).

housing choice within multi-unit rental or ownership markets. High density residential projects in the Downtown area are encouraged to include a ground-oriented housing component, especially where such can be provided on non-arterial and non-collector streets.'

## 6.0 Technical Comments

### 6.1 Building & Permitting Department

- Demolition permits are required for any existing building(s).
- Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s) for new construction
- Size and location of all signage to be clearly defined as part of the development permit
- A minimum Geodetic Elevation of 343.66 meters is required for all habitable spaces including garage space.
- A Building Code analysis is required for the structure(s) at time of building permit applications, but the following items may affect the form and character of the building(s):
  - The British Columbia Building Code (BCBC) may define Buildings 2 & 3 as well as buildings 4 & 5 as a single structure unless the use of a firewall(s) is to be utilized. A complete building code analysis would be required to be reviewed prior to complete comments being provided.
  - Spatial calculations for between buildings 2 & 3 as well as buildings 4 & 5 to be reviewed prior to the release of the development permit.
- Full Plan check for Building Code related issues will be done at time of Building Permit applications

### 6.2 Development Engineering Department

See Attached.

### 6.3 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. The Subdivision Bylaw requires a minimum of 150ltr/sec flow. The access road is to be a minimum of 6M in width with no parking signs provided along the roadway. Additional comments will be required at the building permit applications.

### 6.4 Fortis BC - Gas

Please be advised FortisBC has no concerns with the above mentioned referral.

## 7.0 Application Chronology

Date of Application Received: February 1<sup>st</sup>, 2013

Public Consultation & Notification: April 3<sup>rd</sup>, 2013

The applicant consulted with neighbours within 50m of the proposed development as noted in Council Policy No. 367.

**Report prepared by:**

---

Alec Warrender, Land Use Planner

**Reviewed by:**

Danielle Noble, Manager, Urban Land Use

**Approved for Inclusion**

D. Gilchrist, A. General Manager, Community Sustainability

**Attachments:**

Map A

Subject Property Map

Site Plan

Elevations & Renderings

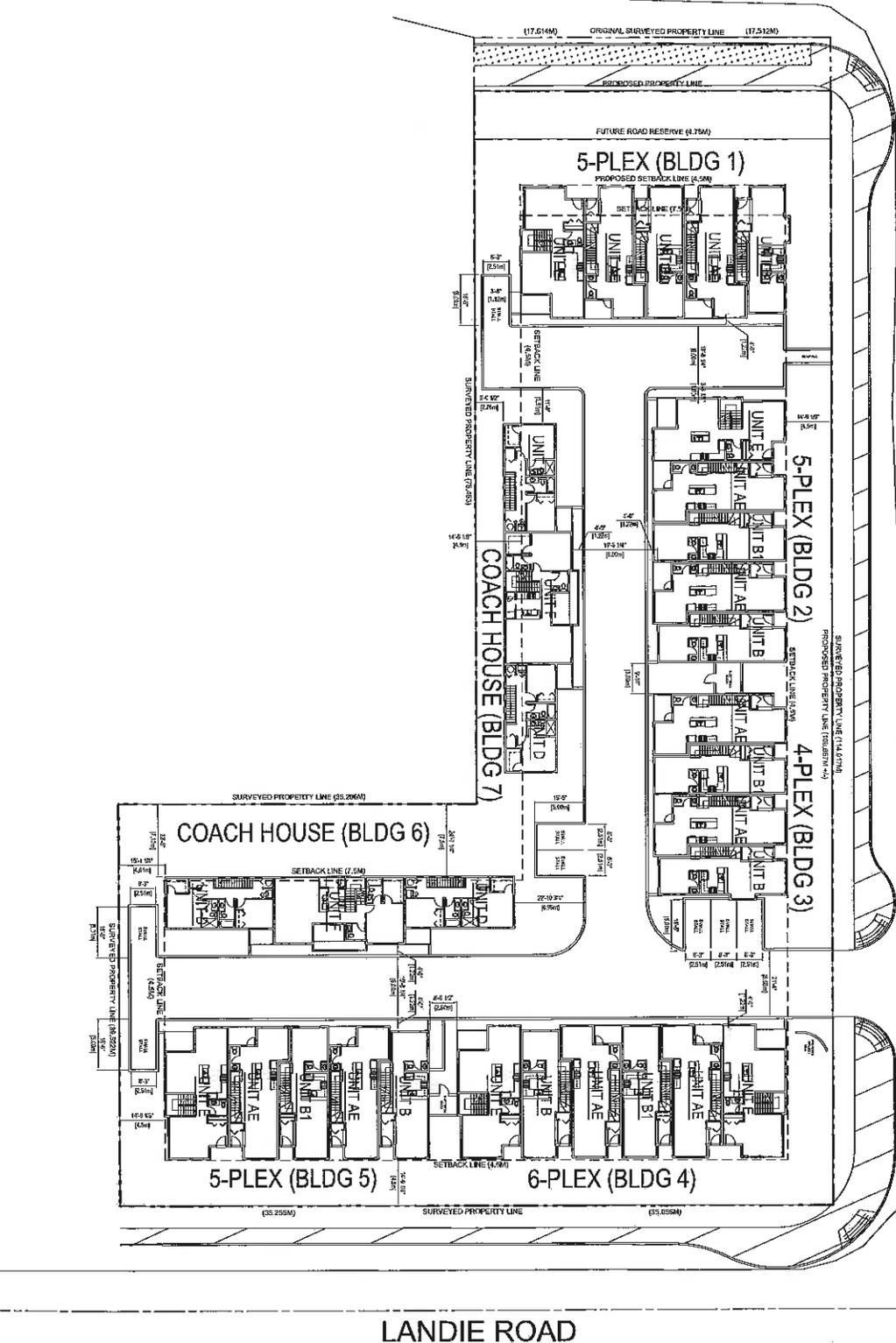
Development Engineering Requirements

Neighbourhood Consultation Summary





LAKESHORE ROAD



SWORDY ROAD

LANDIE ROAD



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 GYRO BEACH

PROJECT NO: 2013-01  
 GROUNDING NO: 2013-01  
 SITE PLAN - LEVEL 02

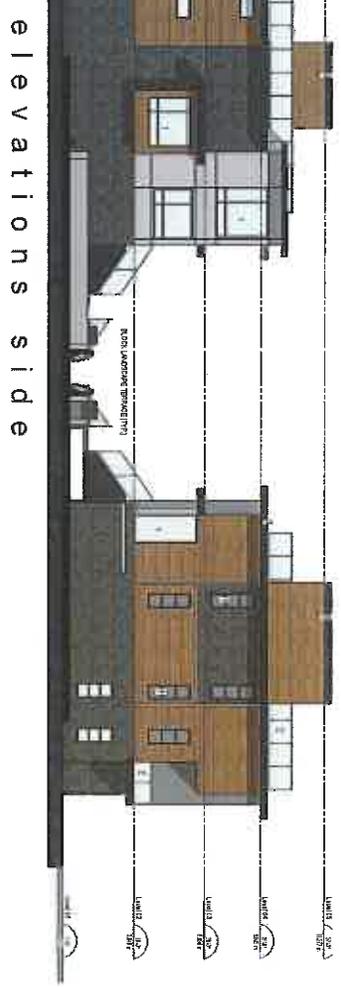
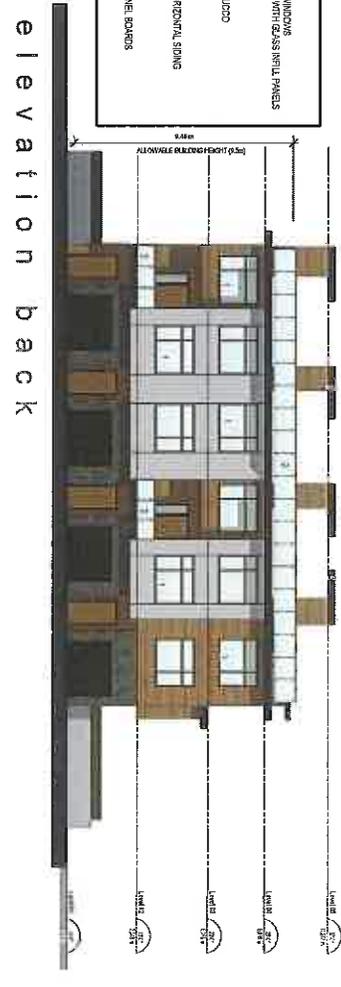
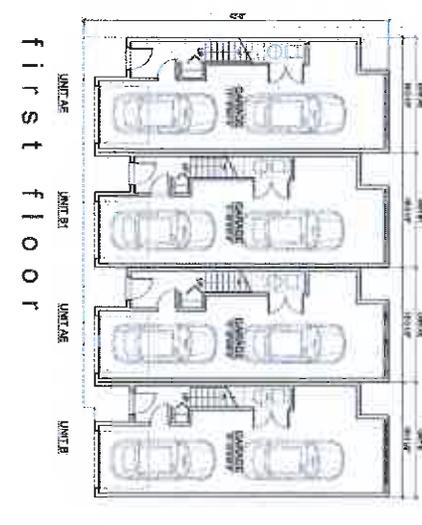
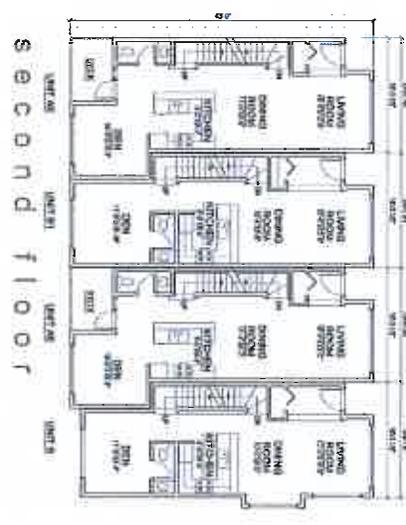
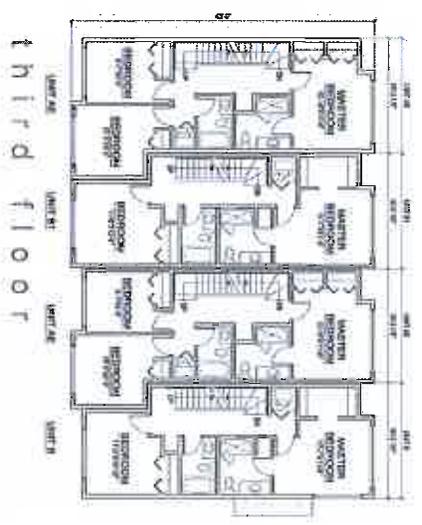
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**MATERIAL LEGEND**

- 1 CLEAR GLASS WINDOWS
- 2 CLEAR GLASS WITH GLASS INFILL PANELS
- 3 BLACK GLASS
- STUCCO
- HORIZONTAL SIDING
- PANEL BOARDS

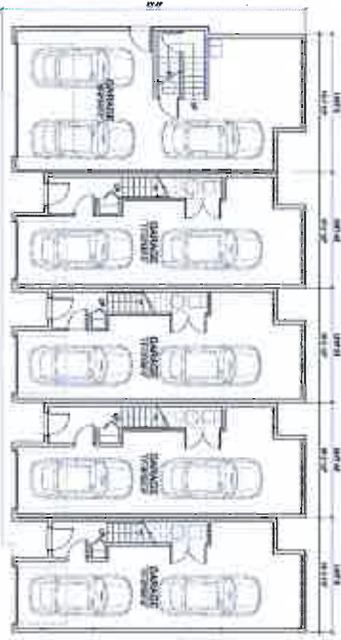
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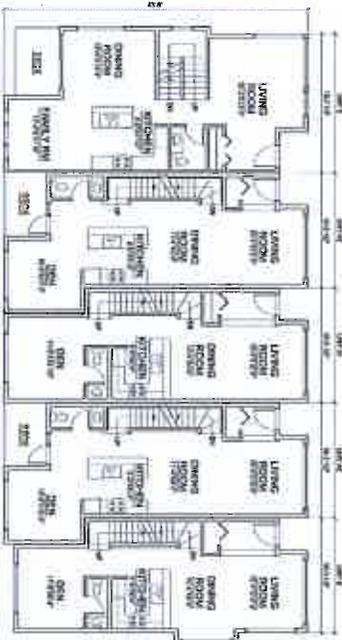
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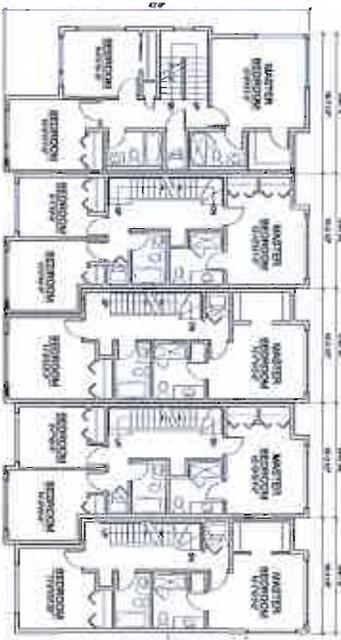
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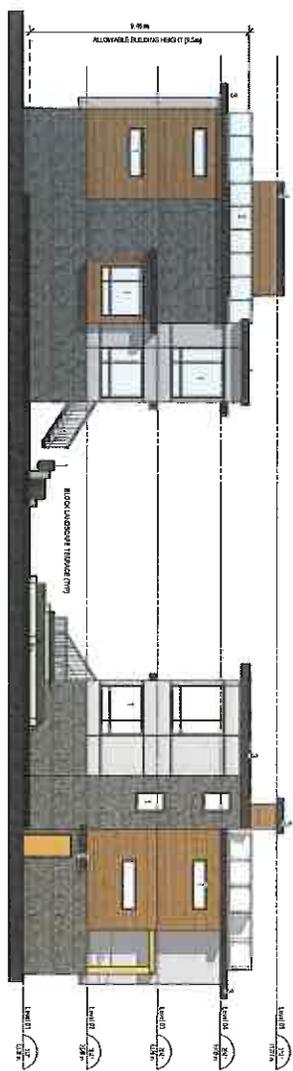
second floor



third floor



elevation side



elevation back



elevation front



**MATERIAL LEGEND**

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2 METAL RAILING WITH GLASS INFILL PANELS		HORIZONTAL SILING			
3 BLACK FINISH					

(BUILDING 1,2,5)

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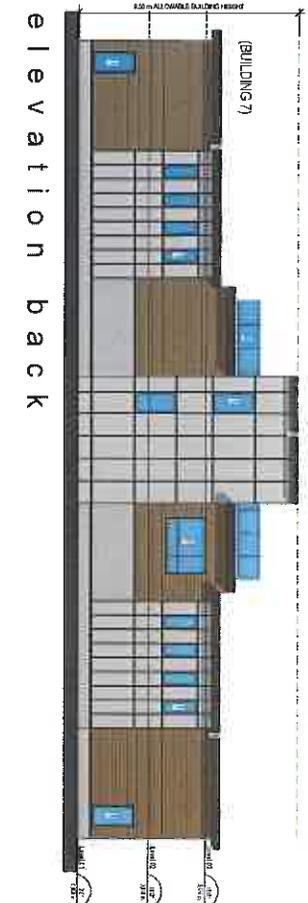
COACH 1



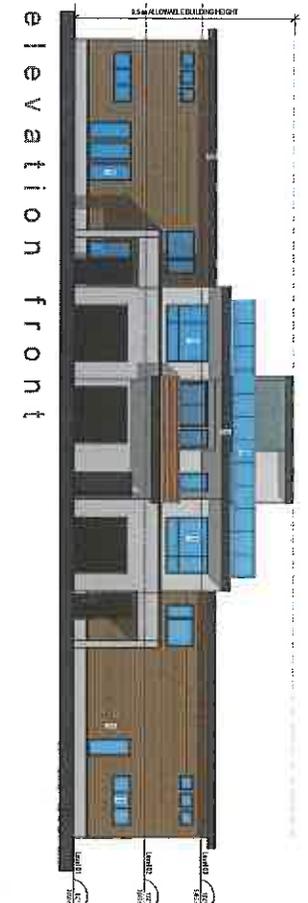
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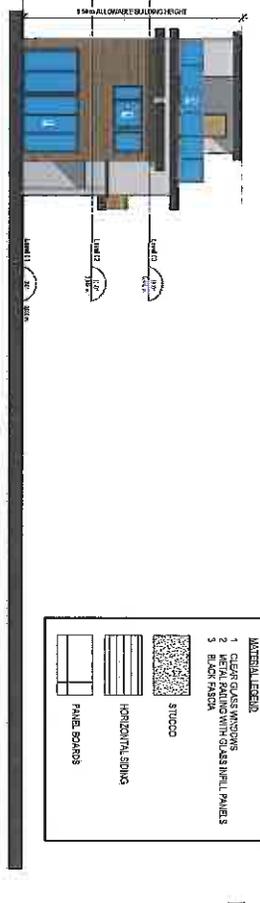
second floor



elevation back



elevation front



elevation side

**MATERIAL LEGEND**

- 1 CLEAR GLASS ANODIZING
- 2 METAL PAINTING WITH GLASS MESH PANELS
- 3 BLACK FINISH

**STUCCO**

**HORIZONTAL SLATS**

**PANEL BOARDS**

- NOT TO SCALE
- NOT APPLICABLE TO THIS UNIT
  - SHOWN AS IS
  - AS SHOWN, SEE SEPARATE DRAWING
  - SEE SEPARATE DRAWING
  - THIS FINISH IS TO BE APPLIED
  - AS SHOWN, SEE SEPARATE DRAWING
  - AS SHOWN, SEE SEPARATE DRAWING



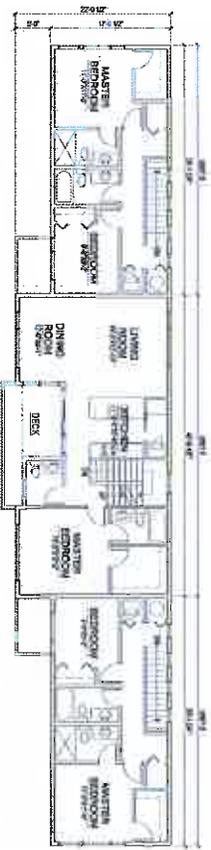
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COACH 2



first floor



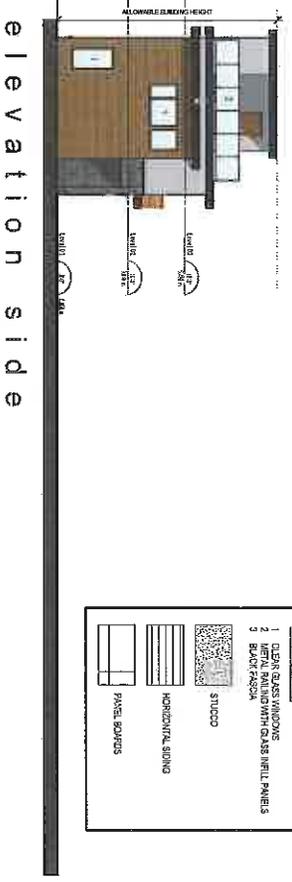
second floor



elevation back



elevation front



elevation side

**MATERIAL LEGEND**

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- 2 BRICK FACADE
- 3 STUCCO
- HORIZONTAL SIDING
- PANEL BOARDS

- Not to Scale:
- OFF FACILITY
  - COLORED OR SHOWN FINISH
  - 2017
  - TO BE FINISHED BY OTHERS
  - EXISTING CURB, DRIVE, SIDEWALK
  - EXISTING SIDEWALK, DRIVE, SIDEWALK
  - EXISTING SIDEWALK, DRIVE, SIDEWALK
  - EXISTING SIDEWALK, DRIVE, SIDEWALK



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PROJECT NO. COACH  
 COACH 2  
 DRAWING NO. DP2.05  
 DATE: 11/11/2017

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** March 5, 2013  
**File No.:** Z13-0007

**To:** Land Use Management Department (AW)

**From:** Development Engineering Manager (SM)

**Subject:** Lakeshore Rd at Swordy Rd Landie Rd - *Revised* - Gyro Beach Development

---

The Development Engineering Department has the following comments and requirements associated with this application to rezone from RU-1 to RM3. The road and utility upgrading requirements outlined in this report will be a requirement of this development.

The Development Engineering Technologist for this project is Sergio Sartori

1. Domestic Water and Fire Protection

- (a) The existing lots are serviced with small diameter water services. The developer's consulting mechanical engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs.
- (b) Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing services and the installation of fire hydrants and one new larger metered water service. The estimated cost of this construction for bonding purposes is **\$30,000.00**
- (c) If it is determined that upgrades to the remaining water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- (d) A water meter is mandatory for this development and must be installed inside the building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost. Boulevard landscaping, complete with underground irrigation system, must be integrated with the on-site irrigation system.
- (e) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

## 2. Sanitary Sewer

- (a) The developer's consulting mechanical engineer will determine the requirements of this proposed development and establish the required size and preferred location of the new service. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal of all existing small diameter services and the installation of a new larger service. The estimated cost of this construction for bonding purposes is **\$20,000.00**

## 3. Storm Drainage

- (a) The developer must engage a consulting civil engineer to provide a storm water management plan which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of a lot grading plan, identify minimum basement elevation (MBE), overland drainage routes, floodplain elevations and setbacks, and provision of a storm drainage service for the lot and /or recommendations for onsite drainage containment and disposal systems. The on-site drainage systems may be connected to the street drainage system with an overflow service. The estimated cost of this construction for bonding purposes is **\$5,000.00**
- (b) The subject development must include the design of drainage facilities for Lakeshore Road, Swordy road and Landie Road fronting this development, including piped drainage systems, drywells, catch basins and curb and gutter construction. The cost of the work was included in the road design calculations.
- (c) Storm drainage systems and overflow service(s) for the site will be reviewed and approved by Engineering when site servicing designs are submitted.

## 4. Road Improvements

- (a) Lakeshore Road must be upgraded to a full urban standard along the full frontage of this proposed development, including curb and gutter, separate sidewalk, storm drainage system including catch basins, manholes / dry-wells, pavement widening and line painting. Also required is a landscaped boulevard complete with underground irrigation system, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost for this construction for bonding purposes is **\$99,000.00**. Not included in the estimate are costs for pole relocations.
- (b) Landie Road must be upgraded to a full urban standard (SS-R5) along the full frontage of this proposed development, including a barrier curb and gutter, monolithic sidewalk, piped storm drainage system including catch basins, manholes / dry-wells and pavement widening. Service upgrades will require additional road cuts. The developer will be required to provide a pavement overlay to the road centerline. Also required is a landscaped boulevard complete with underground irrigation system, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost for this construction for bonding purposes is **\$77,000.00**.

- (c) Swordy Road fronting this development site is presently constructed to a rural paved standard. The road must be upgraded to a full urban standard (SS-R5) along the full frontage of this proposed development, including a barrier curb and gutter, monolithic sidewalk, piped storm drainage system including catch basins, manholes / dry-wells and pavement widening. Service upgrades will require additional road cuts. The developer will be required to provide a pavement overlay to the road centerline. Also required is a landscaped boulevard complete with underground irrigation system, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The estimated cost for this construction for bonding purposes is **\$95,000.00**.

#### 5. Road Dedication and Subdivision Requirements

By registered plan to provide the following:

- (a) Grant Statutory Rights Of Way if required for utility services.
- (b) Provide an additional highway allowance widening along the frontage of Lakeshore of ~10m as indicated on Associated Engineering Preliminary Design Drawing 2383-RW - 101 Rev. No. 3
- (c) Dedicate a corner rounding of a 6.0m radius at the Lakeshore, Swordy Road property line intersection.
- (d) Dedicate a corner rounding of a 6.0m radius at the Swordy, Landie Road property line intersection.
- (e) Lot consolidation.
- (f) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

#### 6. Electric Power and Telecommunication Services

The existing overhead electrical and telecommunication distribution wiring on Lakeshore Road fronting this development must be relocated to an approved offset within the proposed boulevard area. The developer may choose to have the wiring installed in an underground duct system. The buildings must be connected by underground services.

It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost. If the electrical source is on the west side of Lakeshore Road, this source must be in underground ducts.

#### 7. Street Lighting

Street lighting including underground ducts must be installed on Landie Road, Swordy Road and Lakeshore Road fronting on the proposed development. The cost of this requirement is included in the roads upgrading item.

8. Engineering

Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

9. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

10. Bonding and Levy Summary(a) Bonding

Service Upgrades	\$ 55,000.00
Lakeshore Road Frontage Improvements	\$ 99,000.00
Landie Road Frontage Improvements	\$ 77,000.00
Swordy Road Frontage Improvements	\$ 95,000.00

**Total** **\$ 326,000.00**

NOTE: The bonding amount shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so. Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.

The owner must also enter into a servicing agreement in a form provided by the City.

11. Development Permit and Site Related Issues

- (a) The submitted drawings will require a complete redesign to facilitate the additional highway allowance widening along the frontage of Lakeshore Road.
- (b) A site grading plan, a site servicing plan and a storm drainage plan are a requirement of this application. Site servicing issues and road access will be further reviewed and comments related to site development will be addressed when a detailed site development design or building permit application is received.
- (c) Access and Manoeuvrability
  - (i) Vehicular access onto Lakeshore Road will not be permitted. The proposed access location onto Swordy Road is acceptable as shown.
  - (ii) An SU-9 standard size vehicle must be able to manoeuvre onto and off the site without requiring a reverse movement onto public roadways.

12. Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

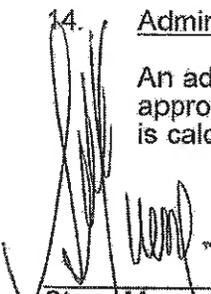
- (a) Area ground water characteristics, including water sources on the site.
- (b) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- (c) Drill and/or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

13. Latecomer Provisions

- a) Under the provisions of the Local Government Act, Latecomer provisions are available for the Storm mains installed on;
  - i) Swordy Road
  - ii) Landie Road
- b) The consulting engineer is to prepare and submit the Latecomer information. The City will prepare the actual Latecomer Agreement(s) and forward to the owner(s) for signature. The Latecomer Agreements must be submitted for Council's adoption prior to the notice to proceed with the works and/or subdivision approval.
- c) The Latecomer Processing Fee: \$1,000.00 (plus HST) per agreement (no charge for 1 day agreements), if applicable.

14. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus HST)



\_\_\_\_\_  
Steve Muenz, P. Eng.  
Development Engineering Manager

SS/jf

Good morning Alec,

**Re: Gyro Beach Townhouse Project - Neighbourhood Consultation**

We are pleased to advise you that we have completed the neighbourhood consultation for the Z317-0007 Rezoning Application.

Below is the list of properties that were contacted within the 50m proximity, 25 properties in total. Not all of the owners were available for a face-to-face meeting, 4 of them received the information in the mail, and 2 of them we spoke with over the phone received the information via email.

Although many did not want to have their comments written down, the general feedback was positive. Some questioned the height, not wanting to see tall buildings in the area, but many are looking forward to seeing the property developed.

List #1

3461 Patsy Road  
3460 Patsy Road  
3528 Landie Road  
3522 Landie Road  
3520 Landie Road  
3519 Landie Road  
3517 Landie Road  
3515 Landie Road  
3511 Landie Road  
3507 Landie Road  
3501 Landie Road

List #2

700 Swordy Road  
718 Swordy Road  
732 Swordy Road  
3461 Lakeshore Road  
3471 Lakeshore Road  
3505 Lakeshore Road  
3511 Lakeshore Road  
3514 Lakeshore Road  
3516 Lakeshore Road  
3517 Lakeshore Road  
3519 Lakeshore Road  
3520 Lakeshore Road  
3525 Lakeshore Road  
3527 Lakeshore Road

Please find attached the following items for your files (8 attachments):

- City map indicating 50m proximity - 1 page
- Information Package handout - 5 pages
- List #1 Contact Sheet & comments, and email confirmation - 3 pages
- List #2 Contact Sheet & comments, and email confirmation - 3 pages
- 4 - letters to unavailable property owners sent via mail, proof of delivery attached - 2 pages ea.

If have any questions and/or require hard copies of anything, please let us know.

Kind regards,

Harold Bewernick  
NORTHERN LIGHTS LAND DEVELOPMENT CORP.  
[info@gyrobeach.ca](mailto:info@gyrobeach.ca)  
off: (250) 860-2400  
fax: (250) 764-8634

Kind regards,

Harold Bewernick  
*NORTHERN LIGHTS LAND DEVELOPMENT CORP.*  
[info@gyrobeach.ca](mailto:info@gyrobeach.ca)  
off: (250) 860-2400  
fax: (250) 764-8634

# COMMUNITY INFORMATION

March 2013

## **Purpose:**

To inform neighbouring residents of the rezoning applications in process, file reference Z13-0007. The application includes a request to rezone the properties from the existing RU-1, Large Lot Housing to RM-3, Low density multi family. All but one of the individual properties is forecast for the requested use within the current Official Community Plan (OCP). An OCP Amendment will be required for the lot that is not already forecast for this use (3510 Landie Road). The seven properties will be consolidated into a single lot to accommodate the requested zone and Development Permit.

## **Subject Properties:**

*Lots 1, 2, 3, 4, 5, 6, DL 134, ODYD, Plan 3232 - and - Lot 1, DL 134, ODYD, Plan 17308*  
602, 610, 620, 630, 640 Swordy Road - and - 3503 Lakeshore Road – and - 3510 Landie Road

## **Project Description:**

The proposal is for a 31 unit townhouse development located on seven lots bounded to the west by Lakeshore Road, the north by Swordy Road and the east by Landie Road. The townhomes will be configured into five 2.5 storey blocks (4-6 units each) adjacent to the street frontages, with two smaller, 2 storey (3 units each) “coach houses” separating the proposed larger buildings from the existing residential properties to the south.

All parking for the units will be covered with a mixture of side by side and tandem garages with additional 7 guest stalls. Parking access will be by a 6.0m internal lane system accessed from Swordy Road. The location of lower density building forms at the southern boundary of the subject site provides a transition between the existing single family residential neighbourhood and the denser multiple family units forecast in the Official Community Plan.

**Method for Feedback:**            Comments and/or Questions

Phone:            New Town Architecture Inc. 250-860-8185  
Email:            info@gyrobeach.ca or pauls@newtownservices.net  
Fax:                New Town Architecture Inc. 250-860-0985

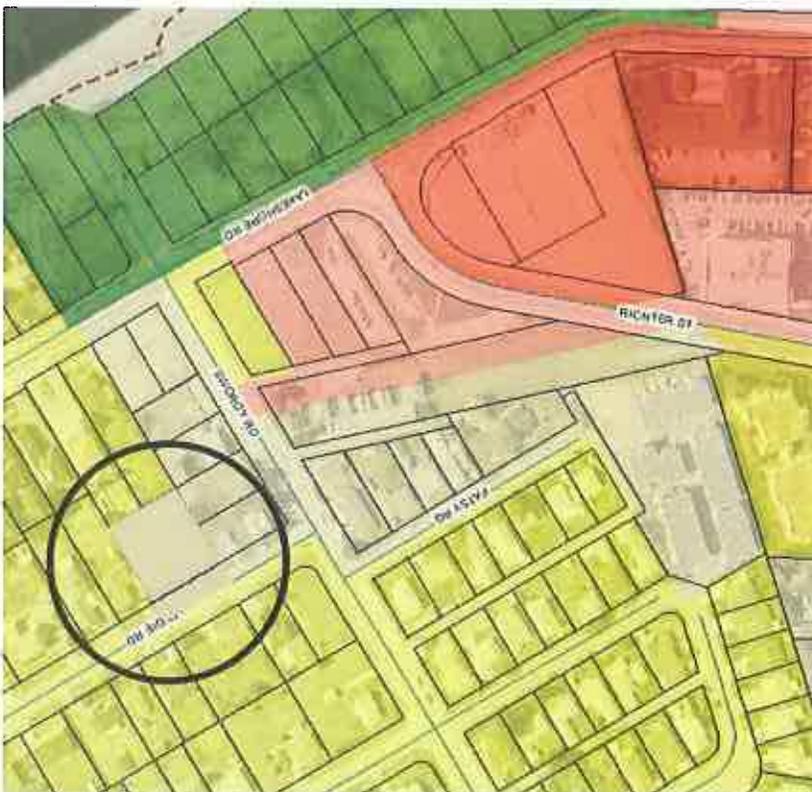
## **Contact Information:**

Agent for Applicant: New Town Architecture Inc., 1464 St Paul St., Kelowna, B.C., V1Y 2E6  
Contact: Pat McCusker, patrickm@newtownservices.net  
Contact: Paul Shuster, pauls@newtownservices.net  
Tel: 250-860-8185 Fax: 250-860-0985

City of Kelowna:        Land Use Management Department  
1435 Water Street, Kelowna, B.C., V1Y 1J4  
Land Use Planner; Alec Warrender, Tel: 250-469-8776 Fax: 250-862-3320

# GYRO BEACH TOWNHOMES

2012.07.24



**PROPOSED OCP ZONING AREA ADJUSTMENT**  
**Lots 1, 2, 3, 4, 5, 6 Plan 3232**  
**& Lot 1 Plan 17308 DL 134 ODYD**

# GYRO BEACH TOWNHOMES

2012.07.24



**CONTEXT MAP**  
Lots 1, 2, 3, 4, 5, 6 Plan 3232  
& Lot 1 Plan 17308 DL 134 ODYD





Z13-0007 - Neighbour Consultation (50m) - As Indicated



City of Kelowna - Accuracy and correctness not guaranteed.

Map: 537 x 426 m -- Scale 1:2,700

# CITY OF KELOWNA

## BYLAW NO. 10843

### **Official Community Plan Amendment No. OCP13-0006 - Northern Lights Land Development Corporation, Inc. No. A0063828 3503 Lakeshore Road, 602, 610, 620, 630 & 640 Swordy Road and 3510 Landie Road**

---

A bylaw to amend the "*Kelowna 2030* - Official Community Plan Bylaw No. 10500".

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

1. THAT Map 4.1 - **GENERALIZED FUTURE LAND USE** of "*Kelowna 2030* - Official Community Plan Bylaw No. 10500" be amended by changing the Generalized Future Land Use designation of Lot 1, District Lot 134, ODYD, Plan 17308, located on Landie Road, Kelowna, B.C., from the Single/Two Unit Residential designation to the Multiple Unit Residential - Low Density designation;
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

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

**CITY OF KELOWNA**  
**BYLAW NO. 10844**  
**Z13-0007 - Northern Lights Land Development Corporation,**  
**Inc. No. A0063828**  
**3503 Lakeshore Road; 602, 610, 620, 630 & 640 Swordy**  
**Road; 3510 Landie Road**

---

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

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

1. THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 2, D.L. 134, ODYD, Plan 3232, located at 3503 Lakeshore Road, Lot 1, D.L. 134, ODYD, Plan 3232, located at 602 Swordy Road, Lot 3, D.L. 134, ODYD, Plan 3232, located at 610 Swordy Road, Lot 4, D.L. 134, ODYD, Plan 3232, located at 620 Swordy Road, Lot 5, D.L. 134, ODYD, Plan 3232, located at 630 Swordy Road, Lot 6, D.L. 134, ODYD, Plan 3232, located at 640 Swordy Road, Lot 1, D.L. 134, ODYD, Plan 17308, located at 3510 Landie Road, Kelowna, B.C., from the RU6 - Two Dwelling Housing zone to the RM3 - Low Density Multiple Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

---

Mayor

---

City Clerk

# REPORT TO COUNCIL



**Date:** April 10, 2013  
**RIM No.** 1250-30  
**To:** City Manager  
**From:** Land Use Management, Community Sustainability (BD)  
**Application:** OCP11-0012/Z11-0027      **Owner:** David & Joan Richter  
**Address:** 964-968 Borden Avenue      **Applicant:** IHS Designs (Chris Vickery)  
**Subject:** Rezoning Application, Extension Request  
**Existing Zone:** RU6 - Two Dwelling Housing  
**Proposed Zone:** RM1 - Four Dwelling Housing

---

## 1.0 Recommendation

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Amending Bylaw Nos. 10626 (OCP11-0012) and 10627 (Z11-0027), Lot 2, District Lot 138, ODYD, Plan 3182, located at 964-968 Borden Avenue, Kelowna, BC, be extended from November 15, 2012 to November 15, 2013.

## 2.0 Purpose

To extend the deadline for adoption of the Official Community Plan and Zone Amending Bylaws from November 15, 2012 to November 15, 2013.

## 3.0 Land Use Management

Section 2.12.1 of Procedure Bylaw No. 10540 states that:

In the event that an application made pursuant to this bylaw is one (1) year old or older and has been inactive for a period of six (6) months or greater:

- a) The application will be deemed to be abandoned and the applicant will be notified in writing that the file will be closed;
- b) Any bylaw that has not received final adoption will be of no force and effect;
- c) In the case of an amendment application, the City Clerk will place on the agenda of a meeting of Council a motion to rescind all readings of the bylaw associated with that Amendment application.

Section 2.12.2 of the Procedure Bylaw makes provision that upon written request by the applicant prior to the lapse of the application, Council may extend the deadline for a period of twelve (12) months by passing a resolution to that affect.

Bylaw Nos. 10626 and 10627 received second and third readings on November 15, 2011 after the Public Hearing held on the same date. The applicant wishes to have this application remain open for an additional twelve (12) months. They were ready to complete the requirements prior to the expiry date, however a petition against the lane construction required for this application was received by the City which has since been resolved. This project remains unchanged and is the same in all respects as originally applied for.

The Land Use Management Department recommends Council consider the request for an extension favourably.

**Report prepared by:**

---

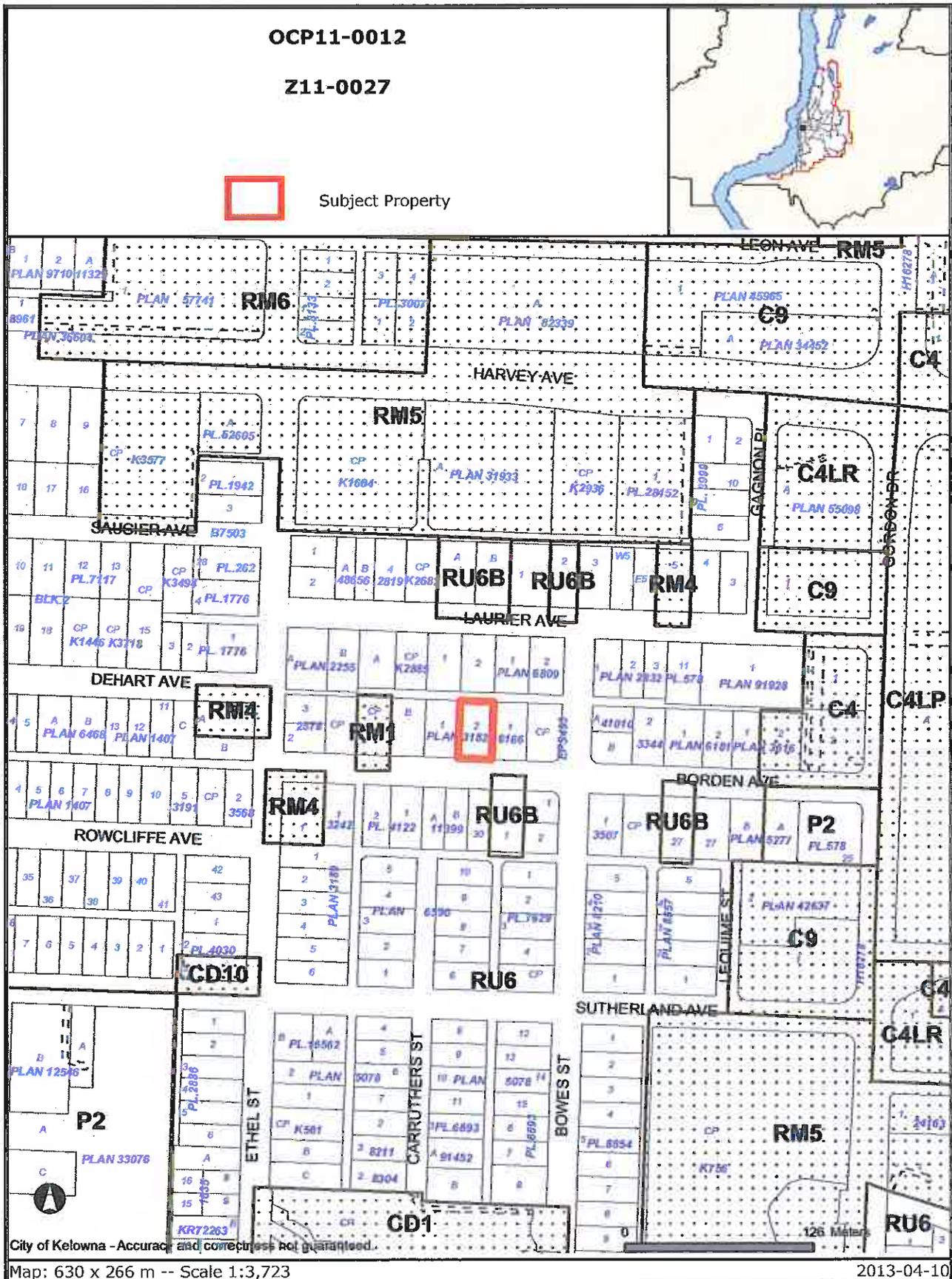
Birte Decloux, Land Use Planner  
/hb

**Reviewed by:**  Todd Cashin, Manager, Environment & Land Use

**Approved for Inclusion**  Doug Gilchrist, Acting General Manager, Community Sustainability

**Attachments:**

Site Plan



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

# Report to Council



**Date:** March 18, 2013

**Rim No.** 1330-01

**To:** City Manager

**From:** Todd Cashin, Manager Environment and Land Use

**Subject:** Aquatic Habitat Inventory

Report Prepared by: Tracy Guidi, Sustainability Coordinator and James Moore, Planner II

---

## **Recommendation:**

THAT Council receives, for information, the report from the Manager Environment and Land Use dated March 18, 2013, with respect to Aquatic Habitat Inventory.

## **Purpose:**

To inform Council on the recently completed City of Kelowna Aquatic Habitat Inventory.

## **Background:**

Since 2005, the City has been utilizing the Sensitive Habitat Inventory and Mapping (SHIM) process to inventory and map all of the watercourses within Kelowna. This information assists staff in ensuring that future development is consistent with best management practices (BMPs).

This past year, with grants from the Okanagan Basin Water Board (OBWB) and the BC Real Estate Foundation (BC REF), the City was able to contract Ecoscape Environmental Consultants Ltd. (Ecoscape) to:

- Utilize the SHIM process to map the remaining 30.2 km of water courses and classification of all agricultural watercourses. This completes 151 km of mapping of natural and channelized streams, constructed ditches, springs and over 200 wetlands.
- Document the fish bearing status of 33 watercourses and associated tributaries. Fish bearing information provides additional insight into the habitat value and capabilities of Kelowna watercourses.
- Amassed SHIM data for all watercourses and with the fish bearing status of each, creating an Aquatic Habitat Inventory, which can be utilized in land use planning and community education.

Completing Kelowna's Aquatic Habitat Inventory achieves multiple concurrent objectives. The information will allow staff and Council to make more informed decisions. Developers, consultants and the general public can utilize the baseline data to improve submissions and their general understanding of the natural environment and natural features.

Moving forward with these inventories, staff will:

- Work with Ministries of Agriculture and Forests, Lands and Natural Resource Operations to utilize the recently collected SHIM and fish presence information to promote best practices around watercourses in agricultural areas;
- Go through the Official Community Plan (OCP) amendment process to refine the Natural Environmental Development Permit system to ensure that it reflects the most up-to-date information;
- Post SHIM information on-line at kelowna.ca for use by the public, non-profit organizations and local consulting firms; and
- Provide data for inclusion on the provincial Community Mapping Network ([www.cmnb.ca](http://www.cmnb.ca)).

**Internal Circulation:**

Acting General Manager Community Sustainability  
Acting Director Policy and Planning  
Director Communications  
Environment and Land Use Planner II  
Sustainability Coordinator

**Existing Policy:**

OCP Objective 6.1: Protect and enhance Kelowna's biodiversity.

OCP Policy 6.1.1: **Natural Ecosystem Management.** Ensure the protection of biodiversity, the conservation of critical habitats and the sustainable use of biological resources through the incorporation of an integrated ecosystem management approach and the use of best available knowledge.

**Financial/Budgetary Considerations:**

The City of Kelowna received two grants to complete this project, which in addition to staff time covered all costs associated with the project:

- Okanagan Basin Water Board (OBWB): \$20,000
- BC Real Estate Foundation (BC REF): \$14,000

**Considerations not applicable to this report:**

**Legal/Statutory Authority:**

**Legal/Statutory Procedural Requirements:**

**Personnel Implications:**

**Communications Comments:**

**External Agency/Public Comments:**

**Alternate Recommendation:**

Submitted by:

T. Cashin, Manager, Environment and Land Use

Approved for inclusion:



DG

cc:

Acting General Manager Community Sustainability

Acting Director Policy and Planning

Director Communications

# Report to Council



**Date:** April 9, 2013  
**Rim No.** 0165-20  
**To:** City Manager  
**From:** Graham March, Planner Specialist  
**Subject:** 2012 Development Statistics Report

---

## **Recommendation:**

THAT Council receives for information the report of the Planner Specialist, dated April 9, 2013, with respect to the 2012 Development Statistics Report.

## **Purpose:**

To provide Council with a summary of residential, commercial, industrial and institutional development for 2012, as measured by building permit issuances.

## **Background:**

The Policy & Planning Department has been compiling the monthly statistics and preparing the annual Development Statistics report since 1987.

It is not unusual for building permit issuances to increase or decrease from one year to the next. The OCP takes these types of fluctuations into account and projects on the basis of averages. As such, in any given year, building permit issuances may vary quite a bit from the average figure cited in the OCP. It is for this reason that the OCP projects in five year, rather than one year increments.

The attached [2012 Development Statistics report](#) summarizes the number and location of residential, commercial, industrial and institutional building permits issued during 2012. For comparison, the report also provides the current year to the previous five year and 10 year averages.

### **Residential**

- Building permits were issued for 559 new residential units in 2012. The most recent five year average is 765 units per year and the most recent 10 year average is 1,316 units per year. The 10 year average is high due to the unusually high number of

permits issued in the mid-2000s. Residential permits issued during that time were into the thousands annually and have not been seen at this rate before or since.

- The Glenmore/Dilworth sector saw the highest percentage of new residential development in 2012 and this has been the case for the past four years.
- The residential housing split was approximately 66% single/semi-detached and 34% multiple housing. The Official Community Plan (OCP) calls for 43% single/semi-detached housing and 57% multiple housing over the next 20 years.
- Of the 559 residential permits issued in 2012, 15% were in an Urban or Village Centre. Of these permits issued in Urban or Village Centres, 77% were issued for multiple housing units.
- Kelowna residential building permits represented approximately 68% of all residential development in the Regional District of Central Okanagan.

### **Commercial**

- Building permits were issued for 471,793 square feet of new commercial space in 2012. The most recent five year average is 297,657 square feet per year and the most recent 10 year average is 338,694 square feet per year.
- 2012 saw the second highest amount of new commercial space added since 2003. Approximately 40% of this was for parkade developments in the Landmark area as well as in South Pandosy.
- The Central City sector, which includes the Landmark area, accounted for 51% of new commercial floor space in 2012.
- Of the new commercial floor space added, 76% was in an Urban or Village Centre.
- Based on the past two years, Kelowna is well ahead of the projected commercial floor space needed between 2011 and 2016, as per the OCP.

### **Industrial**

- Building permits were issued for 73,368 square feet of new industrial space in 2012. The most recent five year average is 145,843 square feet per year and the most recent 10 year average is 226,079 square feet per year.
- Approximately 60% of this new industrial is located in the Highway 97 sector.
- No new industrial was added in the Urban or Village Centres. This is typical and the OCP provides for a very limited supply of industrial in these areas.

### **Institutional**

- Building permits were issued for 25,131 square feet of new institutional in 2012. The most recent five year average is 205,562 square feet per year and the most recent 10 year average is 244,545 square feet per year.

- The private sector accounted for 62% of the new institutional development in 2012. This includes a permit for a 15,000 square foot airplane maintenance building at 5650 Aerospace Drive. Seeing the majority of institutional development coming from the private sector is atypical of recent trends where the public sector usually accounts for the bulk of the new institutional development.
- No new institutional development was added in the Urban or Village Centres. The Kelowna General Hospital and the University of British Columbia campus have historically been significant contributors to public institutional; however, neither is located in an Urban or Village Centre.

In summary, it can be stated that this year's residential building activity is lower than the most recent five-year average, and well below the most recent 10 year average. However, when compared to a shorter timeframe, 2012 was just slightly below the most recent four year average of 598 units per year. In 2012, the City issued building permits for 136 more units than in 2011 and 106 more units than in 2009. Industrial development is below the five and 10 year averages but has been more consistent over the past three years. Institutional development dropped significantly relative to the past five year average and is at its lowest level of the past decade. It should be noted that institutional development has generally been publicly funded and there were no significant permits issued for KGH or UBCO in 2012. The one area to go against the recent trend and show a significant increase over the most recent five years trend was in commercial development. Commercial activity levels have been increasing annually since 2008, and 2012 saw permits issued for the most square footage of commercial space since 2003.

The attached Development Statistics summary provides further details on the 2012 building activity and is currently posted on the City's web page for public information.

**Considerations not applicable to this report:**

**Internal Circulation:**

**Legal/Statutory Authority:**

**Legal/Statutory Procedural Requirements:**

**Existing Policy:**

**Financial/Budgetary Considerations:**

**Personnel Implications:**

**External Agency/Public Comments:**

**Communications Comments:**

**Alternate Recommendation:**

Submitted by:

G. March, Planner Specialist

G. Stephen, Long Range Planning Manager

**Approved for inclusion:**

Shelley Gambacort, Acting Director of Policy & Planning



# 2012 Development Statistics

March 2013



## TABLE OF CONTENTS

	<u>Page</u>
<u>Highlights</u>	2
<u>Definitions</u>	6
<u>Background</u>	
City of Kelowna Sector Map	8
Urban Centres and Villages Centres Map	9
<u>2012 Development Summary</u>	
Subdivision and Building Permit Statistics	10
2012 Development Summary	11
2012 Development Statistics within Urban Centres and Village Centres	12
2012 Development Statistics by Urban Centre and Village Centre	13
<u>Development Statistics - Previous Year Comparisons</u>	
Development Summary 2008 - 2012	14
Development Summary 2008 - 2012 Comparison Graphs	15
10 Year Development Summary, Residential and Industrial	16
10 Year Development Summary, Commercial and Institutional	17
Region Wide Residential Construction Statistics, 2008-2012	18
Residential Development Summary by Sector and Housing Type, 2008-2012	19
Development Statistics by Sectors, 2008-2012	21

*This report is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be  
verified.*

## HIGHLIGHTS

*Note: Statistics contained within this report relate only to building permit issuances for the year 2012 and do not account for cancelled permits.*

- **The total dollar value for all building permits issued in 2012 was \$286,267,389.** The average total dollar value for all building permits issued over the last five years (2008-2012) is approximately \$380,140,967 (see figure p.10).
- **84 lots were given final subdivision approval by the City of Kelowna in 2012.** This number represents a 12% decrease from the 96 lots given final approval in 2011 and a 74% decrease from the 318 lots in 2010. 2012 saw the second fewest number of lots given final approval over the past 5 year (2008-2012); 2009 had the fewest at 76. On average, 484 lots have been given final subdivision approval each year since 2003. 2003 to 2008 saw significantly more lots given final approval than 2009 to 2012 (see figure p.10).

### Residential Development

- **By the end of 2012, residential building permits had been issued for 559 new units** (includes single detached, semi-detached, secondary suite (including carriage house), mobile home, and multiple housing units)). This total represents an increase of 136 units from 2011. On average, 765 units have been issued a permit between 2008-2012, and 1,316 units each year since 2003 (see figures p. 14-16). As a note, revised secondary suite policy was adopted by Council in September 2012. Under the new policy, secondary suites in accessory buildings are now referred to as "carriage house" (see Definitions p.6).
- **For the fourth consecutive year, the highest percentage of new residential development was concentrated in the Glenmore/Dilworth sector with 132 units (24%).** The sectors tied with the second highest percentage of new residential development were the Southwest Mission and Highway 97 with 98 units, or 18% each. Following these, the next highest number of permits issued was for the Rutland sector with 56 units (10%). The North Mission/Crawford sector and the Belgo/Black Mountain sector both had 9%. The remaining new residential development was distributed between the remaining sectors with none receiving more than 6% of the overall new units (see figures p. 11 & 19-22).

The distribution of development in the top two sectors was the same as the last two years with the highest percentage being in Glenmore/Dilworth, followed by the Southwest Mission. This was the first time over the past 5 years that the Highway 97 sector ranked in the top three for residential permits issued. 48 of the 98 units in the Highway 97 sector were issued for a 48 unit apartment building on Academy Way.

- **The 2012 city-wide housing split was approximately 66% single/semi detached housing units and 34% multiple housing units.** This is a 13% increase over the multiple unit housing split from 2011. 2011 saw the highest percentage of single/semi detached and the lowest percentage of multiple housing in at least 20 years. The yearly average over the past five years (2008-2012) has been 48% single/semi detached units and 52% multiple housing units. The average since 2003 has been 43% single/semi detached and 57% multiple housing units per year (see *figures pp. 14-16*).
- **Of the 368 single/semi detached housing permits issued (including duplexes, suites and mobile homes) 25% (91 units) were in the Southwest Mission sector, 17% (63 units) were in the Glenmore/Dilworth sector, and 14% (50 units) were in the Highway 97 sector.**
- **Of the 191 multiple housing permits issued this year, 36% (69 units) were in the Glenmore/ Dilworth sector, 25% (48 units) were in the Highway 97 sector, and 13% (25 units) were in Rutland.** The remaining multiple housing permits were issued for the North Mission/Crawford (12%), South Pandosy/KLO (5%), Southwest Mission (4%), Central City (4%), and Belgo/Black Mountain (2%). No multiple housing permits were issued for the McKinley and Southeast Kelowna sectors in 2012.

2012 saw permits issued for the third fewest multiple housing units in the past 10 years. However, permits were issued for 101 more multiple housing units in 2012 than in 2011 (the fewest in the last decade). The only significant multiple unit housing development to receive a permit in 2012 was a 48 unit apartment building on Academy Way.

- **By the end of 2012, residential building permits had been issued for 82 new units within the Urban or Village Centres, or 15% of the 559 total units.** Compared to this, 47 of the 423 total residential units (11%) in 2011 were in an Urban or Village Centre, 60 of 956 new residential units (6%) in 2010, while in 2009, 105 of the 453 new residential units (23%) were constructed in an Urban or Village Centre (see *figures pp. 12 & 13*).

Of the 82 new residential units within the Urban or Village Centres in 2012, 63, or 77%, were multiple housing units. 48 of the 63 multiple housing units are part of a new four storey apartment building at 975 Academy Way located in the University South Village Centre.

The Urban Core Area was introduced with adoption of the 2030 Official Community Plan (OCP Map 5.1). 2012 saw residential building permits issued for 98 new units within the Urban Core Area. Of these 98 new residential units, 41, or 42%, were multiple housing units. Secondary Suites comprised 35 units, or 36% of the new residential units located in the Urban Core Area.

- In 2012, Kelowna represented 68% of all residential development within the RDCO, while it represented 76% in 2011, 77% in 2010, 51% in 2009, and 71% in 2008. This statistic for 2012 is slightly lower than the historical 5 year (2008-2012) average of 69% (see figures p. 18).

The RDCO is comprised of the City of Kelowna, the RDCO, the District of West Kelowna, the District of Peachland, and the District of Lake Country.

### Commercial Development

- 2012 commercial development totaled 471,793 square feet. Over the last five years (2008-2012) 1,488,284 square feet of commercial space was added, for an average of approximately 297,657 square feet per year. Since 2003, an average of 338,694 square feet has been added per year (see figures pp. 14, 15 & 17).

2012 saw building permits issued for the second largest amount of commercial area in the past decade; second only to 2003. By far the largest commercial project issued a permit in 2012 was in the Capri/Landmark Urban Centre. This project was the 177,850 square foot, 5 storey Landmark VI parkade.

- In 2012, 51% of the total commercial square footage was in the Central City sector (242,100 sq ft), 18%, was in the Highway 97 N sector (86,859 sq ft), and the South Pandosy/KLO sector, the Glenmore/Dilworth sector, and the Rutland sector each had roughly 10%.
- Commercial development within the Urban or Village Centres totaled 356,954 square feet, or 76% of the 471,793 square feet of the commercial development added in 2012. Compared to this, 244,151 of the 294,766 square feet, or 83%, of commercial development issued a permit in 2011 was in an Urban or Village Centre, while 249,496 of the 258,651 square feet (96%) of commercial space in 2010 was in an Urban or Village Centre (see figures p. 12-13).

### Industrial Development

- 2012 industrial development totaled 73,368 square feet. Over the last five years (2008-2012) 729,216 square feet of industrial space has been added, for an average of approximately 145,843 square feet per year. The average since 2003 has been 226,079 square feet per year (see figures p. 14-16).

Some of the largest industrial projects approved in 2012 included a 18,052 square foot new industrial facility at 837 McCurdy Pl, a 16,620 square foot one storey warehouse at 2600 Enterprise Way., and 15,268 square feet of industrial space at 856 McCurdy Pl.

- The majority of the industrial activity was in the Highway 97 N sector, with 43,775 square feet, or 60% of the total industrial square footage approved in Kelowna in 2012 (see figure p. 11).

- **Of the 73,368 square feet of the industrial development issued permits in 2012, none of it was in the Urban or Village Centres.** 2011 also saw no permits issued for industrial development in the Urban or Village Centres. Compared to this, 2010 only had 0.5% industrial space added in an Urban or Village Centre. In 2009, there was no industrial space constructed was in an Urban or Village Centre, while 2% of the 138,653 square feet of industrial space constructed in 2008 was in an Urban or Village Town Centre. *(It should be noted that the OCP Future Land Use map provides for only a very limited supply of industrial land within the Urban and Village Centres so these ratios are not an indication that industrial development is inconsistent with OCP provisions.)*

### Institutional Development

- **2012 institutional development totaled 25,131 square feet.** Over the last five years (2008-2012) 1,027,808 square feet of institutional space was added, for an average of 205,562 square feet per year. The average since 2003 has been 244,545 square feet per year. In 2012, the private sector initiated 62% of the total institutional development in the City while the public sector initiated the 38%. This is a significant increase over 2011 when the private sector accounted for less than 1% of the total institutional development *(see figures pp. 14, 15 & 17).*

Some of largest new institutional projects approved in 2012 included an 8,816 square foot addition to the gymnasium at UBC, as well as a 15,000 square foot addition for Flightcraft Ltd., at 1-5650 Aerospace Dr.

- **Of the 25,131 square feet of new institutional development within the City of Kelowna in 2012, none of it was in the Urban or Village Centres.** Compared to this, only 5,097, or less than 1% of the 139,674 in 2011 was in an Urban or Village Centre, while 4,716 square feet, or 19% of institutional space in 2010 was in an Urban or Village Centre. In 2009, 1% of the total institutional space issued a permit was in an Urban or Village Centre. *(It should be noted that two of Kelowna's largest institutions, UBCO and the Hospital, are not within Urban or Village Centres (see figures pp.12-13)).*

### Demolitions & Embodied Energy

- **In 2012, demolition permits were issued for 89 buildings for approximately 130,000 square feet.** The embodied energy of these buildings is estimated at 3,265 tonnes of CO<sub>2</sub>.

## DEFINITIONS

*(From the City of Kelowna Zoning Bylaw No. 8000)*

**Apartment Housing** means any physical arrangement of attached dwelling units, intended to be occupied by separate households, which does not conform to the definition of any other residential use class.

**Carriage House** means an additional dwelling unit located within an accessory building that is subordinate to the principal dwelling unit and is a single real estate entity. The total floor space is no more than 90m<sup>2</sup> in area, and has a floor space less than 75% of the total habitable floor space of the principal building.

**Embodied Energy** means the available energy that was used in the work of making a product. Embodied energy is an accounting methodology which aims to find the sum total of the energy necessary for an entire product lifecycle. This lifecycle includes raw material extraction, transport, manufacture, assembly, and installation. In our calculations we do not include the embodied energy for disassembly or deconstruction.

**General Commercial** includes all commercial development in all commercial zones except office and hotel/motel uses.

**Hotel** means a building or part thereof with a common entrance lobby and shared corridors, which provides sleeping accommodation for transient visitors and may include public facilities such as restaurants, banquet, beverage, meeting and convention rooms, recreation facilities and personal service establishments for the convenience of guests. The maximum length of stay is no more than 240 days.

**Mobile Home** means a single or multiple section single detached dwelling unit (CSA Z240 and CSA A277 certified standards or BC Building Code standards) for residential occupancy designed to be transportable on wheels.

**Motel** means a building or group of buildings divided into self-contained sleeping or dwelling units, each with a separate exterior entrance and convenient access to on-site parking. Motels may include eating and drinking establishments and personal service establishments. The maximum length of stay is no more than 240 days.

**Offices** means development primarily for the provision of professional, management, administrative, consulting, or financial services in an office setting. Typical uses include but are not limited to the offices of lawyers, accountants, travel agents, real estate and insurance firms, planners, clerical and secretarial agencies. This includes construction and development industry offices but excludes government services, the servicing and repair of goods, the sale of goods to the customer on the site, and the manufacture or handling of a product.

**Private Institutional** includes irrigation and utility companies, private schools, nursing homes and private hospitals, sports clubs, and churches.

**Public Institutional** includes government facilities, public schools, universities and colleges, as well as public hospitals.

**Row Housing** means a development containing three or more dwelling units with a separate exterior entrance at grade that shares no more than two party walls with adjacent dwelling units. No part of any dwelling is placed over another in part or whole and every dwelling shall have a separate, individual, direct access to grade.

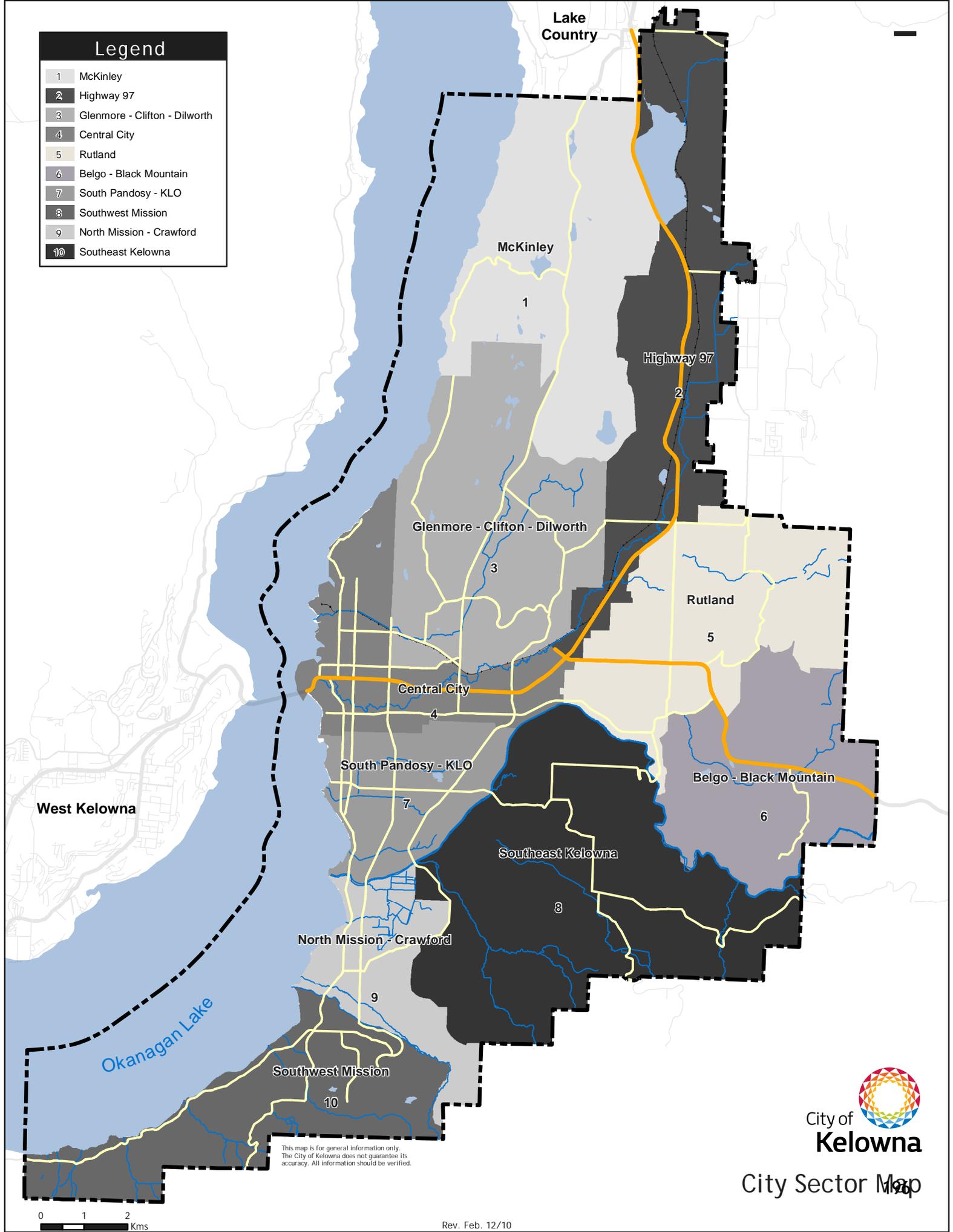
**Secondary Suite** means an additional **dwelling** unit located within a residential building that has a total floor space of no more than 90m<sup>2</sup> in area, having a floor space less than 40% of the total habitable floor space of that building, and is subordinate to the principal **dwelling** unit and is a single real estate entity. This use does not include **duplex housing, semi-detached housing, apartment housing, or boarding and lodging houses.**

**Semi-Detached Housing** means a building containing dwelling units connected above or below grade and designed exclusively to accommodate two households living independently in separate dwellings side by side, each having a separate entrance at, or near, grade.

**Single Detached Housing** means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use class may contain a secondary suite. This use includes modular homes that conform to the CSA A277 standards, but not a mobile home designed to CSA Z240 standards.

# Legend

- 1 McKinley
- 2 Highway 97
- 3 Glenmore - Clifton - Dilworth
- 4 Central City
- 5 Rutland
- 6 Belgo - Black Mountain
- 7 South Pandosy - KLO
- 8 Southwest Mission
- 9 North Mission - Crawford
- 10 Southeast Kelowna



This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



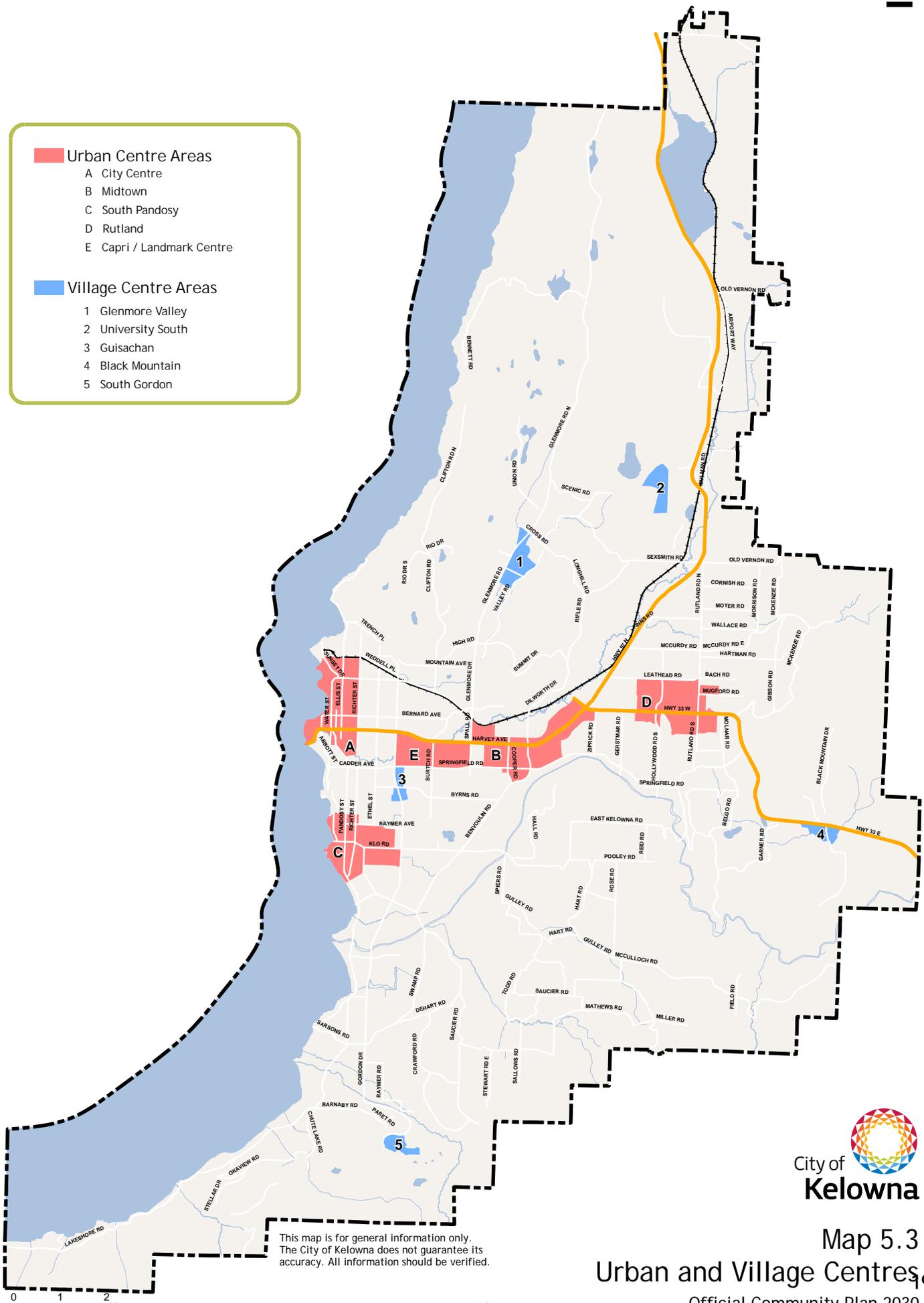
## City Sector Map

**Urban Centre Areas**

- A City Centre
- B Midtown
- C South Pandosy
- D Rutland
- E Capri / Landmark Centre

**Village Centre Areas**

- 1 Glenmore Valley
- 2 University South
- 3 Guisachan
- 4 Black Mountain
- 5 South Gordon



This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

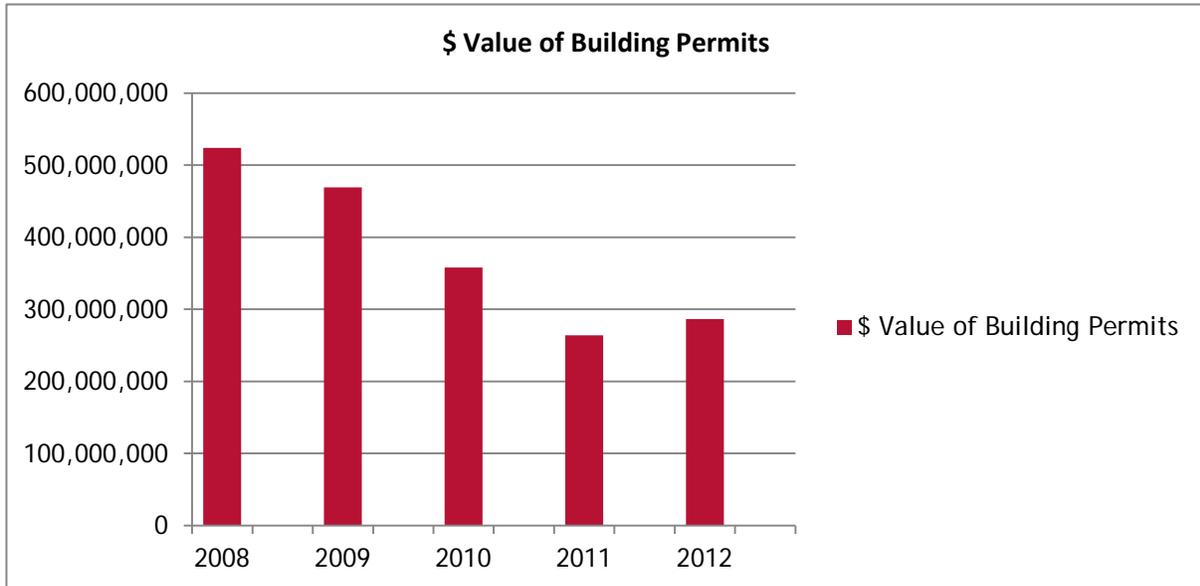


# Building Permit and Subdivision Statistics

## \$ Value of Building Permits

	2008	2009	2010	2011	2012
\$ value of building permits	523,705,347	469,095,187	357,726,126	263,910,786	286,267,389

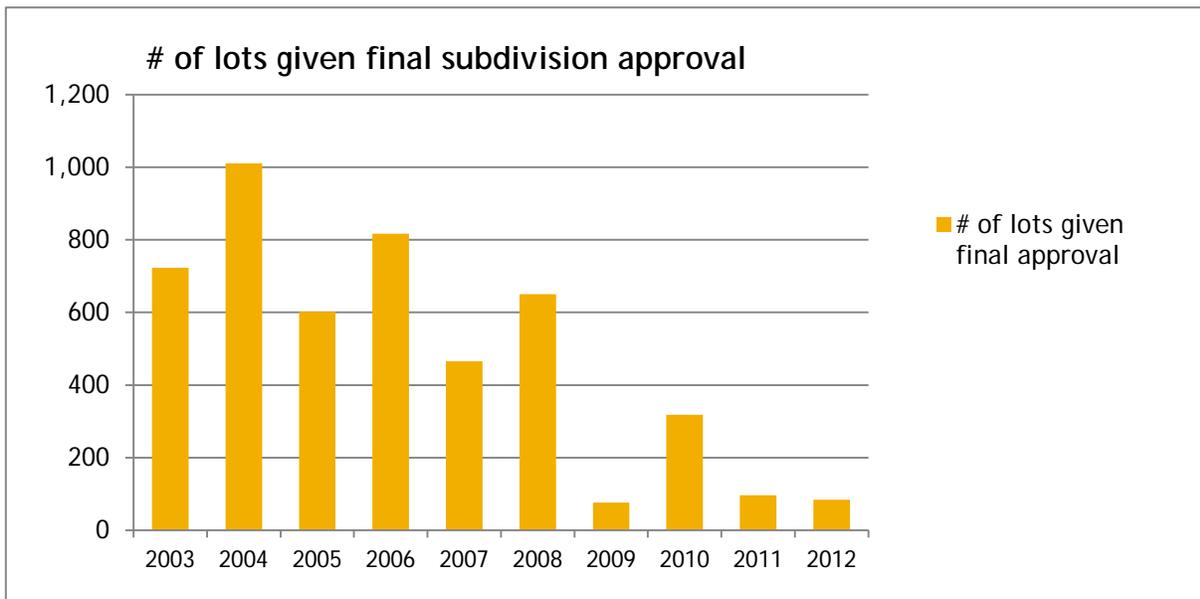
\* average value of building permits between 2008-2012 = \$ 380,140,967



## Subdivision Statistics

# of lots given final approval	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
	723	1,010	602	817	465	650	76	318	96	84

\* average number of lots given final approval 2003-2012 = 484



## 2012 DEVELOPMENT SUMMARY

### Residential Totals by Housing Type (in number of housing units)

SECTOR	Single Detached	Semi-Detached	Secondary Suites	Row Housing	Apartment Units	Mobile Home	TOTAL
Sector 1 - McKinley	4	0	0	0	0	0	4
Sector 2 - Highway 97	28	0	22	0	48	0	98
Sector 3 - Glenmore/Clifton/Dilworth	48	0	15	69	0	0	132
Sector 4 - Central City	7	4	14	7	0	0	32
Sector 5 - Rutland	11	2	15	17	8	3	56
Sector 6 - Belgo/Black Mountain	36	0	7	4	0	0	47
Sector 7 - South Pandosy/KLO	7	4	9	9	0	0	29
Sector 8 - Southeast Kelowna	13	0	2	0	0	0	15
Sector 9 - North Mission/Crawford	18	0	8	22	0	0	48
Sector 10 - Southwest Mission	86	0	5	7	0	0	98
<b>CITY TOTAL</b>	<b>258</b>	<b>10</b>	<b>97</b>	<b>135</b>	<b>56</b>	<b>3</b>	<b>559</b>

### Commercial Totals in Square Feet

SECTOR	General	Office	Hotel / Motel	TOTAL
Sector 1 - McKinley	0	0	0	0
Sector 2 - Highway 97	3,406	0	83,453	86,859
Sector 3 - Glenmore/Clifton/Dilworth	47,463	0	0	47,463
Sector 4 - Central City	229,051	13,049	0	242,100
Sector 5 - Rutland	30,448	15,787	0	46,235
Sector 6 - Belgo/Black Mountain	0	0	0	0
Sector 7 - South Pandosy/KLO	14,551	34,585	0	49,136
Sector 8 - Southeast Kelowna	0	0	0	0
Sector 9 - North Mission/Crawford	0	0	0	0
Sector 10 - Southwest Mission	0	0	0	0
<b>CITY TOTAL</b>	<b>324,919</b>	<b>63,421</b>	<b>83,453</b>	<b>471,793</b>

### Industrial Totals in Square Feet

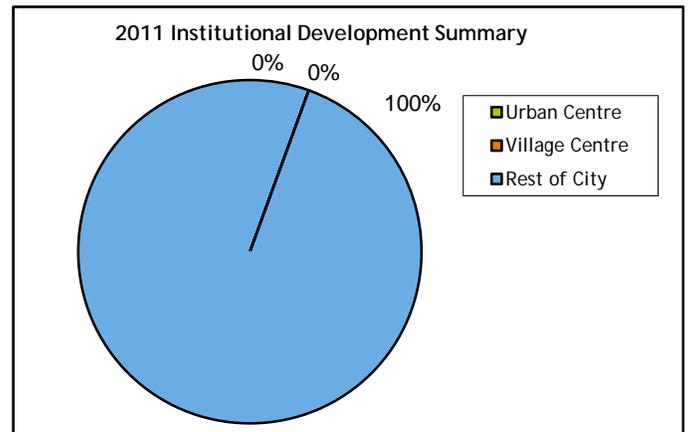
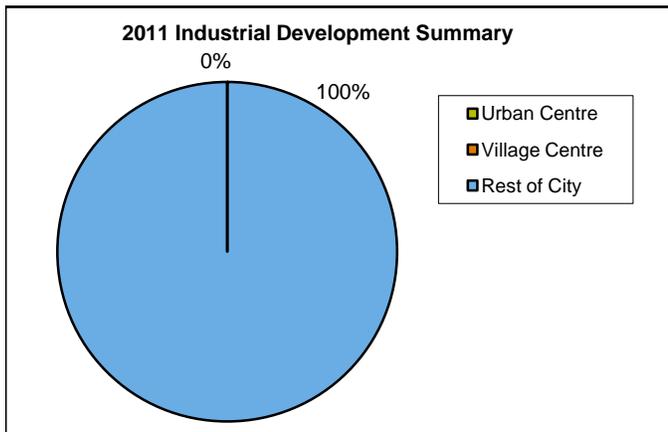
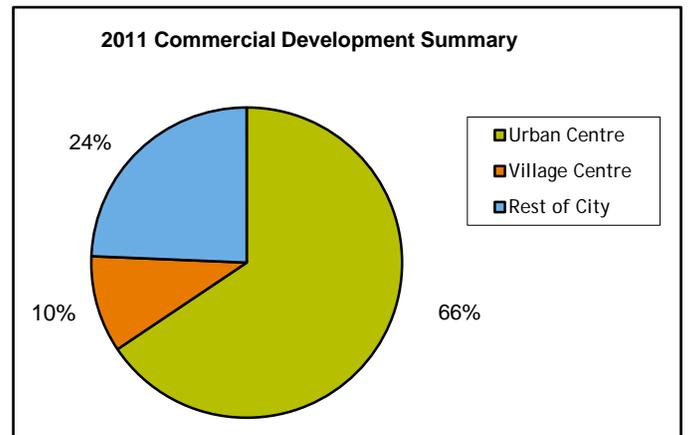
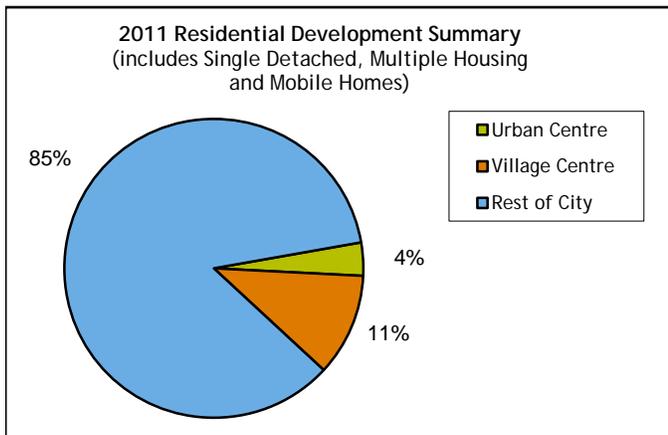
SECTOR	General
Sector 1 - McKinley	553
Sector 2 - Highway 97	43,775
Sector 3 - Glenmore/Clifton/Dilworth	0
Sector 4 - Central City	19,370
Sector 5 - Rutland	9,670
Sector 6 - Belgo/Black Mountain	0
Sector 7 - South Pandosy/KLO	0
Sector 8 - Southeast Kelowna	0
Sector 9 - North Mission/Crawford	0
Sector 10 - Southwest Mission	0
<b>CITY TOTAL</b>	<b>73,368</b>

### Institutional Totals in Square Feet

SECTOR	Public	Private	TOTAL
Sector 1 - McKinley	0	0	0
Sector 2 - Highway 97	8,816	15,510	24,326
Sector 3 - Glenmore/Clifton/Dilworth	0	0	0
Sector 4 - Central City	0	0	0
Sector 5 - Rutland	0	0	0
Sector 6 - Belgo/Black Mountain	805	0	805
Sector 7 - South Pandosy/KLO	0	0	0
Sector 8 - Southeast Kelowna	0	0	0
Sector 9 - North Mission/Crawford	0	0	0
Sector 10 - Southwest Mission	0	0	0
<b>CITY TOTAL</b>	<b>9,621</b>	<b>15,510</b>	<b>25,131</b>

## 2012 DEVELOPMENT WITHIN URBAN CENTRES AND VILLAGE CENTRES

	Urban Centre	%	Village Centre	%	Rest of City	%	Total
Single Detached (1)	5	1%	14	4%	346	95%	365
Multiple Housing (2)	15	8%	48	25%	128	67%	191
Mobile Home	0	0%	0	0%	3	100%	3
Commercial (sq. ft.)	309,491	66%	47,463	10%	114,839	24%	471,793
Industrial (sq. ft.)	0	0%	0	0%	73,368	100%	73,368
Institutional (sq. ft.)	0	0%	0	0%	25,131	100%	25,131



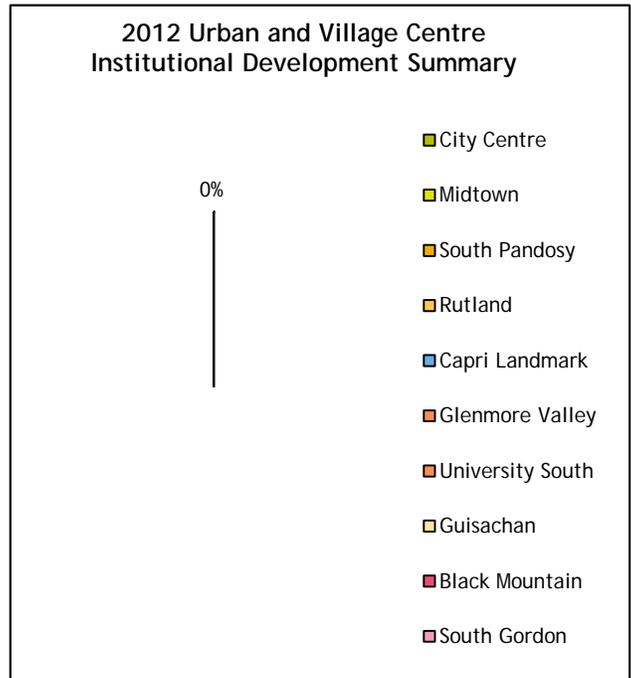
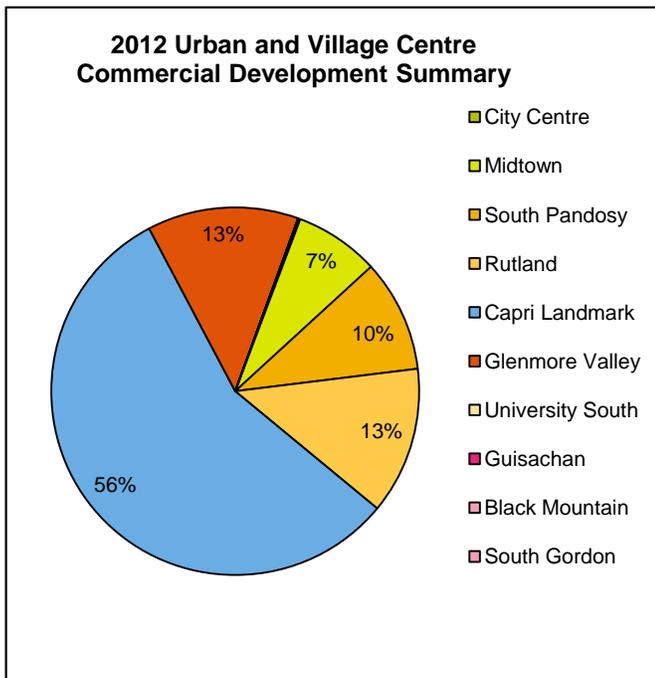
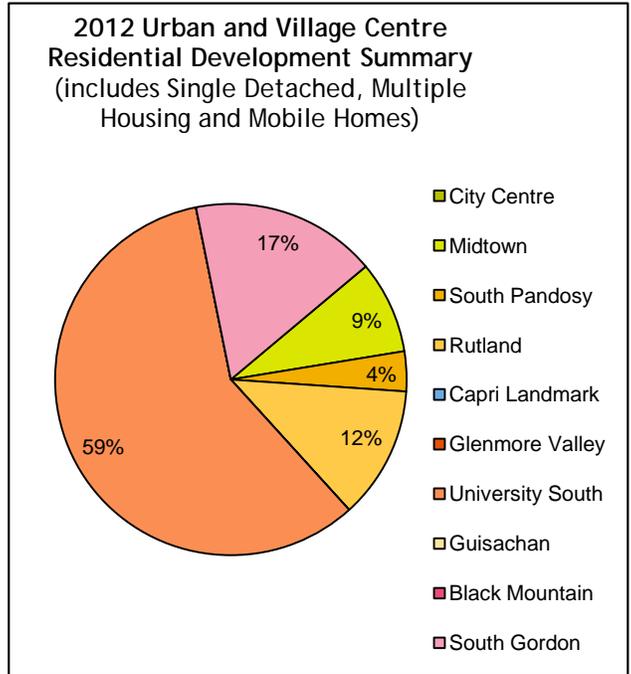
(1) Includes Single Detached, Semi-Detached and Secondary Suites  
 (2) Includes Apartments and Row Housing Units

Source: City of Kelowna Building Permit Issuances

## 2012 DEVELOPMENT STATISTICS BY URBAN CENTRES AND VILLAGE CENTRES

Urban Centres	Residential Total		Commercial Total		Institutional Total	
	units	%	sq ft	%	sq ft	%
City Centre	0	0%	701	0%	0	0%
Midtown	7	9%	26,572	7%	0	0%
South Pandosy	3	4%	35,133	10%	0	0%
Rutland	10	12%	46,235	13%	0	0%
Capri Landmark	0	0%	200,850	56%	0	0%
<b>Urban Centres Total</b>	<b>20</b>		<b>309,491</b>		<b>0</b>	

Village Centres						
Glenmore Valley	0	0%	47,463	13%	0	0%
University South	48	59%	0	0%	0	0%
Guisachan	0	0%	0	0%	0	0%
Black Mountain	0	0%	0	0%	0	0%
South Gordon	14	17%	0	0%	0	0%
<b>Village Centres Total</b>	<b>62</b>		<b>47,463</b>		<b>0</b>	



Source: City of Kelowna Building Permit Issuances

## DEVELOPMENT SUMMARY 2008-2012

### Residential Development Summary Total Units by Housing Type

	2008		2009		2010		2011		2012	
Single Detached (1)	435	30%	280	62%	423	44%	329	78%	365	65%
Multiple Housing (2)	987	69%	168	37%	528	55%	90	21%	191	34%
Mobile Home	11	1%	5	1%	5	1%	4	1%	3	1%
<b>City Total</b>	<b>1433</b>	<b>100%</b>	<b>453</b>	<b>100%</b>	<b>956</b>	<b>100%</b>	<b>423</b>	<b>100%</b>	<b>559</b>	<b>100%</b>

(1) Includes Single Detached, Semi-Detached and Secondary Suites

*Data Source: City of Kelowna Building Permit Issuances*

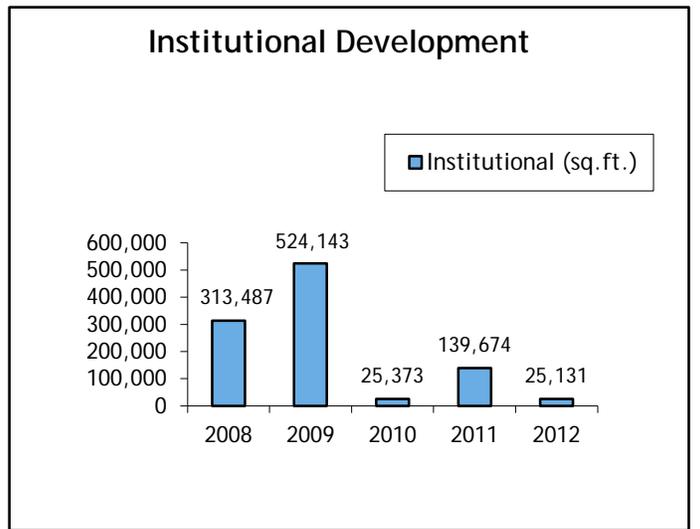
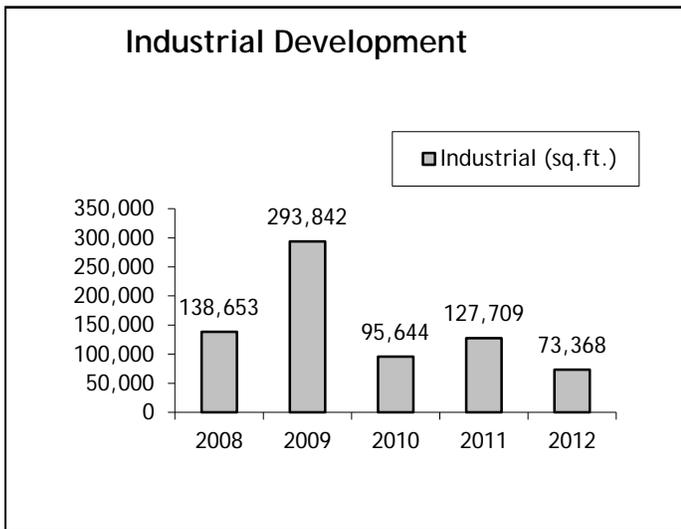
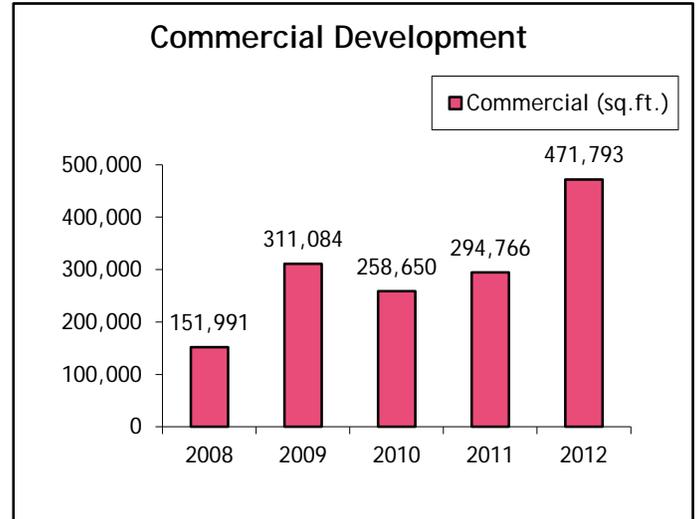
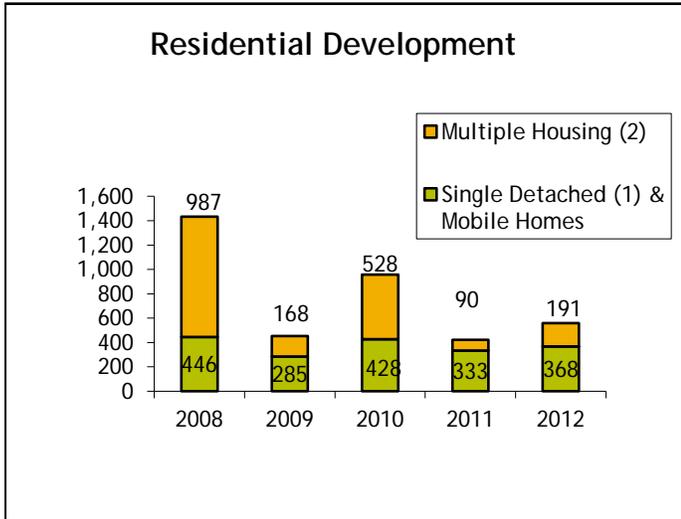
(2) Includes Apartment and Row Housing Units

### Commercial, Industrial & Institutional Development Summary Totals in Square Feet

	2008	2009	2010	2011	2012
<b>Commercial</b>					
General	68,276	204,894	168,414	47,455	324,919
Office	24,899	17,314	90,237	247,311	63,421
Hotel/Motel	58,816	88,876	0	0	83,453
<b>Total</b>	<b>151,991</b>	<b>311,084</b>	<b>258,651</b>	<b>294,766</b>	<b>471,793</b>
<b>Industrial Total</b>	<b>138,653</b>	<b>239,842</b>	<b>95,644</b>	<b>127,709</b>	<b>73,368</b>
<b>Institutional</b>					
Public	293,565	523,459	24,913	139,180	9,621
Private	19,922	684	460	494	15,510
<b>Total</b>	<b>313,487</b>	<b>524,143</b>	<b>25,373</b>	<b>139,674</b>	<b>25,131</b>

*Data Source: City of Kelowna Building Permit Issuances*

## DEVELOPMENT SUMMARY 2008-2012 COMPARISON GRAPHS



(1) Includes Single Detached, Semi-Detached and Secondary Suites

(2) Includes Apartments, Row and Congregate Care Housing Units

Source: City of Kelowna Building Permit Issuances

# 10 YEAR DEVELOPMENT SUMMARY, RESIDENTIAL AND INDUSTRIAL

## RESIDENTIAL Total Units by Housing Type

Residential	2003		2004		2005		2006		2007		2008		2009		2010		2011		2012	
Single Detached (1)	810	59%	871	45%	844	28%	693	55%	612	36%	435	30%	280	62%	423	44%	329	78%	365	65%
Multiple Housing (2)	557	41%	1066	55%	2204	72%	553	44%	1091	64%	987	69%	168	37%	528	55%	90	21%	191	34%
Mobile Home	8	1%	9	0%	7	0%	3	0%	8	0%	11	1%	5	1%	5	1%	4	1%	3	1%
<b>Total Residential</b>	<b>1375</b>		<b>1946</b>		<b>3055</b>		<b>1249</b>		<b>1711</b>		<b>1433</b>		<b>453</b>		<b>956</b>		<b>423</b>		<b>559</b>	

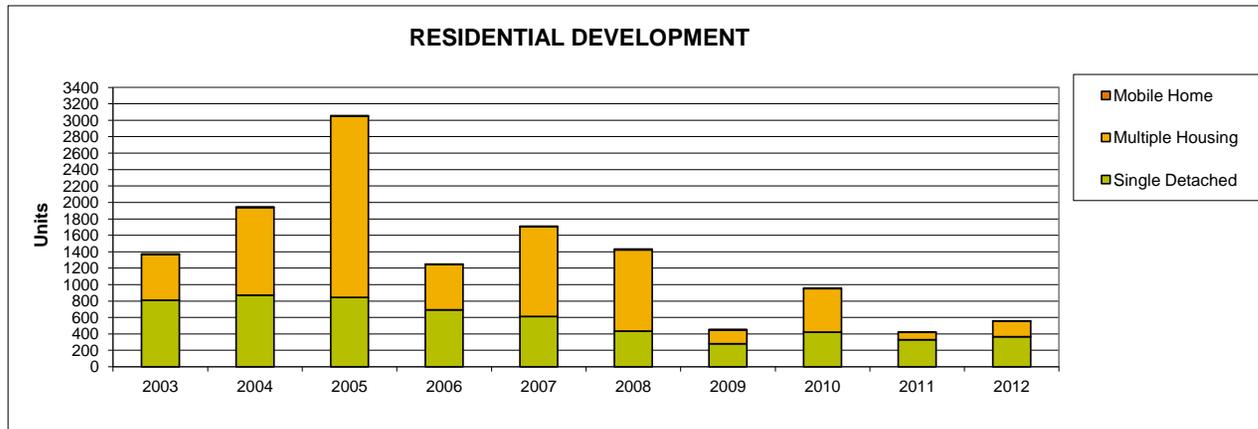
(1) Includes Single Detached, Semi-Detached and Secondary Suites

(2) Includes Apartment and Row Housing Units

Notes: Average total residential 2003-2012 = 1,316 units

Average housing split 2003-2012 = 43% Single and 56% Multiple Housing

Data source: City of Kelowna Building Permit Issuance

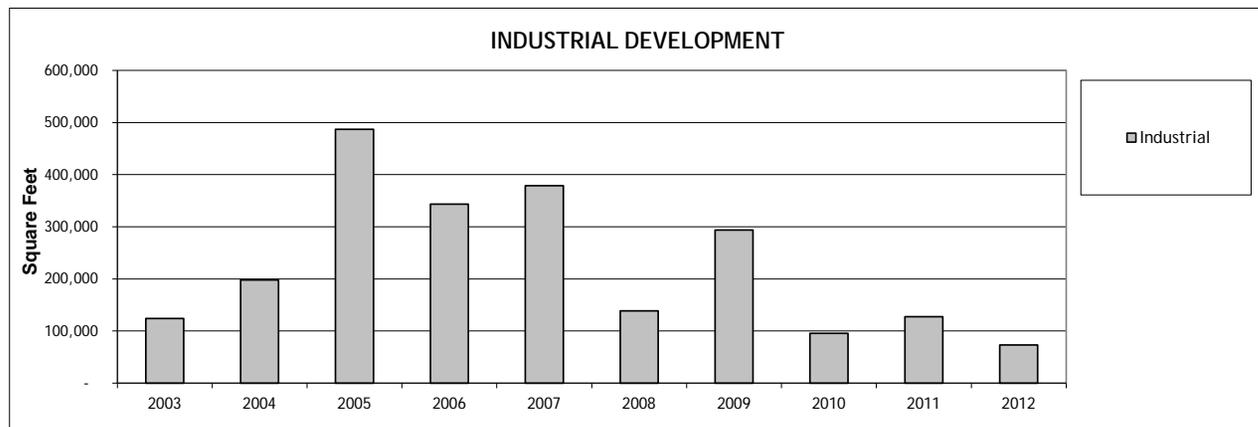


## INDUSTRIAL Total Units by Square Footage

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
<b>Total Industrial</b>	<b>124,033</b>	<b>198,168</b>	<b>487,201</b>	<b>343,439</b>	<b>378,730</b>	<b>138,653</b>	<b>293,842</b>	<b>95,644</b>	<b>127,709</b>	<b>73,368</b>

Data Source: City of Kelowna Building Permit Issuances

Note: Average total Industrial 2003-2012 = 226,079



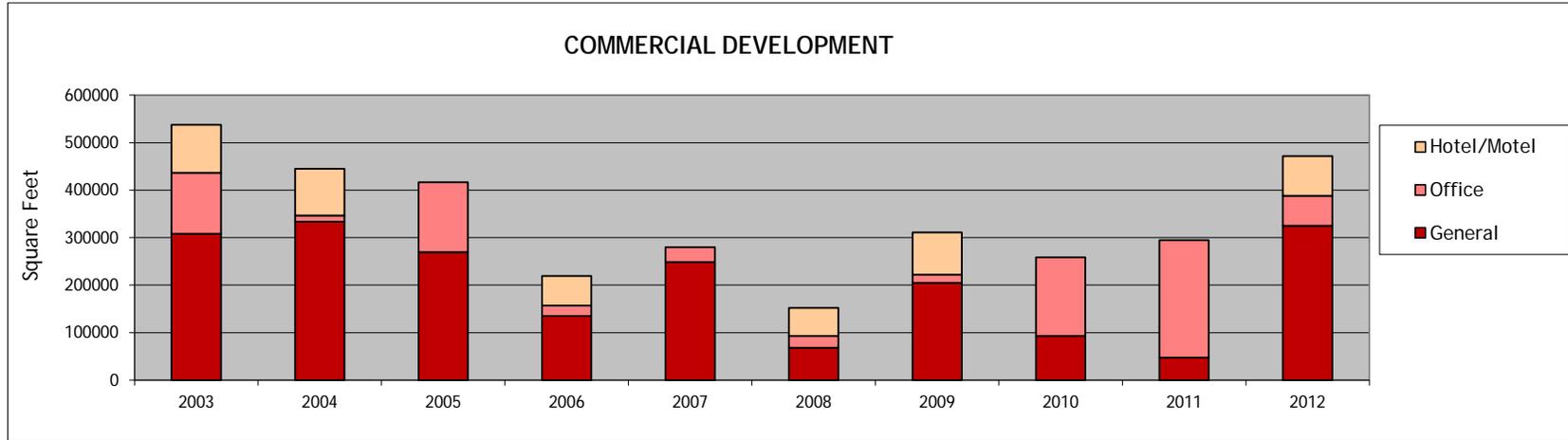
# 10 YEAR DEVELOPMENT SUMMARY, COMMERCIAL AND INSTITUTIONAL

## COMMERCIAL Total Units by Square Footage

Commercial	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
General	308,227	333,334	269,273	135,107	248,845	68,276	204,894	93,106	47,455	324,919
Office	128,464	13,107	147,348	22,170	30,859	24,899	17,314	165,544	247,311	63,421
Hotel/Motel	101,055	98,790	-	62,076	-	58,816	88,876	-	-	83,453
<b>Total Commercial</b>	<b>537,746</b>	<b>445,231 *</b>	<b>416,621</b>	<b>219,353</b>	<b>279,704 **</b>	<b>151,991</b>	<b>311,084</b>	<b>258,650</b>	<b>294,766</b>	<b>471,793 ***</b>

\* 2003 data includes 66,222 square feet of parkade development  
 \*\* 2006 data includes 35,844 square feet of parkade development  
 \*\*\* 2012 data includes 192,903 square feet of parkade development

Note: Average total commercial 2003-2012 = 338,694 square feet  
 Data Source: City of Kelowna Building Permit Issuances



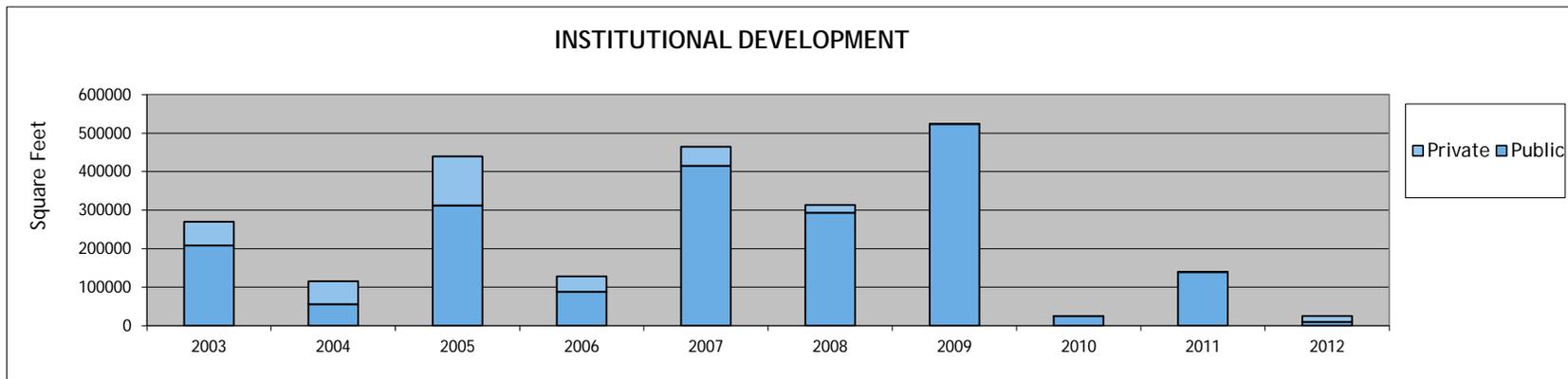
## INSTITUTIONAL

### Total Units by Square Footage

Institutional	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Public	208,473	55,554	312,476	87,924	415,421	293,565	523,459	24,913	139,180	9,621
Private	61,588	59,594	127,252	39,967	49,392	19,922	684	460	494	15,510
<b>Total Institutional</b>	<b>270,061</b>	<b>115,148</b>	<b>439,728</b>	<b>127,891 ***</b>	<b>464,813</b>	<b>313,487</b>	<b>524,143</b>	<b>25,373</b>	<b>139,674</b>	<b>25,131</b>

\*\*\* - 2005 public value includes 104,464 square feet of parkade development

Note: Average total Institutional 2003-2012 = 244,545 sq ft  
 Data Source: City of Kelowna Building Permit Issuances



## REGION WIDE RESIDENTIAL DEVELOPMENT STATISTICS - 2008-2012

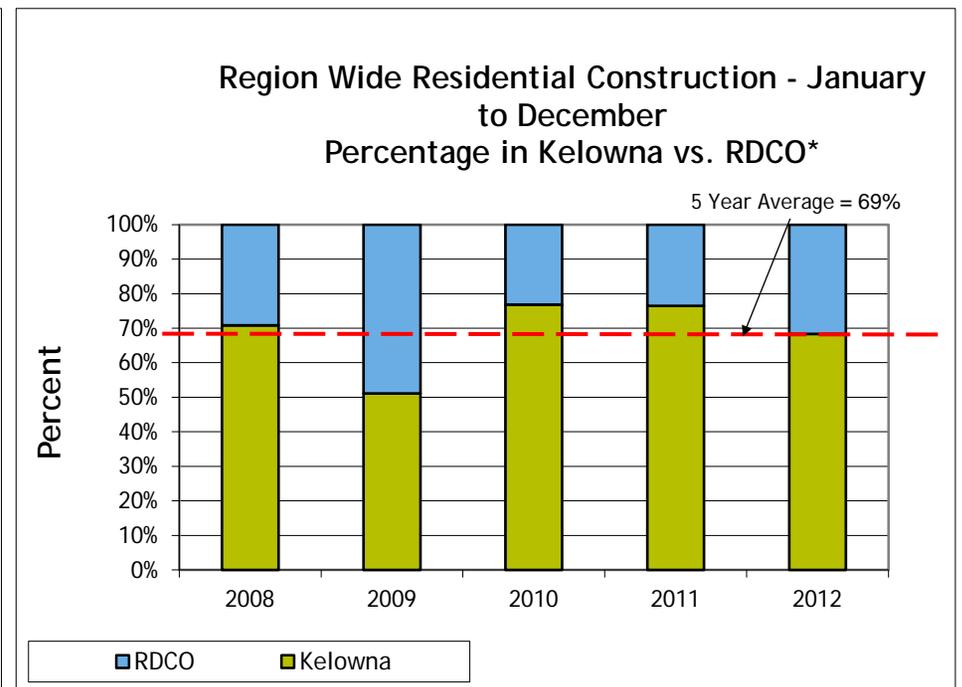
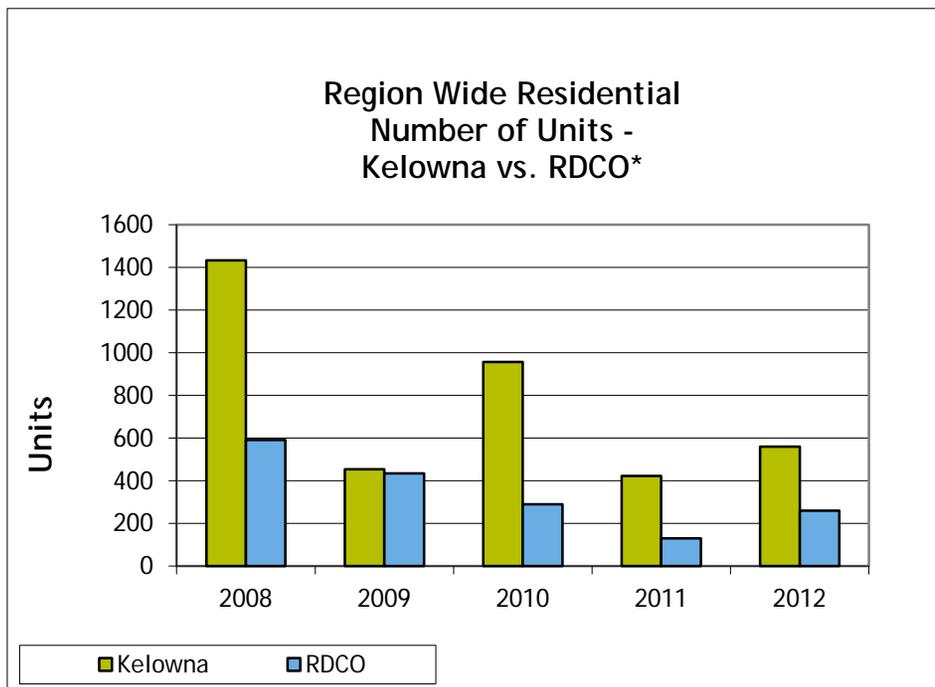
January to December 2012			
Residential	RDCO-Kel	Kelowna	% in Kel
TOTAL	259	559	68%

January to December 2011			
Residential	RDCO-Kel	Kelowna	% in Kel
TOTAL	130	423	76%

January to December 2010			
Residential	RDCO-Kel	Kelowna	% in Kel
TOTAL	289	956	77%

January to December 2009			
Residential	RDCO-Kel	Kelowna	% in Kel
TOTAL	434	453	51%

January to December 2008			
Residential	RDCO-Kel	Kelowna	% in Kel
TOTAL	591	1433	71%



\* Note: RDCO includes District of Peachland, District of Lake Country, Electoral Area Ellison/ Joe Riche, Electoral Area Westside and District of West Kelowna.

Source: Regional District of Central Okanagan, "Region Wide Building Statistics" and City of Kelowna Building Permit Issuances

**RESIDENTIAL DEVELOPMENT SUMMARY BY SECTOR AND HOUSING TYPE, 2008-2012**

SECTOR	2008	2009	2010	2011	2012
<b>Sector 1 - McKinley</b>					
Single Detached	4	3	2	3	4
Semi-Detached	0	0	0	0	0
Secondary Suites	2	1	0	0	0
Row Housing / Townhouse Units	0	0	0	0	0
Apartment Units	0	0	0	0	0
Mobile Home	1	0	0	0	0
<b>SECTOR TOTAL</b>	<b>7</b>	<b>4</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Sector 2 - Highway 97</b>					
Single Detached	15	13	20	24	28
Semi-Detached	0	0	0	0	0
Secondary Suites	2	3	18	11	22
Row Housing / Townhouse Units	0	0	0	0	0
Apartment Units	0	0	0	0	48
Mobile Home	1	0	0	1	0
<b>SECTOR TOTAL</b>	<b>18</b>	<b>16</b>	<b>38</b>	<b>36</b>	<b>98</b>
<b>Sector 3 - Glenmore / Clifton / Dilworth</b>					
Single Detached	70	40	56	49	48
Semi-Detached	26	0	4	0	0
Secondary Suites	5	6	6	6	15
Row Housing / Townhouse Units	24	22	79	56	69
Apartment Units	106	30	231	0	0
Mobile Home	0	0	0	0	0
<b>SECTOR TOTAL</b>	<b>231</b>	<b>98</b>	<b>376</b>	<b>111</b>	<b>132</b>
<b>Sector 4 - Central City</b>					
Single Detached	9	9	7	7	7
Semi-Detached	2	4	1	3	4
Secondary Suites	15	16	13	13	14
Row Housing / Townhouse Units	0	20	0	22	7
Apartment Units	614	40	72	0	0
Mobile Home	0	0	2	0	0
<b>SECTOR TOTAL</b>	<b>640</b>	<b>89</b>	<b>95</b>	<b>45</b>	<b>32</b>
<b>Sector 5 - Rutland</b>					
Single Detached	24	21	18	16	11
Semi-Detached	2	3	6	4	2
Secondary Suites	4	13	22	14	15
Row Housing / Townhouse Units	4	0	14	12	17
Apartment Units	92	1	49	0	8
Mobile Home	9	1	3	3	3
<b>SECTOR TOTAL</b>	<b>135</b>	<b>39</b>	<b>112</b>	<b>49</b>	<b>56</b>
<b>Sector 6 - Belgo / Black Mountain</b>					
Single Detached	52	35	55	29	36
Semi-Detached	38	2	2	0	0
Secondary Suites	1	7	13	3	7
Row Housing / Townhouse Units	22	0	4	0	4
Apartment Units	0	0	0	0	0
Mobile Home	0	0	0	0	0
<b>SECTOR TOTAL</b>	<b>113</b>	<b>44</b>	<b>74</b>	<b>32</b>	<b>47</b>

SECTOR	2008	2009	2010	2011	2012
<b>Sector 7 - South Pandosy / KLO</b>					
Single Detached	10	3	5	9	7
Semi-Detached	4	2	0	2	4
Secondary Suites	2	6	7	8	9
Row Housing / Townhouse Units	4	8	0	0	9
Apartment Units	60	41	64	0	0
Mobile Home	0	1	0	0	0
<b>SECTOR TOTAL</b>	<b>80</b>	<b>61</b>	<b>76</b>	<b>19</b>	<b>29</b>
<b>Sector 8 - Southeast Kelowna</b>					
Single Detached	16	15	17	9	13
Semi-Detached	0	0	0	0	0
Secondary Suites	2	2	1	2	2
Row Housing / Townhouse Units	0	0	0	0	0
Apartment Units	0	0	0	0	0
Mobile Home	0	3	0	0	0
<b>SECTOR TOTAL</b>	<b>18</b>	<b>20</b>	<b>18</b>	<b>11</b>	<b>15</b>
<b>Sector 9 - North Mission / Crawford</b>					
Single Detached	10	6	38	18	18
Semi-Detached	0	0	0	0	0
Secondary Suites	4	2	1	4	8
Row Housing / Townhouse Units	5	6	8	0	22
Apartment Units	0	0	0	0	0
Mobile Home	0	0	0	0	0
<b>SECTOR TOTAL</b>	<b>19</b>	<b>14</b>	<b>47</b>	<b>22</b>	<b>48</b>
<b>Sector 10 - Southwest Mission</b>					
Single Detached	107	65	105	91	86
Semi-Detached	4	0	0	0	0
Secondary Suites	5	3	6	4	5
Row Housing / Townhouse Units	56	0	7	0	7
Apartment Units	0	0	0	0	0
Mobile Home	0	0	0	0	0
<b>SECTOR TOTAL</b>	<b>172</b>	<b>68</b>	<b>118</b>	<b>95</b>	<b>98</b>
<b>CITY OF KELOWNA TOTAL</b>					
Single Detached	317	210	323	255	258
Semi-Detached	76	11	13	9	10
Secondary Suites	42	59	87	65	97
Row Housing / Townhouse Units	115	56	112	90	135
Apartment Units	872	112	416	0	56
Mobile Home	11	5	5	4	3
<b>CITY TOTAL</b>	<b>1433</b>	<b>453</b>	<b>956</b>	<b>423</b>	<b>559</b>

## DEVELOPMENT STATISTICS BY SECTORS, 2008 - 2012

### 2012

SECTOR	RESIDENTIAL NUMBER OF DWELLING UNITS	COMMERCIAL BUILDING (Sq. Ft.)	INDUSTRIAL BUILDING (Sq. Ft.)	INSTITUTIONAL BUILDING (Sq. Ft.)
1 - McKinley	4	0	553	0
2 - Highway 97	98	86,859	43,775	24,326
3 - Glenmore/Clifton/Dilworth	132	47,463	0	0
4 - Central City	32	242,100	19,370	0
5 - Rutland	56	46,235	9,670	0
6 - Belgo/Black Mountain	47	0	0	805
7 - South Pandosy/KLO	29	49,136	0	0
8 - Southeast Kelowna	15	0	0	0
9 - North Mission/Crawford	48	0	0	0
10 - Southwest Mission	98	0	0	0
<b>CITY TOTAL</b>	<b>559</b>	<b>471,793</b>	<b>73,368</b>	<b>25,131</b>

### 2011

SECTOR	RESIDENTIAL NUMBER OF DWELLING UNITS	COMMERCIAL BUILDING (Sq. Ft.)	INDUSTRIAL BUILDING (Sq. Ft.)	INSTITUTIONAL BUILDING (Sq. Ft.)
1 - McKinley	3	0	0	0
2 - Highway 97	36	44,154	92,449	14,249
3 - Glenmore/Clifton/Dilworth	111	455	0	0
4 - Central City	45	243,973	0	122,698
5 - Rutland	49	4,468	2,420	1,273
6 - Belgo/Black Mountain	32	1,716	0	0
7 - South Pandosy/KLO	19	0	32,840	1,114
8 - Southeast Kelowna	11	0	0	340
9 - North Mission/Crawford	22	0	0	0
10 - Southwest Mission	95	0	0	0
<b>CITY TOTAL</b>	<b>423</b>	<b>294,766</b>	<b>127,709</b>	<b>139,674</b>

### 2010

SECTOR	RESIDENTIAL NUMBER OF DWELLING UNITS	COMMERCIAL BUILDING (Sq. Ft.)	INDUSTRIAL BUILDING (Sq. Ft.)	INSTITUTIONAL BUILDING (Sq. Ft.)
1 - McKinley	2	0	0	0
2 - Highway 97	38	0	88,038	14,553
3 - Glenmore/Clifton/Dilworth	376	455	0	0
4 - Central City	95	126,653	7,606	8,197
5 - Rutland	112	12,110	0	1,200
6 - Belgo/Black Mountain	74	0	0	0
7 - South Pandosy/KLO	76	106,127	0	1,423
8 - Southeast Kelowna	18	960	0	0
9 - North Mission/Crawford	47	0	0	0
10 - Southwest Mission	118	12,346	0	0
<b>CITY TOTAL</b>	<b>956</b>	<b>258,651</b>	<b>95,644</b>	<b>25,373</b>

2009

SECTOR	RESIDENTIAL NUMBER OF DWELLING UNITS	COMMERCIAL BUILDING (Sq. Ft.)	INDUSTRIAL BUILDING (Sq. Ft.)	INSTITUTIONAL BUILDING (Sq. Ft.)
1 - McKinley	4	0	172	0
2 - Highway 97	16	16,400	230,271	120,329
3 - Glenmore/Clifton/Dilworth	98	0	0	4,683
4 - Central City	89	200,855	43,560	394,835
5 - Rutland	39	56,176	19,839	0
6 - Belgo/Black Mountain	44	10,591	0	0
7 - South Pandosy/KLO	61	24,523	0	4,296
8 - Southeast Kelowna	20	1,440	0	0
9 - North Mission/Crawford	14	1,099	0	0
10 - Southwest Mission	68	0	0	0
<b>CITY TOTAL</b>	<b>453</b>	<b>311,084</b>	<b>293,842</b>	<b>524,143</b>

2008

SECTOR	RESIDENTIAL NUMBER OF DWELLING UNITS	COMMERCIAL BUILDING (Sq. Ft.)	INDUSTRIAL BUILDING (Sq. Ft.)	INSTITUTIONAL BUILDING (Sq. Ft.)
1 - McKinley	7	0	0	0
2 - Highway 97	18	77,043	132,280	223,742
3 - Glenmore/Clifton/Dilworth	231	0	0	264
4 - Central City	640	67,266	2,400	2,635
5 - Rutland	135	3,565	3,973	140
6 - Belgo/Black Mountain	113	0	0	0
7 - South Pandosy/KLO	80	3,268	0	52,924
8 - Southeast Kelowna	18	0	0	0
9 - North Mission/Crawford	19	0	0	414
10 - Southwest Mission	172	849	0	33,368
<b>CITY TOTAL</b>	<b>1,433</b>	<b>151,991</b>	<b>138,653</b>	<b>313,487</b>



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# Report to Council



**Date:** April 12, 2013  
**Rim No.** 0255-01  
**To:** City Manager  
**From:** Genelle Davidson, Financial Planning Manager  
**Subject:** Investment of City of Kelowna Funds for 2012

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## **Recommendation:**

THAT Council receive the report from the Financial Planning Manager dated April 12, 2013 for information.

## **Purpose:**

To provide Council with information summarizing City of Kelowna's 2012 investment of surplus funds, activity, and performance.

## **Background:**

As at December 31, 2012 the City of Kelowna Investment Portfolio had an average term to maturity of two and a half years and the average investment quality rating of AAA.

In 2012 the outlook for the global economy fluctuated and uncertainty increased: the US economy experienced its weakest recovery since the Great Depression; the Euro area had fallen back into recession and the Japanese economy was struggling.

Canada has done well. We had the shortest recession and the strongest recovery among major advanced economies. In B.C. we expect the economy to grow modestly at 1.6% however we anticipate that the economy will begin to accelerate in 2014.

The City of Kelowna continues to utilize a laddered 10 year strategy and balanced approach for investment holdings and duration. This strategy puts the City's money to work across the curve and the benefits will accrue as ongoing maturities provide liquidity and overall yields increase over time as maturing bonds are replaced with higher yielding new issues. This balanced approach results in the City having sufficient levels of income and funding available to meet the City's annual funding requirements.

Investment interest rates for short term and 10 year terms are back to those experienced in the late '30's and early 40's with the spread between the terms being only a few basis points. The credit union wholesale short term rates have been most competitive throughout 2012 where the City has continued to hold laddered short term monies.

The portfolio continues to be slightly overweight in its corporate holdings and is now underweight in its Canadas. This is because the corporate bank debt offerings continue to provide the highest fixed income returns while the 10 year interest rate returns offered on federal debt are now extremely low; often similar to a 90 day short term investment rate.

A report will be presented to Council in 2013 that will recommend adjustment to the portfolio weightings for corporate bank debt. Consultation with the City's safekeeper and another large BC municipality support review of this area and subsequent policy updates based on the last five years' economic conditions and the projected financial outlook.

Further, with the sale of the City's electrical utility to Fortis, the investment policy will be amended to include guidelines and benchmarks for investment and reporting of these funds. These will be presented to Council for approval along with the changes to the weightings of corporate bank debt.

2013 investment objectives include continued monitoring of the economic climate in order to safeguard and accurately position financial assets, and seeking investment opportunities that can increase the City's investment revenues while remaining within Council's investment policy.

**Existing Policy:** Council Policy No. 316

**Considerations not applicable to this report:**

**Financial/Budgetary Considerations:**

**Personnel Implications:**

**External Agency/Public Comments:**

**Communications Comments:**

**Alternate Recommendation:**

**Internal Circulation:**

**Legal/Statutory Authority:**

**Legal/Statutory Procedural Requirements:**

**Financial/Budgetary Considerations:**

Submitted by:

G. Davidson, Financial Planning Manager

Approved for inclusion:

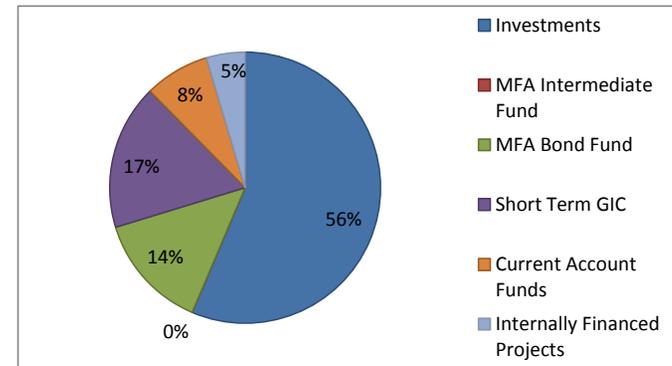


K. Grayston, Director Financial Services

**City of Kelowna Investment Portfolio  
Compliance and Benchmark Report  
As at December 31, 2012**

**(1) Current Investment Portfolio**

Investments	130,445,924	56.4%
MFA Intermediate Fund	-	0.0%
MFA Bond Fund	32,081,627	13.9%
Short Term GIC	40,091,653	17.3%
MFA Money Market	-	0.0%
Current Account Funds	17,962,307	7.8%
	<hr/>	
	220,581,511	95.4%
Internally Financed Projects	10,684,171	4.6%
<b>Total</b>	<hr/> <hr/>	<hr/> <hr/>
	231,265,682	100.0%



**(2) Final Maturity Time Frames**

	<u>0 - 1 Yr</u>	<u>1 - 5 Yrs</u>	<u>5 -10 Yrs</u>	<u>Total</u>
	67,428,253	87,779,909	65,373,349	220,581,511
(Includes Bank and Short Term)	30.6%	39.8%	29.6%	100.0%
<b>Average Term to Maturity</b>	2.5		Policy Maximum	< 3 Years
<b>Average Quality Rating</b>	AAA		Policy Maximum	min. of AA

**(3) Issuer Class**

	<u>Canadas</u>	<u>Provincials</u>	<u>Municipals</u>	<u>Corporates</u>	<u>Total</u>
	45,961,906	56,784,783	8,907,794	18,791,441	130,445,924
(Exclusive of MFA, Bank, ST GIC)	35.2%	43.5%	6.8%	14.4%	100.0%
Policy Requirements	40%-60%	30%-60%	0%-10%	0%-10%	
Over / (Under)	Under	Pass	Pass	Over	

**City of Kelowna Investment Portfolio  
Compliance and Benchmark Report  
As at December 31, 2012**

**(4) Individual Issuers**

	Balance	Percentage	Policy Max.*	Variance
Province of British Columbia	9,232,119	7.1%	20.0%	(12.9%)
Province of Alberta	1,028,540	0.8%	20.0%	(19.2%)
Province of Saskatchewan	6,382,540	4.9%	20.0%	(15.1%)
Province of Manitoba	1,650,439	1.3%	20.0%	(18.7%)
Province of Ontario	14,948,058	11.5%	20.0%	(8.5%)
Province of Quebec	9,003,582	6.9%	20.0%	(13.1%)
Province of New Brunswick	6,628,922	5.1%	20.0%	(14.9%)
Province of Nova Scotia	3,538,636	2.7%	20.0%	(17.3%)
Prince Edward Island	1,368,948	1.0%	20.0%	(19.0%)
Province of Newfoundland	3,002,999	2.3%	20.0%	(17.7%)
Total Provincials	<u>56,784,783</u>	<u>41.2%</u>	<u>30%-60%</u>	<u>Pass</u>
Government of Canada	<u>45,961,906</u>	<u>35.2%</u>	<u>40%-60%</u>	<u>Under</u>
Municipal	<u>8,907,794</u>	<u>6.8%</u>	<u>0%-10%</u>	<u>Pass</u>
CIBC	2,184,710	1.7%	5.0%	(3.3%)
Bank of Montreal	7,346,323	5.6%	5.0%	0.6%
Bank of Nova Scotia	3,934,952	3.0%	5.0%	(2.0%)
Nat	2,099,449	1.6%	5.0%	(3.4%)
TD	2,185,202	1.7%	5.0%	(3.3%)
Royal Bank	1,040,806	0.8%	5.0%	(4.2%)
Total Corporates	<u>18,791,441</u>	<u>14.4%</u>	<u>0%-10%</u>	<u>Over</u>

\* Holdings of Individual Provincial Issuer **not** to exceed 20% of Total Portfolio, exclusive of MFA Money Market and Current Account funds.  
Holdings of Individual Corporate Issuer **not** to exceed 5% of Total Portfolio, exclusive of MFA Money Market and Current Account funds.

**(5) Internally Financed Projects**

	Balance	Percentage	Policy Max.*	Variance	Financing Term
Carbon Energy Fund (R011)	462,268	0.2%	15.0%	(14.8%)	Repayment 50k year
Land for Protective Services (R818)	3,318,951	1.4%	15.0%	(13.6%)	Repayment 504k year
Mission Park (R178)	6,902,952	3.0%	15.0%	(12.0%)	Term to 2020
Total	<u>10,684,171</u>	<u>3.0%</u>	<u>30.0%</u>	<u>(25.4%)</u>	

\* Individual Internally Financed Projects **not** to exceed 15% of Total Portfolio, **including** of MFA Money Market and Current Account funds.  
Total of **all** Internally Financed Projects **not** to exceed 30% of Total Portfolio, **including** of MFA Money Market and Current Account funds.

**City of Kelowna Investment Portfolio  
Compliance and Benchmark Report  
As at December 31, 2012**

<b>(6) Annualized BenchMark Comparisons</b>	<u>01/01/2012</u>	<u>12/31/2012</u>	<u>Alloc. %</u>	<u>December Rate of Return</u>	<u>2012 Average Rate of Return</u>
Investments	127,480,957	130,445,924	56.41%	3.81%	3.84%
MFA Intermediate Fund	20,569,408	0	0.00%	0.00%	1.44%
MFA Bond Fund	21,485,672	32,081,627	13.87%	0.34%	2.34%
Short Term GIC	30,155,005	40,091,653	17.34%	1.69%	1.73%
MFA Money Market	0	0	0.00%	0.00%	0.52%
Current Account Funds	27,837,151	17,962,307	7.77%	1.25%	1.25%
Total External Investments	227,528,193	220,581,511		2.61%	2.77%
Internally Financed Projects	11,478,673	10,684,171	4.62%	1.00%	1.00%
Total Investment Portfolio	239,006,866	231,265,682	100.00%		

\* Current Account - Tiered Rates / Entire Balance as of December 31, 2012

Balance Tiers: Rate on Entire Balance:	Average Royal Bank Prime Rate (RBP) =	3.00
1. 0.00 - 0.00		0.000
2. 0.00 - 10,499,999.99	RBP - 1.900	1.10
3. 10,500,000.00 and Over	RBP - 1.750	1.25

December 31, 2012	<u>Annualized BenchMark</u>	<u>% Over BenchMark</u>	<u>Objective</u>	<u>Variance</u>
Comparison to Canada CPI	1.50%	1.50%	3.00%	(0.23%)
Comparison to DEX 91 Day T-Bill	1.01%	1.50%	2.51%	0.26%
Comparison to Money Market (Mercer)	1.18%	1.50%	2.68%	0.09%
Comparison to MFA Intermediate Fund	1.35%	0.00%	1.35%	1.42%
Comparison to MFA Money Market Fund	1.06%	0.00%	1.06%	1.71%

# Report to Council



**Date:** April 17, 2013  
**Rim No.** 0280-41  
**To:** City Manager  
**From:** George King, Revenue Manager  
**Subject:** 2013 Sterile Insect Release (SIR) parcel tax

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## **Recommendation:**

THAT Council considers the Sterile Insect Release Program Parcel Tax Bylaw No. 10824 charging the 2013 Sterile Insect Release (SIR) Parcel Tax to individual property tax rolls in accordance with the 2013 SIR Parcel Tax Assessment Roll provided to the City of Kelowna by the Regional District of North Okanagan

## **Purpose:**

To authorize the 2013 Sterile Insect Release Parcel Tax levy on specified property tax rolls within the City of Kelowna.

## **Background:**

The SIR Program is an area wide codling moth management program operating in key growing areas of the Okanagan, Similkameen and Shuswap Valleys, in commercial orchards and urban areas. The SIR Board governs the service provided through bylaws of the Okanagan Similkameen, Central, North and Columbia Shuswap Regional Districts. Funding is requisitioned through a land value tax paid by all property owners in the service area and a parcel tax levied against planted host tree acreage. The SIR Program provides enforcement of area wide management and control of codling moth infestation as well as the rearing and releasing of sterile codling moths throughout orchards. This environmental friendly technique reduces the need for reliance on pesticides. Sterile insect technology allows for greater opportunities for sustainable agricultural practices such as integrated pest management controls of orchard pests. A reduction in chemical sprays benefits the entire community through less environmental impact to the air, water and soil quality, benefiting public health as well as producing quality fruit.

The program consists of two separate levies. The first levy is based on the assessed value of the land and a tax rate for each class of property (residential, utility, major and light industrial, recreational, business, and farm land), and is provided by the Central Okanagan Regional District. It applies, generally, to all property tax rolls within the City of Kelowna.

The second levy is a parcel tax applicable to all properties that are 0.30 acres or more and contain 20 or more codling moth host trees (apple, pear, crab apple, and quince). The 2013 charge of \$139.26 per assessed acre will be applied to all property tax rolls on the list provided by the Regional District of North Okanagan and are attached to Bylaw 10824.

The attached chart lists the historical annual budget figures levied on property within the City of Kelowna as well as the year over year percentage change.

**Sterile Insect Release (SIR)  
Levies for the City of Kelowna**

	2007	2008	2009	2010	2011	2012	2013
General Levy on All Properties	655,348	665,700	\$680,511	\$705,803	\$708,054	\$703,129	\$708,659
Percentage Change from Prior Year	-0.97%	1.58%	+2.22%	+3.72%	+0.32%	-0.7%	+0.79%
Parcel Tax Levy	\$390,765	\$400,955	\$399,184	\$396,352	\$378,955	\$366,295	\$352,690
Percentage Change from Prior Year	-1.12%	+2.61%	-0.44%	-0.71%	-4.39%	-3.34%	-3.71%
Per Acre Charge for Parcel Tax	\$125.66	\$133.20	\$137.20	\$139.26	\$139.26	\$139.26	\$139.26
Percentage Change from Prior Year	+3.00%	+6.00%	+3.00%	+1.50%	0.00%	0.00%	0.00%

**Internal Circulation:**

Office of the City Clerk

**Legal/Statutory Authority:**

Section 200 of the Community Charter provides that Council may, by bylaw, impose a parcel tax in accordance with Division 4 - Parcel Taxes to provide all or part of the funding for a service.

**Financial/Budgetary Considerations:**

While the SIR program is run across the 5 participating regional districts, each municipality has tax authority over their own specific area. Each municipality deals with the parcel tax and then passes on the funds to the Regional District, who then uses the funds to pay for the SIR Program.

**Considerations not applicable to this report:**

**Legal/Statutory Procedural Requirements:**

**Existing Policy:**

**Personnel Implications:**

**External Agency/Public Comments:**

**Communications Comments:**

**Alternate Recommendation:**

Submitted by:

G. King, CMA, Revenue Manager

Approved for inclusion:



(Keith Grayston, CGA, Director, Financial Services)

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	03108.010	1315 LATTA RD	LOT 10, PLAN 1611, SEC 1, TWP 23, 41	5.94	827.20
217	03121.000	2355 MCKENZIE RD	LOT A, PLAN 15859, SEC 1, TWP 23, 41	6.29	875.95
217	03121.010	2295 MCKENZIE RD	LOT 2, PLAN 33255, SEC 1, TWP 23, 41	19.89	2769.88
217	03186.100	2685 SEXSMITH RD	LOT 1, PLAN KAP45492, SEC 3, TWP 23, 41	9.02	1256.13
217	03210.125	2517 SEXSMITH RD	LOT 10, PLAN 21431, SEC 3&4, TWP 23, 41	7.24	1008.24
217	03210.210	705 VALLEY RD	LOT B, PLAN 31659, SEC 3, TWP 23, 41	5.95	828.60
217	03255.321	1982 UNION RD	LOT A, PLAN KAP75150, SEC 4, TWP 23, 41	1	139.26
217	03255.322	1980 UNION RD	LOT B, PLAN KAP75150, SEC 4, TWP 23, 41	1	139.26
217	03262.000	2389 LONGHILL RD	LOT 13, PLAN 1068, SEC 4, TWP 23, 41	6.2	863.41
217	03263.000	2206 LONGHILL RD	LOT 2, PLAN 1068, SEC 4&34, TWP 23, 41	7.4	1030.52
217	03264.000	187 VALLEY RD	LOT 3, PLAN 1068, SEC 4&34, TWP 23, 41	3.87	538.94
217	03266.000	143 1 VALLEY RD	LOT 5, PLAN 1068, SEC 4, TWP 23, 41	3.84	534.76
217	03267.000	127 1 VALLEY RD	LOT 6, PLAN 1068, SEC 4, TWP 23, 41	9.27	1290.94
217	03268.000	2214 BONN RD	LOT 7, PLAN 1068, SEC 4, TWP 23, 41	4.51	628.06
217	03269.000	115 VALLEY RD N	LOT 8, PLAN 1068, SEC 4, TWP 23, 41	10.13	1410.70
217	03270.000	2545 SEXSMITH RD	LOT 11, PLAN 1068, SEC 3&4, TWP 23, 41	1.9	264.59
217	03271.000	220 MAIL RD	LOT 12, PLAN 1068, SEC 4, TWP 23, 41	9.63	1341.07
217	03272.000	180 MAIL RD	LOT 13, PLAN 1068, SEC 4, TWP 23, 41	8.47	1179.53
217	03274.000	135 VALLEY RD N	LOT H, PLAN 1636, SEC 4, TWP 23, 41	5.37	747.83
217	03278.000	800 PACKINGHOUSE RD	LOT 3, PLAN 1884, SEC 4&9, TWP 23, 41	1	139.26
217	03279.000	2160 SCENIC RD	LOT 4, PLAN 1884, SEC 4&9, TWP 23, 41	3.8	529.19
217	03337.532	770 PACKINGHOUSE RD	LOT A, PLAN 35054, SEC 4, TWP 23, 41	3.86	537.54
217	03395.000	531 GLENMORE RD N	LOT 29, PLAN 896, SEC 9, TWP 23, 41	6.39	889.87
217	03645.000	2434 GALE RD	LOT 2, PLAN 1453, SEC 23, TWP 23, 41	1.6	222.82
217	03646.000	2504 GALE RD	LOT 3, PLAN 1453, SEC 23, TWP 23, 41	4.17	580.71
217	03650.000	2801 DRY VALLEY RD	LOT 7, PLAN 1453, SEC 23, TWP 23, 41	3.39	472.09
217	03664.000	2155 QUAIL RIDGE BLVD	LOT 1, PLAN 2257, SEC 23, TWP 23, 41	2.18	303.59
217	03664.514	2855 DRY VALLEY RD	LOT A, PLAN KAP37471, SEC 23, TWP 23, 41	1.85	257.63
217	03664.516	2849 DRY VALLEY RD	LOT B, PLAN 37471, SEC 23, TWP 23, 41	10.67	1485.90

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	03884.000	3310 MATHEWS RD	LOT 63, PLAN 1247, SEC 3&34, TWP 26, 41	9.56	1331.33
217	03898.000	3810 WATER RD	LOT 102, PLAN 1247, SEC 3, TWP 26, 41	6.41	892.66
217	03899.000	3260 MATHEWS RD	LOT 109, PLAN 1247, SEC 3, TWP 26, 41	3.12	434.49
217	03905.001	4232 SPIERS RD	LOT 117, PLAN 1247, SEC 3, TWP 26, 41	7.16	997.10
217	03905.104	4236 SPIERS RD	LOT B, PLAN KAP92871, SEC 3, TWP 26, 41	4.45	619.71
217	03906.000	4233 SPIERS RD	LOT 119, PLAN 1247, SEC 3, TWP 26, 41	3.9	543.11
217	03907.000	4221 SPIERS RD	LOT 120, PLAN 1247, SEC 3, TWP 26, 41	11.33	1577.82
217	03908.000	4215 SPIERS RD	LOT 121, PLAN 1247, SEC 3, TWP 26, 41	1	139.26
217	03912.000	3030 GRIEVE RD	LOT 125, PLAN 1247, SEC 3, TWP 26, 41	6.13	853.66
217	03913.001	3015 GRIEVE RD	LOT 126, PLAN 1247, SEC 3, TWP 26, 41	10.19	1419.06
217	03913.100	3145 GULLEY RD	LOT 127, PLAN 1247, SEC 3, TWP 26, 41	10.16	1414.88
217	03949.320	4280 SPIERS RD	LOT B, PLAN 34609, SEC 3, TWP 26, 41	9.95	1385.64
217	03949.340	4207 SPIERS RD	LOT B, PLAN KAP47098, SEC 3, TWP 26, 41	3.07	427.53
217	03949.390	3480 WATER RD	LOT A, PLAN KAP71707, SEC 3, TWP 26, 41	5.71	795.17
217	03950.000	3965 TODD RD	LOT , PLAN 1247, SEC 4, TWP 26, 41	8.67	1207.38
217	03952.062	3865 SPIERS RD	LOT 138, PLAN 1247, SEC 4, TWP 26, 41	1.17	162.93
217	03953.000	3895 SPIERS RD	LOT 139, PLAN 1247, SEC 4, TWP 26, 41	4.71	655.91
217	03955.000	2809 GRIEVE RD	LOT 141, PLAN 1247, SEC 4, TWP 26, 41	11.94	1662.76
217	03956.000	4201 SPIERS RD	LOT 142, PLAN 1247, SEC 4, TWP 26, 41	6.18	860.63
217	03960.000	2699 SAUCIER RD	LOT 145, PLAN 1247, SEC 4, TWP 26, 41	3.76	523.62
217	03965.000	4175 TODD RD	LOT 150, PLAN 1247, SEC 4, TWP 26, 41	8.33	1160.04
217	03968.000	4067 TODD RD	LOT 153, PLAN 1247, SEC 4, TWP 26, 41	6.43	895.44
217	03971.503	2287 WARD RD	LOT B, PLAN KAP78689, SEC 4, TWP 26, 41	35.49	4942.34
217	03973.000	3980 TODD RD	LOT 159, PLAN 1247, SEC 4, TWP 26, 41	2.41	335.62
217	03979.000	2715 HEWLETT RD	LOT 3, PLAN 1656, SEC 4, TWP 26, 41	8.37	1165.61
217	03981.000	2570 SAUCIER RD	LOT , PLAN B6018, SEC 4, TWP 26, 41	1.24	172.68
217	03985.000	2675 HEWLETT RD	LOT A, PLAN 12142, SEC 4, TWP 26, 41	5.11	711.62
217	03990.002	3950 SPIERS RD	LOT E, PLAN 12142, SEC 4, TWP 26, 41	2.52	350.94
217	03995.027	3920 TODD RD	LOT B, PLAN 21140, SEC 4, TWP 26, 41	1	139.26

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	03995.159	3955 SPIERS RD	LOT A, PLAN KAP56989, SEC 4, TWP 26, 41	1.33	185.22
217	03995.172	2620 HEWLETT RD	LOT 2, PLAN KAP92520, SEC 4, TWP 26, 41	8.49	1182.32
217	03997.000	1591 SAUCIER RD	LOT 237, PLAN 1247, SEC 5, TWP 26, 41	7.78	1083.44
217	04008.001	4025 CASORSO RD	LOT A, PLAN KAP91004, SEC 5, TWP 26, 41	2.83	394.11
217	04008.002	4029 CASORSO RD	LOT B, PLAN KAP91004, SEC 5, TWP 26, 41	3.52	490.20
217	04014.004	3896A CASORSO RD	LOT A, PLAN KAP92331, SEC 5, TWP 26, 41	7.51	1045.84
217	04016.000	3877 CASORSO RD	LOT 4, PLAN 2243, SEC 5, TWP 26, 41	1.51	210.28
217	04021.000	3995 CASORSO RD	LOT 8, PLAN 2243, SEC 5, TWP 26, 41	5.81	809.10
217	04023.000	1989 WARD RD	LOT 10, PLAN 2243, SEC 5, TWP 26, 41	9.33	1299.30
217	04029.000	4153 BEDFORD RD	LOT 1, PLAN 15793, SEC 5, TWP 26, 41	5.84	813.28
217	04031.000	4122 BEDFORD RD	LOT 4, PLAN 15793, SEC 5, TWP 26, 41	1.88	261.81
217	04032.158	3860 CASORSO RD	LOT 2, PLAN KAP89549, SEC 5, TWP 26, 41	1	139.26
217	04118.205	1950 WARD RD	LOT A, PLAN KAP48946, SEC 8, TWP 12, 41	12.85	1789.49
217	04118.206	1990 WARD RD	LOT B, PLAN KAP48946, SEC 8, TWP 12, 41	2.49	346.76
217	04121.000	3677 SPIERS RD	LOT 1, PLAN 1072, SEC 9, TWP 26, 41	7.01	976.21
217	04127.000	3663 SPIERS RD	LOT 2, PLAN 1765, SEC 9, TWP 26, 41	7.86	1094.58
217	04151.030	3769 SPIERS RD	LOT 1, PLAN 23684, SEC 9, TWP 26, 41	3.71	516.65
217	04151.105	2190 GULLEY RD	LOT A, PLAN 26008, SEC 9, TWP 26, 41	6.01	836.95
217	04151.125	2568 K.L.O. RD	LOT B, PLAN 26528, SEC 9, TWP 26, 41	3.53	491.59
217	04151.140	3664 SPIERS RD	LOT A, PLAN 28797, SEC 9, TWP 26, 41	12.87	1792.28
217	04151.150	3668 SPIERS RD	LOT B, PLAN 28797, SEC 9, TWP 26, 41	1	139.26
217	04151.155	3678 SPIERS RD	LOT C, PLAN 28797, SEC 9, TWP 26, 41	6.92	963.68
217	04151.192	2777 K.L.O. RD	LOT A, PLAN 43297, SEC 9&10, TWP 26, 41	9.58	1334.11
217	04151.195	3740 HART RD	LOT 6, PLAN 29282, SEC 9, TWP 26, 41	16.21	2257.40
217	04151.200	2452 GULLEY RD	LOT 7, PLAN 29282, SEC 9, TWP 26, 41	21.87	3045.62
217	04151.210	2725 K.L.O. RD	LOT A, PLAN KAP45934, SEC , TWP 26, 41	28.77	4006.51
217	04151.260	2295 K.L.O. RD	LOT 2, PLAN 33463, SEC 9, TWP 26, 41	8.62	1200.42
217	04151.265	3551 SPIERS RD	LOT 3, PLAN 33463, SEC 9, TWP 26, 41	4.81	669.84
217	04151.292	2202 GULLEY RD	LOT A, PLAN KAP44147, SEC 9, TWP 26, 41	20.26	2821.41

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	04151.300	3671 SPIERS RD	LOT A, PLAN KAP70726, SEC 9, TWP 26, 41	1.23	171.29
217	04152.000	3690 POOLEY RD	LOT , PLAN , SEC 10, TWP 26, 41	17.72	2467.69
217	04154.000	3400 REEKIE RD	LOT 3, PLAN 355, SEC 10, TWP 26, 41	8.73	1215.74
217	04156.000	3455 ROSE RD	LOT 4, PLAN 355, SEC 10, TWP 26, 41	16.8	2339.57
217	04157.051	3480 FITZGERALD RD	LOT 5, PLAN 355, SEC 10, TWP 26, 41	10.07	1402.35
217	04158.000	3201 ROSE RD	LOT 3, PLAN 790, SEC 10, TWP 26, 41	16.21	2257.40
217	04160.001	3090 MCCULLOCH RD	LOT 5, PLAN 790, SEC 10, TWP 26, 41	5.65	786.82
217	04161.000	3641 HART RD	LOT 7, PLAN 790, SEC 10, TWP 26, 41	6.8	946.97
217	04166.000	3274 MCCULLOCH RD	LOT 2, PLAN 978, SEC 10, TWP 26, 41	9.2	1281.19
217	04167.000	3286 MCCULLOCH RD	LOT 3, PLAN 978, SEC 10, TWP 26, 41	6.58	916.33
217	04168.000	3296 1 MCCULLOCH RD	LOT 4, PLAN 978, SEC 10, TWP 26, 41	4.37	608.57
217	04170.000	3041 POOLEY RD	LOT 3, PLAN 1517, SEC 10, TWP 26, 41	2.4	334.22
217	04171.000	3131 POOLEY RD	LOT 2, PLAN 1517, SEC 10, TWP 26, 41	1	139.26
217	04174.002	3099 MCCULLOCH RD	LOT B, PLAN KAP71621, SEC 10, TWP 26, 41	2.91	405.25
217	04176.000	3591 HART RD	LOT 3, PLAN 1589, SEC 10, TWP 26, 41	3.33	463.74
217	04179.000	3635 REEKIE RD	LOT A, PLAN 2038, SEC 10, TWP 26, 41	18.69	2602.77
217	04180.000	3635 FITZGERALD RD	LOT B, PLAN 2038, SEC 10, TWP 26, 41	35.84	4991.08
217	04181.000	3520 REEKIE RD	LOT 1, PLAN 2398, SEC 10, TWP 26, 41	3.96	551.47
217	04183.000	3680 REEKIE RD	LOT 2, PLAN 2398, SEC 10, TWP 26, 41	10.94	1523.50
217	04184.000	3096 MCCULLOCH RD	LOT 1, PLAN 2957, SEC 10, TWP 26, 41	1	139.26
217	04194.000	3275 MCCULLOCH RD	LOT 1, PLAN 6530, SEC 10, TWP 26, 41	12.18	1696.19
217	04198.000	3524 ROSE RD	LOT A, PLAN 11840, SEC 10, TWP 26, 41	9.17	1277.01
217	04199.100	3564 ROSE RD	LOT A, PLAN KAP18708, SEC 10, TWP 26, 41	11.84	1648.84
217	04199.156	3269 MCCULLOCH RD	LOT 2, PLAN KAP90496, SEC 10, TWP 26, 41	2.06	286.88
217	04199.180	3301 MCCULLOCH RD	LOT 2, PLAN 28811, SEC 3&10, TWP 26, 41	14.83	2065.23
217	04199.252	3630 FITZGERALD RD	LOT B, PLAN 30817, SEC 10, TWP 26, 41	10.15	1413.49
217	04199.254	3505 FITZGERALD RD	LOT 1, PLAN 30818, SEC 10, TWP 26, 41	20.43	2845.08
217	04199.278	3565 ROSE RD	LOT A, PLAN 38325, SEC 10, TWP 26, 41	8.49	1182.32
217	04199.280	3248 MCCULLOCH RD	LOT B, PLAN 38325, SEC 10, TWP 26, 41	1.47	204.71

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	04199.302	3665 HART RD	LOT 2, PLAN KAP48949, SEC 10, TWP 26, 41	10.75	1497.05
217	04199.303	3255 MCCULLOCH RD	LOT A, PLAN KAP63291, SEC 10, TWP 26, 41	1	139.26
217	04199.306	3671 HART RD	LOT B, PLAN KAP92586, SEC 10, TWP 26, 41	4.81	669.84
217	04201.000	3940 SENGER RD	LOT , PLAN , SEC 11, TWP 26, 41	5.55	772.89
217	04206.000	2800 WALBURN RD	LOT 3, PLAN 1380, SEC , TWP 26, 41	3.94	548.68
217	04208.000	2604 A BELGO RD	LOT 5, PLAN 1380, SEC 11, TWP 26, 41	7.07	984.57
217	04209.000	2502 BELGO RD	LOT 6, PLAN 1380, SEC 11, TWP 26, 41	14.74	2052.69
217	04210.000	2550 WALBURN RD	LOT 7, PLAN 1380, SEC , TWP 26, 41	3.35	466.52
217	04214.000	2605 BELGO RD	LOT 3, PLAN 1380, SEC 11, TWP 26, 41	8.55	1190.67
217	04215.000	2505 BELGO RD	LOT 4, PLAN 1380, SEC 11, TWP 26, 41	8.97	1249.16
217	04220.000	3950 BORLAND RD	LOT , PLAN B1862, SEC 11, TWP 26, 41	2.92	406.64
217	04222.000	3527 BEMROSE RD	LOT 2, PLAN 2005, SEC 11, TWP 26, 41	3.17	441.45
217	04223.000	3835 BORLAND RD	LOT A, PLAN 2645, SEC 11, TWP 26, 41	5.04	701.87
217	04225.000	3553 BEMROSE RD	LOT 1, PLAN 4332, SEC 11, TWP 26, 41	4.37	608.57
217	04226.000	3571 BEMROSE RD	LOT 2, PLAN 4332, SEC 11, TWP 26, 41	4.96	690.73
217	04227.000	3587 BEMROSE RD	LOT 3, PLAN 4332, SEC 11, TWP 26, 41	5.38	749.22
217	04228.000	3625 BEMROSE RD	LOT A, PLAN 4553, SEC 11, TWP 26, 41	12.6	1754.68
217	04232.000	3647 BEMROSE RD	LOT 1, PLAN 5787, SEC 11, TWP 26, 41	6.28	874.55
217	04234.000	4010 SENGER RD	LOT A, PLAN 6005, SEC 11, TWP 26, 41	25.24	3514.92
217	04235.000	3975 SENGER RD	LOT A, PLAN 6633, SEC 11, TWP 26, 41	2.66	370.43
217	04237.120	2149 BELGO RD	LOT 1, PLAN 31521, SEC , TWP 26, 41	14.62	2035.98
217	04237.130	2327 BELGO RD	LOT 1, PLAN 33009, SEC 11, TWP 26, 41	9.91	1380.07
217	04237.137	3547 BEMROSE RD	LOT 1, PLAN KAP71097, SEC 26, TWP 11, 41	1	139.26
217	04240.000	2260 GARNER RD	LOT 1, PLAN 1380, SEC , TWP 26, 41	6.14	855.06
217	04243.000	2455 WALBURN RD	LOT B, PLAN B3238, SEC 12, TWP 26, 41	7.4	1030.52
217	04245.051	2601 WALBURN RD	LOT 2, PLAN KAP62978, SEC 12, TWP 26, 41	7.63	1062.55
217	04247.000	1190 LEWIS RD	LOT 9, PLAN 1380, SEC 13, TWP 26, 41	8.08	1125.22
217	04248.000	2290 GARNER RD	LOT 2, PLAN KAP1380, SEC , TWP 26, 41	8.03	1118.26
217	04249.000	2148 WALBURN RD	LOT 4, PLAN 1380, SEC 13, TWP 26, 41	10.45	1455.27

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	04254.000	1093 TEASDALE RD	LOT 8, PLAN 1380, SEC , TWP 26, 41	5.15	717.19
217	04256.000	1320 BELGO RD	LOT 1, PLAN 1926, SEC 13, TWP 26, 41	5.74	799.35
217	04258.000	1404 LEWIS RD	LOT 2, PLAN 1926, SEC 13, TWP 26, 41	10.52	1465.02
217	04261.000	1839 WALBURN RD	LOT 7, PLAN 1926, SEC 13, TWP 26, 41	5.61	781.25
217	04269.002	2091 WALBURN RD	LOT 2, PLAN 4119, SEC 13, TWP 26, 41	7.87	1095.98
217	04270.002	1810 GARNER RD	LOT A, PLAN KAP91170, SEC 13, TWP 26, 41	3.78	526.40
217	04270.003	1959 WALBURN RD	LOT B, PLAN KAP91170, SEC 13, TWP 26, 41	1	139.26
217	04293.000	1181 LEWIS RD	LOT A, PLAN 11265, SEC 13, TWP 26, 41	1.24	172.68
217	04315.000	3855 EAST KELOWNA RD	LOT 13, PLAN 665, SEC 14, TWP 26, 41	1	139.26
217	04317.000	2075 BELGO RD	LOT 9, PLAN 1380, SEC 14, TWP 26, 41	4.45	619.71
217	04318.001	1865 BELGO RD	LOT 11, PLAN 1380, SEC 14, TWP 26, 41	9.21	1282.58
217	04319.000	2280 HOLLYWOOD RD S	LOT 12, PLAN 1380, SEC 14, TWP 26, 41	7.49	1043.06
217	04323.000	1725 TEASDALE RD	LOT 2, PLAN 1380, SEC 14, TWP 26, 41	2.82	392.71
217	04324.000	1650 GEEN RD	LOT 3, PLAN 1380, SEC 14, TWP 26, 41	8.63	1201.81
217	04325.001	1390 GEEN RD	LOT A, PLAN KAP90868, SEC 14, TWP 26, 41	7.9	1100.15
217	04325.003	1552 GEEN RD	LOT C, PLAN KAP90868, SEC 14, TWP 26, 41	2.03	282.70
217	04326.000	1699 TEASDALE RD	LOT 5, PLAN 1380, SEC 14, TWP 26, 41	3.93	547.29
217	04327.000	1687 TEASDALE RD	LOT 6, PLAN 1380, SEC 14, TWP 26, 41	5.79	806.32
217	04329.000	1409 TEASDALE RD	LOT 8, PLAN 1380, SEC 14, TWP 26, 41	3.2	445.63
217	04330.000	1555 TEASDALE RD	LOT 10, PLAN 1380, SEC 14, TWP 26, 41	1.04	144.83
217	04333.000	1375 GEEN RD	LOT 5, PLAN KAP1380, SEC 13, TWP 26, 41	1	139.26
217	04334.001	1225 TEASDALE RD	LOT 6, PLAN 1380, SEC 14, TWP 26, 41	4.07	566.79
217	04335.000	1103 TEASDALE RD	LOT 7, PLAN 1380, SEC 14, TWP 26, 41	2.36	328.65
217	04343.000	2270 HOLLYWOOD RD S	LOT A, PLAN 1845, SEC 14, TWP 26, 41	1	139.26
217	04344.000	2015 BELGO RD	LOT B, PLAN 1845, SEC 14, TWP 26, 41	6.38	888.48
217	04346.000	1565 1 BELGO RD	LOT B, PLAN 1846, SEC 14, TWP 26, 41	5.41	753.40
217	04349.000	1775 TEASDALE RD	LOT 2, PLAN B3498, SEC 14, TWP 26, 41	3.2	445.63
217	04350.000	1469 TEASDALE RD	LOT 1, PLAN 4384, SEC 14, TWP 26, 41	7.52	1047.24
217	04351.000	1429 TEASDALE RD	LOT 2, PLAN 4384, SEC 14, TWP 26, 41	1.96	272.95

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	04353.000	3675 EAST KELOWNA RD	LOT A, PLAN KAP76792, SEC 15, TWP 26, 41	1	139.26
217	04354.000	3257 REID RD	LOT B, PLAN KAP76792, SEC 15, TWP 26, 41	10.92	1520.72
217	04360.093	3754 EAST KELOWNA RD	LOT B, PLAN KAP84170, SEC 14, TWP 26, 41	7.58	1055.59
217	04360.267	1708 GEEN RD	LOT 1, PLAN KAP82075, SEC 14, TWP 26, 41	5.38	749.22
217	04360.268	1655 GEEN RD	LOT 2, PLAN KAP82075, SEC 14, TWP 26, 41	7.44	1036.09
217	04360.354	1950 BELGO RD	LOT 2, PLAN 25528, SEC 14, TWP 26, 41	14.27	1987.24
217	04360.484	3860 EAST KELOWNA RD	LOT A, PLAN 32177, SEC 14, TWP 26, 41	2.86	398.28
217	04360.527	3795 EAST KELOWNA RD	LOT A, PLAN KAP58793, SEC 14, TWP 26, 41	2.04	284.09
217	04362.000	3193 DUNSTER RD	LOT 5, PLAN 187, SEC 16, TWP 26, 41	1	139.26
217	04364.000	2995 DUNSTER RD	LOT 6, PLAN 187, SEC 15, TWP 26, 41	1.77	246.49
217	04365.000	3098 EAST KELOWNA RD	LOT 6, PLAN 187, SEC 15, TWP 26, 41	9.89	1377.28
217	04366.000	3002 EAST KELOWNA RD	LOT 6, PLAN 187, SEC 15, TWP 26, 41	3.25	452.60
217	04367.000	2855 DUNSTER RD	LOT 7, PLAN 187, SEC 15, TWP 26, 41	16.3	2269.94
217	04368.000	3152 EAST KELOWNA RD	LOT 7, PLAN 187, SEC 15, TWP 26, 41	16.12	2244.87
217	04369.000	2795 DUNSTER RD	LOT 8, PLAN 187, SEC 15, TWP 26, 41	17.25	2402.24
217	04370.000	3250 EAST KELOWNA RD	LOT 8, PLAN 187, SEC 15, TWP 26, 41	16.9	2353.49
217	04372.000	3208 EAST KELOWNA RD	LOT 18, PLAN 187, SEC 15, TWP 26, 41	9.17	1277.01
217	04375.000	3350 POOLEY RD	LOT 20, PLAN 187, SEC 15, TWP 26, 41	10.05	1399.56
217	04378.000	3053 DUNSTER RD	LOT 11, PLAN 665, SEC 15, TWP 26, 41	6.99	973.43
217	04379.000	3073 DUNSTER RD	LOT 12, PLAN 665, SEC 16, TWP 26, 41	6.2	863.41
217	04380.000	3502 EAST KELOWNA RD	LOT 11, PLAN 187, SEC 15, TWP 26, 41	8.4	1169.78
217	04381.000	2947 EAST KELOWNA RD	LOT 1, PLAN 736, SEC 15, TWP 26, 41	8	1114.08
217	04382.000	2981 EAST KELOWNA RD	LOT 2, PLAN 736, SEC 15, TWP 26, 41	6.6	919.12
217	04385.000	3072 EAST KELOWNA RD	LOT 6, PLAN B821, SEC 15, TWP 26, 41	4.08	568.18
217	04386.001	3622 EAST KELOWNA RD	LOT 12, PLAN 187, SEC 15, TWP 26, 41	4.19	583.50
217	04387.000	3183 DUNSTER RD	LOT , PLAN 187, SEC 15, TWP 26, 41	4.58	637.81
217	04392.000	3097 EAST KELOWNA RD	LOT 23, PLAN B1550, SEC 15, TWP 26, 41	8.39	1168.39
217	04394.000	3582 EAST KELOWNA RD	LOT B, PLAN 1670, SEC 15, TWP 26, 41	2.16	300.80
217	04396.000	2960 MCCULLOCH RD	LOT B, PLAN 1703, SEC 15, TWP 26, 41	4.41	614.14

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	04400.000	3430 POOLEY RD	LOT B, PLAN 1725, SEC 15, TWP 26, 41	12.77	1778.35
217	04402.000	3251 EAST KELOWNA RD	LOT 1, PLAN 3379, SEC 15, TWP 26, 41	7.22	1005.46
217	04403.000	3240 POOLEY RD	LOT 2, PLAN 3379, SEC 15, TWP 26, 41	2.22	309.16
217	04404.000	3260 POOLEY RD	LOT 3, PLAN 3379, SEC 15, TWP 26, 41	11.19	1558.32
217	04406.000	3420 EAST KELOWNA RD	LOT 1, PLAN 3380, SEC 15, TWP 26, 41	11.75	1636.31
217	04407.000	3490 EAST KELOWNA RD	LOT 2, PLAN 3380, SEC 15, TWP 26, 41	9.84	1370.32
217	04412.000	3288 REID RD	LOT A, PLAN 4618, SEC 15, TWP 26, 41	13.17	1834.05
217	04416.000	3329 EAST KELOWNA RD	LOT 1, PLAN 5512, SEC 15, TWP 26, 41	6.69	931.65
217	04418.000	3375 DALL RD	LOT 1, PLAN 6585, SEC 15, TWP 26, 41	7.95	1107.12
217	04420.000	3060 POOLEY RD	LOT 2, PLAN 6585, SEC 15, TWP 26, 41	2.15	299.41
217	04423.190	3350 EAST KELOWNA RD	LOT 1, PLAN 30593, SEC 15, TWP 26, 41	1	139.26
217	04423.192	3310 EAST KELOWNA RD	LOT 2, PLAN 30593, SEC 15, TWP 26, 41	14.26	1985.85
217	04423.194	3410 POOLEY RD	LOT A, PLAN 34483, SEC 15, TWP 26, 41	4.5	626.67
217	04423.198	3120 POOLEY RD	LOT B, PLAN 34888, SEC 15, TWP 26, 41	9.16	1275.62
217	04423.205	3480 POOLEY RD	LOT A, PLAN KAP53451, SEC 15, TWP 26, 41	1	139.26
217	04423.207	3367 REID RD	LOT B, PLAN KAP55650, SEC 15, TWP 26, 41	1.85	257.63
217	04423.208	3390 REID RD	LOT 1, PLAN KAP56635, SEC 15, TWP 26, 41	1	139.26
217	04423.209	3360 REID RD	LOT 2, PLAN KAP56635, SEC 15, TWP 26, 41	7.32	1019.38
217	04428.000	3395 NEID RD	LOT 26, PLAN KAP187, SEC 16, TWP 26, 41	6.13	853.66
217	04432.000	3194 DUNSTER RD	LOT 5, PLAN KAP665, SEC 16, TWP 26, 41	1.94	270.16
217	04433.000	3172 DUNSTER RD	LOT 6, PLAN 665, SEC 16, TWP 26, 41	4.93	686.55
217	04436.000	3042 1 DUNSTER RD	LOT 9, PLAN 665, SEC 16, TWP 26, 41	1.66	231.17
217	04524.406	3330 NEID RD	LOT B, PLAN KAP26053, SEC 16, TWP 26, 41	5.8	807.71
217	04525.125	2830 EAST KELOWNA RD	LOT A, PLAN 32982, SEC 16, TWP 26, 41	7.45	1037.49
217	04525.228	2877 EAST KELOWNA RD	LOT B, PLAN 33697, SEC 16, TWP 26, 41	8.05	1121.04
217	04525.503	2690 BEWLAY RD	LOT 1, PLAN KAP56199, SEC 16, TWP 26, 41	3.2	445.63
217	04574.000	2990 DUNSTER RD	LOT , PLAN B1353, SEC 21, TWP 26, 41	12.19	1697.58
217	04591.000	2934 DUNSTER RD	LOT C, PLAN 1700, SEC 22, TWP 26, 41	6.92	963.68
217	04805.214	2960 DUNSTER RD	LOT 1, PLAN KAP73437, SEC 22, TWP 26, 41	9.65	1343.86

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	04814.000	1250 BELGO RD	LOT 3, PLAN 2128, SEC , TWP 26, 41	5.94	827.20
217	04824.000	1205 BELGO RD	LOT 2, PLAN 2329, SEC 23, TWP 26, 41	2.42	337.01
217	04825.001	1368 3 TEASDALE RD	LOT 3, PLAN 2329, SEC 23, TWP 26, 41	18.65	2597.20
217	04837.000	1454 TEASDALE RD	LOT A, PLAN 4697, SEC 23, TWP 26, 41	2.91	405.25
217	04884.000	1255 BELGO RD	LOT 2, PLAN B5620, SEC , TWP 26, 41	14.91	2076.37
217	04898.000	1258 BELGO RD	LOT 3, PLAN 9679, SEC , TWP 26, 41	8.94	1244.98
217	05479.000	3363 SPRINGFIELD RD	LOT 5, PLAN 1802, SEC 24, TWP 26, 41	12.14	1690.62
217	05482.001	700 HIGHWAY 33 E	LOT A, PLAN EPP7145, SEC 24, TWP 26, 41	1	139.26
217	05502.130	811 HIGHWAY 33 E	LOT A, PLAN 23321, SEC 24, TWP 26, 41	1.93	268.77
217	05502.305	1151 LEWIS RD	LOT A, PLAN 33567, SEC 24, TWP 26, 41	5.94	827.20
217	05502.310	881 HIGHWAY 33 E	LOT B, PLAN 33567, SEC 24, TWP 26, 41	9.67	1346.64
217	05502.550	1251 MCKENZIE RD	LOT B, PLAN KAP74860, SEC , TWP 26, 41	7.83	1090.41
217	05503.001	751 HARTMAN RD	LOT , PLAN 264, SEC 25, TWP 26, 41	8.85	1232.45
217	05510.000	920 HARTMAN RD	LOT 3, PLAN 731, SEC 25, TWP 26, 41	6.38	888.48
217	05511.000	1130 HARTMAN RD	LOT 4, PLAN 731, SEC 25, TWP 26, 41	5.37	747.83
217	05513.002	1080 GIBSON RD	LOT A, PLAN EPP11757, SEC 25, TWP 26, 41	7.32	1019.38
217	05514.000	1145 MORRISON RD	LOT 2, PLAN 1515, SEC 25, TWP 26, 41	2.85	396.89
217	05516.000	712 MCCURDY RD E	LOT 4, PLAN 1515, SEC 25, TWP 26, 41	6.83	951.15
217	05517.000	315 GIBSON RD	LOT 4, PLAN 1760, SEC 25, TWP 26, 41	4.01	558.43
217	05519.002	1610 SWAINSON RD	LOT 1, PLAN KAP77945, SEC , TWP 26, 41	10.86	1512.36
217	05524.000	1308 MCKENZIE RD	LOT 12, PLAN 1760, SEC 25, TWP 26, 41	4.21	586.28
217	05529.000	1795 MCCURDY RD E	LOT 1, PLAN KAP77943, SEC , TWP 26, 41	13.14	1829.88
217	05530.000	1550 SWAINSON RD	LOT 1, PLAN KAP77944, SEC , TWP 26, 41	15.67	2182.20
217	05540.000	1485 SWAINSON RD	LOT 4, PLAN 3609, SEC 25, TWP 26, 41	1.93	268.77
217	05548.000	1090 MCKENZIE RD	LOT 2, PLAN 4586, SEC 25, TWP 26, 41	20.42	2843.69
217	05561.000	690 HARTMAN RD	LOT A, PLAN 5499, SEC 25, TWP 26, 41	17.43	2427.30
217	05579.333	1310 MCKENZIE RD	LOT A, PLAN KAP77650, SEC 25, TWP 26, 41	1	139.26
217	05579.469	1045 EL PASO RD	LOT 22, PLAN 22986, SEC 25, TWP 26, 41	5	696.30
217	05579.575	839 HARTMAN RD	LOT 2, PLAN 29183, SEC 25, TWP 26, 41	17.85	2485.79

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	05579.684	837 HARTMAN RD	LOT A, PLAN 35135, SEC 25, TWP 26, 41	2.66	370.43
217	06403.001	2030 SUMMIT DR	LOT 1, PLAN KAP71444, SEC 29, TWP 26, 41	5.13	714.40
217	06403.002	2060 SUMMIT DR	LOT 2, PLAN KAP71444, SEC 29, TWP 26, 41	2.6	362.08
217	06403.045	2045 SUMMIT DR	LOT C, PLAN KAP62558, SEC , TWP 26, 41	9.18	1278.41
217	06470.000	483 VALLEY RD	LOT 1, PLAN 896, SEC 32, TWP 26, 41	4.7	654.52
217	06471.000	463 VALLEY RD	LOT 2, PLAN 896, SEC , TWP 26, 41	2.03	282.70
217	06499.001	445 VALLEY RD	LOT 3, PLAN 896, SEC 33, TWP 26, 41	8.07	1123.83
217	06501.000	2224 ROJEM RD	LOT 4, PLAN 896, SEC 33, TWP 26, 41	8.87	1235.24
217	06502.000	389 VALLEY RD	LOT 5, PLAN 896, SEC 33, TWP 26, 41	9.68	1348.04
217	06507.000	2429 LONGHILL RD	LOT 14, PLAN 1068, SEC 33, TWP 26, 41	11.55	1608.45
217	06508.000	2449 LONGHILL RD	LOT 15, PLAN 1068, SEC 33, TWP 26, 41	1.61	224.21
217	06510.000	120 MAIL RD	LOT 15, PLAN 1068, SEC , TWP 26, 41	8.18	1139.15
217	06511.000	102 MAIL RD	LOT 16, PLAN KAP1068, SEC , TWP 26, 41	8.75	1218.53
217	06524.000	2300 30 SILVER PL	LOT 8, PLAN 1249, SEC 33, TWP 26, 41	3.43	477.66
217	06525.000	2227 ROJEM RD	LOT 9, PLAN 1249, SEC 33, TWP 26, 41	3.07	427.53
217	06527.000	2255 ROJEM RD	LOT 11, PLAN 1249, SEC 33, TWP 26, 41	4.51	628.06
217	06528.000	2309 ROJEM RD	LOT 12, PLAN 1249, SEC 33, TWP 26, 41	4.58	637.81
217	06529.000	2323 ROJEM RD	LOT 13, PLAN 1249, SEC 33, TWP 26, 41	2.78	387.14
217	06533.000	2379 ROJEM RD	LOT 17, PLAN 1249, SEC 33, TWP 26, 41	2.12	295.23
217	06541.000	330 VALLEY RD	LOT 2, PLAN 4043, SEC 33, TWP 26, 41	1	139.26
217	06554.120	2389 2 ROJEM RD	LOT A, PLAN 26223, SEC 33, TWP 26, 41	4.91	683.77
217	06554.140	2400 LONGHILL RD	LOT A, PLAN 26592, SEC 4&33, TWP 23, 41	2.41	335.62
217	06554.160	2461 LONGHILL RD	LOT A, PLAN 28623, SEC 33, TWP 26, 41	6.07	845.31
217	06554.195	2350 SILVER PL	LOT 1, PLAN 33461, SEC 33, TWP 26, 41	4.57	636.42
217	06554.197	2489 LONGHILL RD	LOT 2, PLAN 33461, SEC 33, TWP 26, 41	4.13	575.14
217	06554.199	574 RIFLE RD	LOT 3, PLAN 33461, SEC 33, TWP 26, 41	3.39	472.09
217	06554.238	2351 ROJEM RD	LOT C, PLAN KAP61113, SEC 33, TWP 26, 41	4.45	619.71
217	06557.002	2710 LONGHILL RD	LOT B, PLAN KAP88097, SEC 34, TWP 26, 41	1	139.26
217	06612.470	2512 LONGHILL RD	LOT A, PLAN 26258, SEC , TWP 26, 41	13.5	1880.01

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	06612.672	2614 LONGHILL RD	LOT 1, PLAN 40166, SEC 34, TWP 26, 41	3.59	499.94
217	06773.003	1685 RUTLAND RD N	LOT 3, PLAN 18313, SEC 35, TWP 26, 41	1.41	196.36
217	06776.900	1990 MCKENZIE RD	LOT 2, PLAN 425, SEC 36, TWP 26, 41	11.58	1612.63
217	06777.000	1900 MCKENZIE RD	LOT 3, PLAN 425, SEC 36, TWP 26, 41	5.78	804.92
217	06778.000	1893 MORRISON RD	LOT 3, PLAN 425, SEC 36, TWP 26, 41	2.57	357.90
217	06788.000	1304 MORRISON RD	LOT 10, PLAN 425, SEC 36, TWP 26, 41	7	974.82
217	06794.000	685 2 OLD VERNON RD	LOT 16, PLAN 425, SEC , TWP 26, 41	7.14	994.32
217	06799.505	1425 MORRISON RD	LOT B, PLAN EPP15301, SEC 36, TWP 26, 41	7.45	1037.49
217	06803.000	1350 HORNING RD	LOT 20, PLAN 1760, SEC 36, TWP 26, 41	14.64	2038.77
217	06805.005	1920 MCCURDY RD E	LOT 3, PLAN KAP91486, SEC 31, TWP 27, 41	16.95	2360.46
217	06806.000	1431 LATTA RD	LOT 24, PLAN 1760, SEC , TWP 26, 41	2.65	369.04
217	06807.001	1305 LATTA RD	LOT 25, PLAN 1760, SEC 36, TWP 26, 41	12.99	1808.99
217	06814.005	1360B LATTA RD	LOT 1, PLAN KAP91485, SEC 31, TWP 27, 41	15.86	2208.66
217	06814.006	1400 LATTA RD	LOT 2, PLAN KAP91485, SEC 31, TWP 27, 41	15.6	2172.46
217	06814.007	1444 LATTA RD	LOT 3, PLAN KAP91485, SEC 31, TWP 27, 41	17.21	2396.66
217	06817.001	1331 MCCURDY RD E	LOT 1, PLAN 4060, SEC 36, TWP 26, 41	18.36	2556.81
217	06819.000	1545 MCCURDY RD E	LOT 3, PLAN 4060, SEC 36, TWP 26, 41	14.19	1976.10
217	06820.000	1445 LATTA RD	LOT 25, PLAN B4218, SEC 36, TWP 26, 41	12.18	1696.19
217	06828.195	1425 MCCURDY RD E	LOT 2, PLAN KAP23935, SEC 36, TWP 26, 41	1.51	210.28
217	06828.490	1761 MORRISON RD	LOT A, PLAN 25654, SEC 36, TWP 26, 41	3.97	552.86
217	06828.500	1750 MCKENZIE RD	LOT B, PLAN 25654, SEC 36, TWP 26, 41	10.46	1456.66
217	06828.524	1700 MCKENZIE RD	LOT D, PLAN 25654, SEC 36, TWP 26, 41	7.41	1031.92
217	06828.618	1905 JONATHAN RD	LOT 1, PLAN KAP33998, SEC 36, TWP 26, 41	1	139.26
217	06828.642	837 MCCURDY RD E	LOT 2, PLAN EPP14181, SEC 36, TWP 26, 41	1	139.26
217	06886.003	2025 1 TREETOP RD	LOT 1, PLAN 1760, SEC , TWP 27, 41	13.51	1881.40
217	06960.184	240 AMBRIDGEFELD RD	LOT B, PLAN KAP91899, SEC 16, TWP 28, 54	1	139.26
217	07143.000	559 BARNABY RD	LOT 3, PLAN 1743, SEC 25, TWP 28, 54	1	139.26
217	07145.001	4950 FROST RD	LOT 1, PLAN KAP90220, SEC , TWP 28, 54	5.31	739.47
217	07161.000	4856 LAKESHORE RD	LOT , PLAN 1722, SEC 25, TWP 29, 41	3.73	519.44

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	07264.002	1456 DEHART RD	LOT 1, PLAN 1837, SEC , TWP 29, 41	11.58	1612.63
217	07269.000	999 CRAWFORD RD	LOT 1, PLAN 13170, SEC 31, TWP 29, 41	11.85	1650.23
217	07270.072	1265 CRAWFORD RD	LOT 2, PLAN 21104, SEC 31, TWP 29, 41	1	139.26
217	07270.074	1285 CRAWFORD RD	LOT 3, PLAN 21104, SEC , TWP 29, 41	1	139.26
217	07278.000	4551 STEWART RD W	LOT 220, PLAN 1247, SEC 32, TWP 29, 41	2.89	402.46
217	07280.000	4480 STEWART RD E	LOT 222, PLAN 1247, SEC 32, TWP 29, 41	1	139.26
217	07286.000	1690 SAUCIER RD	LOT 228, PLAN 1247, SEC 32, TWP 29, 41	1	139.26
217	07287.000	1670 SAUCIER RD	LOT 229, PLAN 1247, SEC 32, TWP 29, 41	5.27	733.90
217	07290.000	1650 SAUCIER RD	LOT 232, PLAN 1247, SEC 32, TWP 29, 41	10.97	1527.68
217	07291.000	4202 BEDFORD RD	LOT 233, PLAN 1247, SEC 32, TWP 29, 41	9.74	1356.39
217	07293.000	1601 SAUCIER RD	LOT 238, PLAN 1247, SEC 32, TWP 29, 41	1.62	225.60
217	07296.000	1475 DEHART RD	LOT 246, PLAN 1247, SEC 32, TWP 29, 41	1	139.26
217	07304.000	4132 BEDFORD RD	LOT 3, PLAN 15793, SEC 32, TWP 29, 41	6.38	888.48
217	07304.010	1485 DEHART RD	LOT 1, PLAN 20969, SEC 32, TWP 29, 41	1.21	168.50
217	07351.000	4305 JAUD RD	LOT 5, PLAN 6171, SEC 34, TWP 29, 41	17.49	2435.66
217	09532.000	2527 GALE RD	LOT 1, PLAN 10810, SEC , TWP , 41	1	139.26
217	09533.000	2517 GALE RD	LOT 2, PLAN 10810, SEC , TWP , 41	5.02	699.09
217	09533.051	2545 GALE RD	LOT B, PLAN 19044, SEC , TWP , 41	1	139.26
217	09533.052	2499 GALE RD	LOT C, PLAN 19044, SEC , TWP , 41	1	139.26
217	09533.053	2475 GALE RD	LOT D, PLAN 19044, SEC , TWP , 41	1	139.26
217	09533.054	2449 GALE RD	LOT E, PLAN 19044, SEC , TWP , 41	1	139.26
217	09533.055	2427 GALE RD	LOT F, PLAN 19044, SEC , TWP , 41	1	139.26
217	10393.000	2050 BYRNS RD	LOT 1, PLAN 2830, SEC 17, TWP 26, 41	21.88	3047.01
217	10394.001	2190 COOPER RD	LOT A, PLAN KAP80629, SEC , TWP , 41	6.7	933.04
217	10410.000	1756 BYRNS RD	LOT 23, PLAN 415, SEC , TWP , 41	9.35	1302.08
217	10411.000	1890 BYRNS RD	LOT 23, PLAN 415, SEC 19, TWP 26, 41	4.35	605.78
217	10414.000	1756 BYRNS RD	LOT 26, PLAN 415, SEC , TWP , 41	13.28	1849.37
217	10517.000	2225 BURTCR RD	LOT 1, PLAN KAP78759, SEC , TWP , 41	1	139.26
217	10518.000	1650 BYRNS RD	LOT 2, PLAN KAP78759, SEC , TWP , 41	3.61	502.73

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	10519.852	2225 SPALL RD	LOT B, PLAN 40808, SEC , TWP , 41	13.45	1873.05
217	10519.854	1980 BYRNS RD	LOT C, PLAN 40808, SEC , TWP , 41	10.99	1530.47
217	10519.856	1990 BYRNS RD	LOT D, PLAN 40808, SEC , TWP , 41	1	139.26
217	10531.000	1909 BYRNS RD	LOT 15, PLAN 415, SEC , TWP , 41	10.05	1399.56
217	10539.000	2429 BENOULIN RD	LOT 2, PLAN 2332, SEC , TWP , 41	1	139.26
217	10543.001	2589 BENOULIN RD	LOT 1, PLAN 3357, SEC , TWP , 41	6.26	871.77
217	10549.000	2029 BYRNS RD	LOT 2, PLAN 8615, SEC , TWP , 41	4.72	657.31
217	10589.113	1909 BYRNS RD	LOT B, PLAN KAP67173, SEC , TWP , 41	23.85	3321.35
217	10756.035	1394 LADNER RD	LOT 1, PLAN KAP73438, SEC , TWP , 41	3.15	438.67
217	11501.711	4365 HOBSON RD	LOT 25, PLAN 27559, SEC , TWP , 41	1.81	252.06
217	11502.309	4340 HOBSON RD	LOT A, PLAN KAP69885, SEC , TWP , 41	1	139.26
217	12185.840	2450 SAUCIER RD	LOT 166, PLAN 1247, SEC 33, TWP 29, 41	3.68	512.48
217	12185.870	2225 SAUCIER RD	LOT 180, PLAN 1247, SEC 33, TWP 29, 41	1	139.26
217	12191.000	4400 JAUD RD	LOT 3, PLAN 1734, SEC 33, TWP 29, 41	14.1	1963.57
217	12199.072	4499 WALLACE HILL RD	LOT A, PLAN 35213, SEC , TWP , 41	2.06	286.88
217	12199.082	4410 WALLACE HILL RD	LOT 2, PLAN 39632, SEC , TWP , 41	4.88	679.59
217	12199.086	4250 WALLACE HILL RD	LOT 4, PLAN 39632, SEC , TWP , 41	1.49	207.50
217	12199.103	2825 BALLDOCK RD	LOT 14, PLAN KAP62784, SEC , TWP , 41	3.11	433.10
217	12199.105	4300 WALLACE HILL RD	LOT B, PLAN KAP62482, SEC , TWP , 41	15.82	2203.09
	<b>367</b>			<b>2,532.60</b>	<b>352,689.88</b>

# CITY OF KELOWNA

## BYLAW NO. 10824

### Sterile Insect Release Program Parcel Tax Bylaw 2013

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A bylaw pursuant to Section 200 of the *Community Charter* to impose and levy a Parcel Tax upon the owners of land or real property within the City of Kelowna being served by the Sterile Insect Release Program.

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

1. A Parcel Tax shall be and is hereby imposed and levied upon the owners of land or real property as shown on Schedule "A" attached to and forming part of this bylaw, being served by the Sterile Insect Release Program.
2. The Parcel Tax shall be levied for the 2013 tax year on each parcel of land aforementioned, and the amount of such Parcel Tax shall be One Hundred and Thirty-Nine Dollars and Twenty-Six Cents (\$139.26) per assessed acre.
3. This bylaw shall be known for all purposes as the "Sterile Insect Release Program Parcel Tax Bylaw 2013 No. 10824".

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk

Bylaw No. 10824 - Page 2  
Schedule "A"

RDCO

2013 S.I.R. PARCEL TAX ROLL

JURISDICTIONS: 217

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	03108.010	1315 LATTA RD	LOT 10, PLAN 1611, SEC 1, TWP 23, 41	5.94	827.20
217	03121.000	2355 MCKENZIE RD	LOT A, PLAN 15859, SEC 1, TWP 23, 41	6.29	875.95
217	03121.010	2295 MCKENZIE RD	LOT 2, PLAN 33255, SEC 1, TWP 23, 41	19.89	2769.88
217	03186.100	2685 SEXSMITH RD	LOT 1, PLAN KAP45492, SEC 3, TWP 23, 41	9.02	1256.13
217	03210.125	2517 SEXSMITH RD	LOT 10, PLAN 21431, SEC 3&4, TWP 23, 41	7.24	1008.24
217	03210.210	705 VALLEY RD	LOT B, PLAN 31659, SEC 3, TWP 23, 41	5.95	828.60
217	03255.321	1982 UNION RD	LOT A, PLAN KAP75150, SEC 4, TWP 23, 41	1	139.26
217	03255.322	1980 UNION RD	LOT B, PLAN KAP75150, SEC 4, TWP 23, 41	1	139.26
217	03282.000	2389 LONGHILL RD	LOT 13, PLAN 1068, SEC 4, TWP 23, 41	6.2	863.41
217	03283.000	2206 LONGHILL RD	LOT 2, PLAN 1068, SEC 4&34, TWP 23, 41	7.4	1030.52
217	03284.000	187 VALLEY RD	LOT 3, PLAN 1068, SEC 4&34, TWP 23, 41	3.87	538.94
217	03286.000	143 1 VALLEY RD	LOT 5, PLAN 1068, SEC 4, TWP 23, 41	3.84	534.76
217	03287.000	127 1 VALLEY RD	LOT 6, PLAN 1068, SEC 4, TWP 23, 41	9.27	1290.94
217	03288.000	2214 BONN RD	LOT 7, PLAN 1068, SEC 4, TWP 23, 41	4.51	628.06
217	03289.000	115 VALLEY RD N	LOT 8, PLAN 1068, SEC 4, TWP 23, 41	10.13	1410.70
217	03270.000	2545 SEXSMITH RD	LOT 11, PLAN 1068, SEC 3&4, TWP 23, 41	1.9	264.59
217	03271.000	220 MAIL RD	LOT 12, PLAN 1068, SEC 4, TWP 23, 41	9.63	1341.07
217	03272.000	180 MAIL RD	LOT 13, PLAN 1068, SEC 4, TWP 23, 41	8.47	1179.53
217	03274.000	135 VALLEY RD N	LOT H, PLAN 1636, SEC 4, TWP 23, 41	5.37	747.83
217	03278.000	800 PACKINGHOUSE RD	LOT 3, PLAN 1884, SEC 4&9, TWP 23, 41	1	139.26
217	03279.000	2160 SCENIC RD	LOT 4, PLAN 1884, SEC 4&9, TWP 23, 41	3.8	529.19
217	03337.532	770 PACKINGHOUSE RD	LOT A, PLAN 35054, SEC 4, TWP 23, 41	3.86	537.54
217	03395.000	531 GLENMORE RD N	LOT 29, PLAN 896, SEC 9, TWP 23, 41	6.39	889.87
217	03645.000	2434 GALE RD	LOT 2, PLAN 1453, SEC 23, TWP 23, 41	1.6	222.82
217	03646.000	2504 GALE RD	LOT 3, PLAN 1453, SEC 23, TWP 23, 41	4.17	580.71
217	03650.000	2801 DRY VALLEY RD	LOT 7, PLAN 1453, SEC 23, TWP 23, 41	3.39	472.09
217	03684.000	2155 QUAIL RIDGE BLVD	LOT 1, PLAN 2257, SEC 23, TWP 23, 41	2.18	303.59
217	03684.514	2855 DRY VALLEY RD	LOT A, PLAN KAP37471, SEC 23, TWP 23, 41	1.85	257.63
217	03684.516	2849 DRY VALLEY RD	LOT B, PLAN 37471, SEC 23, TWP 23, 41	10.67	1485.90

1 OF 13

P:\Financial\_Services\Revenue\SIR\2013\13SIR-CO-TaxRoll-KELOWNA.FINAL.xlsx

1 of 13

Bylaw No. 10824 - Page 3  
Schedule "A"

JURISDICTIONS: 217

2013 S.I.R. PARCEL TAX ROLL

RDCO

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	03884.000	3310 MATHEWS RD	LOT 63, PLAN 1247, SEC 3&34, TWP 26, 41	9.56	1331.33
217	03898.000	3810 WATER RD	LOT 102, PLAN 1247, SEC 3, TWP 26, 41	6.41	892.66
217	03899.000	3260 MATHEWS RD	LOT 109, PLAN 1247, SEC 3, TWP 26, 41	3.12	434.49
217	03905.001	4232 SPIERS RD	LOT 117, PLAN 1247, SEC 3, TWP 26, 41	7.16	997.10
217	03905.104	4236 SPIERS RD	LOT B, PLAN KAP92871, SEC 3, TWP 26, 41	4.45	619.71
217	03906.000	4233 SPIERS RD	LOT 119, PLAN 1247, SEC 3, TWP 26, 41	3.9	543.11
217	03907.000	4221 SPIERS RD	LOT 120, PLAN 1247, SEC 3, TWP 26, 41	11.33	1577.82
217	03908.000	4215 SPIERS RD	LOT 121, PLAN 1247, SEC 3, TWP 26, 41	1	139.26
217	03912.000	3030 GRIEVE RD	LOT 125, PLAN 1247, SEC 3, TWP 26, 41	6.13	853.66
217	03913.001	3015 GRIEVE RD	LOT 126, PLAN 1247, SEC 3, TWP 26, 41	10.19	1419.06
217	03913.100	3145 GULLEY RD	LOT 127, PLAN 1247, SEC 3, TWP 26, 41	10.16	1414.88
217	03949.320	4280 SPIERS RD	LOT B, PLAN 34609, SEC 3, TWP 26, 41	9.95	1385.64
217	03949.340	4207 SPIERS RD	LOT B, PLAN KAP47098, SEC 3, TWP 26, 41	3.07	427.53
217	03949.390	3480 WATER RD	LOT A, PLAN KAP71707, SEC 3, TWP 26, 41	5.71	795.17
217	03950.000	3965 TODD RD	LOT , PLAN 1247, SEC 4, TWP 26, 41	8.67	1207.38
217	03952.062	3865 SPIERS RD	LOT 138, PLAN 1247, SEC 4, TWP 26, 41	1.17	162.93
217	03953.000	3895 SPIERS RD	LOT 139, PLAN 1247, SEC 4, TWP 26, 41	4.71	655.91
217	03955.000	2809 GRIEVE RD	LOT 141, PLAN 1247, SEC 4, TWP 26, 41	11.94	1662.76
217	03956.000	4201 SPIERS RD	LOT 142, PLAN 1247, SEC 4, TWP 26, 41	6.18	860.63
217	03960.000	2699 SAUCIER RD	LOT 145, PLAN 1247, SEC 4, TWP 26, 41	3.76	523.62
217	03965.000	4175 TODD RD	LOT 150, PLAN 1247, SEC 4, TWP 26, 41	8.33	1160.04
217	03968.000	4067 TODD RD	LOT 153, PLAN 1247, SEC 4, TWP 26, 41	6.43	895.44
217	03971.503	2287 WARD RD	LOT B, PLAN KAP78689, SEC 4, TWP 26, 41	35.49	4942.34
217	03973.000	3980 TODD RD	LOT 159, PLAN 1247, SEC 4, TWP 26, 41	2.41	335.62
217	03979.000	2715 HEWLETT RD	LOT 3, PLAN 1656, SEC 4, TWP 26, 41	8.37	1165.61
217	03981.000	2570 SAUCIER RD	LOT , PLAN B6018, SEC 4, TWP 26, 41	1.24	172.68
217	03985.000	2675 HEWLETT RD	LOT A, PLAN 12142, SEC 4, TWP 26, 41	5.11	711.62
217	03990.002	3950 SPIERS RD	LOT E, PLAN 12142, SEC 4, TWP 26, 41	2.52	350.94
217	03995.027	3920 TODD RD	LOT B, PLAN 21140, SEC 4, TWP 26, 41	1	139.26

JURISDICTIONS: 217

P:\Financial\_Services\Revenue\SIR\2013\13SIR-CO-TaxRoll-KELOWNA FINAL.xlsx

2 OF 13

Bylaw No. 10824 - Page 4  
Schedule "A"

JURISDICTIONS: 217

2013 S.I.R. PARCEL TAX ROLL

RDCC

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	03995.159	3955 SPIERS RD	LOT A, PLAN KAP56989, SEC 4, TWP 26, 41	1.33	185.22
217	03995.172	2620 HEWLETT RD	LOT 2, PLAN KAP92520, SEC 4, TWP 26, 41	8.49	1182.32
217	03997.000	1591 SAUCIER RD	LOT 237, PLAN 1247, SEC 5, TWP 26, 41	7.78	1083.44
217	04008.001	4025 CASORSO RD	LOT A, PLAN KAP91004, SEC 5, TWP 26, 41	2.83	394.11
217	04008.002	4029 CASORSO RD	LOT B, PLAN KAP91004, SEC 5, TWP 26, 41	3.52	490.20
217	04014.004	3896A CASORSO RD	LOT A, PLAN KAP92331, SEC 5, TWP 26, 41	7.51	1045.84
217	04016.000	3877 CASORSO RD	LOT 4, PLAN 2243, SEC 5, TWP 26, 41	1.51	210.28
217	04021.000	3995 CASORSO RD	LOT 8, PLAN 2243, SEC 5, TWP 26, 41	5.81	809.10
217	04023.000	1989 WARD RD	LOT 10, PLAN 2243, SEC 5, TWP 26, 41	9.33	1299.30
217	04029.000	4153 BEDFORD RD	LOT 1, PLAN 15793, SEC 5, TWP 26, 41	5.84	813.28
217	04031.000	4122 BEDFORD RD	LOT 4, PLAN 15793, SEC 5, TWP 26, 41	1.88	261.81
217	04032.158	3860 CASORSO RD	LOT 2, PLAN KAP89549, SEC 5, TWP 26, 41	1	139.26
217	04118.205	1950 WARD RD	LOT A, PLAN KAP48946, SEC 8, TWP 12, 41	12.85	1789.49
217	04118.206	1990 WARD RD	LOT B, PLAN KAP48946, SEC 8, TWP 12, 41	2.49	346.76
217	04121.000	3677 SPIERS RD	LOT 1, PLAN 1072, SEC 9, TWP 26, 41	7.01	976.21
217	04127.000	3663 SPIERS RD	LOT 2, PLAN 1765, SEC 9, TWP 26, 41	7.86	1094.58
217	04151.030	3769 SPIERS RD	LOT 1, PLAN 23684, SEC 9, TWP 26, 41	3.71	516.65
217	04151.105	2190 GULLEY RD	LOT A, PLAN 26008, SEC 9, TWP 26, 41	6.01	836.95
217	04151.125	2568 K.L.O. RD	LOT B, PLAN 26528, SEC 9, TWP 26, 41	3.53	491.59
217	04151.140	3664 SPIERS RD	LOT A, PLAN 28797, SEC 9, TWP 26, 41	12.87	1792.28
217	04151.150	3668 SPIERS RD	LOT B, PLAN 28797, SEC 9, TWP 26, 41	1	139.26
217	04151.155	3678 SPIERS RD	LOT C, PLAN 28797, SEC 9, TWP 26, 41	6.92	963.68
217	04151.192	2777 K.L.O. RD	LOT A, PLAN 43297, SEC 9&10, TWP 26, 41	9.58	1334.11
217	04151.195	3740 HART RD	LOT 6, PLAN 29282, SEC 9, TWP 26, 41	16.21	2257.40
217	04151.200	2452 GULLEY RD	LOT 7, PLAN 29282, SEC 9, TWP 26, 41	21.87	3045.62
217	04151.210	2725 K.L.O. RD	LOT A, PLAN KAP45934, SEC 9, TWP 26, 41	28.77	4006.51
217	04151.260	2295 K.L.O. RD	LOT 2, PLAN 33463, SEC 9, TWP 26, 41	8.62	1200.42
217	04151.265	3551 SPIERS RD	LOT 3, PLAN 33463, SEC 9, TWP 26, 41	4.81	669.84
217	04151.292	2202 GULLEY RD	LOT A, PLAN KAP44147, SEC 9, TWP 26, 41	20.26	2821.41

3 OF 13

P:\Financial\_Services\Revenue\SI\2013\13SIR-CO-TaxRoll-KELOWNA FINAL.xlsx

3 of 13

Bylaw No. 10824 - Page 5  
Schedule "A"

RDCC

2013 S.I.R. PARCEL TAX ROLL

JURISDICTIONS: 217

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	04151.300	3671 SPIERS RD	LOT A, PLAN KAP70726, SEC 9, TWP 26, 41	1.23	171.29
217	04152.000	3690 POOLEY RD	LOT , PLAN , SEC 10, TWP 26, 41	17.72	2467.69
217	04154.000	3400 REEKIE RD	LOT 3, PLAN 355, SEC 10, TWP 26, 41	8.73	1215.74
217	04156.000	3455 ROSE RD	LOT 4, PLAN 355, SEC 10, TWP 26, 41	16.8	2339.57
217	04157.051	3480 FITZGERALD RD	LOT 5, PLAN 355, SEC 10, TWP 26, 41	10.07	1402.35
217	04158.000	3201 ROSE RD	LOT 3, PLAN 790, SEC 10, TWP 26, 41	16.21	2257.40
217	04160.001	3090 MCCULLOCH RD	LOT 5, PLAN 790, SEC 10, TWP 26, 41	5.65	786.82
217	04161.000	3641 HART RD	LOT 7, PLAN 790, SEC 10, TWP 26, 41	6.8	946.97
217	04166.000	3274 MCCULLOCH RD	LOT 2, PLAN 978, SEC 10, TWP 26, 41	9.2	1281.19
217	04167.000	3286 MCCULLOCH RD	LOT 3, PLAN 978, SEC 10, TWP 26, 41	6.58	916.33
217	04168.000	3296 1 MCCULLOCH RD	LOT 4, PLAN 978, SEC 10, TWP 26, 41	4.37	608.57
217	04170.000	3041 POOLEY RD	LOT 3, PLAN 1517, SEC 10, TWP 26, 41	2.4	334.22
217	04171.000	3131 POOLEY RD	LOT 2, PLAN 1517, SEC 10, TWP 26, 41	1	139.26
217	04174.002	3099 MCCULLOCH RD	LOT B, PLAN KAP71621, SEC 10, TWP 26, 41	2.91	405.25
217	04176.000	3591 HART RD	LOT 3, PLAN 1589, SEC 10, TWP 26, 41	3.33	463.74
217	04179.000	3635 REEKIE RD	LOT A, PLAN 2038, SEC 10, TWP 26, 41	18.69	2602.77
217	04180.000	3635 FITZGERALD RD	LOT B, PLAN 2038, SEC 10, TWP 26, 41	35.84	4991.08
217	04181.000	3520 REEKIE RD	LOT 1, PLAN 2398, SEC 10, TWP 26, 41	3.96	551.47
217	04183.000	3680 REEKIE RD	LOT 2, PLAN 2398, SEC 10, TWP 26, 41	10.94	1523.50
217	04184.000	3096 MCCULLOCH RD	LOT 1, PLAN 2957, SEC 10, TWP 26, 41	1	139.26
217	04194.000	3275 MCCULLOCH RD	LOT 1, PLAN 6530, SEC 10, TWP 26, 41	12.18	1696.19
217	04198.000	3524 ROSE RD	LOT A, PLAN 11840, SEC 10, TWP 26, 41	9.17	1277.01
217	04199.100	3564 ROSE RD	LOT A, PLAN KAP18708, SEC 10, TWP 26, 41	11.84	1648.84
217	04199.156	3269 MCCULLOCH RD	LOT 2, PLAN KAP90496, SEC 10, TWP 26, 41	2.06	286.88
217	04199.180	3301 MCCULLOCH RD	LOT 2, PLAN 28811, SEC 3&10, TWP 26, 41	14.83	2065.23
217	04199.252	3630 FITZGERALD RD	LOT B, PLAN 30817, SEC 10, TWP 26, 41	10.15	1413.49
217	04199.254	3505 FITZGERALD RD	LOT 1, PLAN 30818, SEC 10, TWP 26, 41	20.43	2845.08
217	04199.276	3565 ROSE RD	LOT A, PLAN 38325, SEC 10, TWP 26, 41	8.49	1182.32
217	04199.280	3248 MCCULLOCH RD	LOT B, PLAN 38325, SEC 10, TWP 26, 41	1.47	204.71

4 OF 13

P:\Financial\_Services\Revenue\SIR\2013\13SIR-CO-TaxRoll-KELOWNA FINAL.xlsx

4 OF 13

Bylaw No. 10824 - Page 6  
Schedule "A"

JURISDICTIONS: 217

2013 S.I.R. PARCEL TAX ROLL

RDCO

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	04199.302	3665 HART RD	LOT 2, PLAN KAP48949, SEC 10, TWP 26, 41	10.75	1497.05
217	04199.303	3255 MCCULLOCH RD	LOT A, PLAN KAP63291, SEC 10, TWP 26, 41	1	139.26
217	04199.306	3671 HART RD	LOT B, PLAN KAP92586, SEC 10, TWP 26, 41	4.81	669.84
217	04201.000	3940 SENER RD	LOT , PLAN , SEC 11, TWP 26, 41	5.55	772.89
217	04206.000	2800 WALBURN RD	LOT 3, PLAN 1380, SEC , TWP 26, 41	3.94	548.68
217	04208.000	2604 A BELGO RD	LOT 5, PLAN 1380, SEC 11, TWP 26, 41	7.07	984.57
217	04209.000	2502 BELGO RD	LOT 6, PLAN 1380, SEC 11, TWP 26, 41	14.74	2052.69
217	04210.000	2550 WALBURN RD	LOT 7, PLAN 1380, SEC , TWP 26, 41	3.35	466.52
217	04214.000	2605 BELGO RD	LOT 3, PLAN 1380, SEC 11, TWP 26, 41	8.55	1190.67
217	04215.000	2505 BELGO RD	LOT 4, PLAN 1380, SEC 11, TWP 26, 41	8.97	1249.16
217	04220.000	3950 BORLAND RD	LOT , PLAN B1862, SEC 11, TWP 26, 41	2.92	406.64
217	04222.000	3527 BEMROSE RD	LOT 2, PLAN 2005, SEC 11, TWP 26, 41	3.17	441.45
217	04223.000	3835 BORLAND RD	LOT A, PLAN 2645, SEC 11, TWP 26, 41	5.04	701.87
217	04225.000	3553 BEMROSE RD	LOT 1, PLAN 4332, SEC 11, TWP 26, 41	4.37	608.57
217	04226.000	3571 BEMROSE RD	LOT 2, PLAN 4332, SEC 11, TWP 26, 41	4.96	690.73
217	04227.000	3587 BEMROSE RD	LOT 3, PLAN 4332, SEC 11, TWP 26, 41	5.38	749.22
217	04228.000	3625 BEMROSE RD	LOT A, PLAN 4553, SEC 11, TWP 26, 41	12.6	1754.68
217	04232.000	3647 BEMROSE RD	LOT 1, PLAN 5787, SEC 11, TWP 26, 41	6.28	874.55
217	04234.000	4010 SENER RD	LOT A, PLAN 6005, SEC 11, TWP 26, 41	25.24	3514.92
217	04235.000	3975 SENER RD	LOT A, PLAN 6633, SEC 11, TWP 26, 41	2.66	370.43
217	04237.120	2149 BELGO RD	LOT 1, PLAN 31521, SEC , TWP 26, 41	14.62	2035.98
217	04237.130	2327 BELGO RD	LOT 1, PLAN 33009, SEC 11, TWP 26, 41	9.91	1380.07
217	04237.137	3547 BEMROSE RD	LOT 1, PLAN KAP71097, SEC 26, TWP 11, 41	1	139.26
217	04240.000	2260 GARNER RD	LOT 1, PLAN 1380, SEC , TWP 26, 41	6.14	855.06
217	04243.000	2455 WALBURN RD	LOT B, PLAN B3238, SEC 12, TWP 26, 41	7.4	1030.52
217	04245.051	2601 WALBURN RD	LOT 2, PLAN KAP62978, SEC 12, TWP 26, 41	7.63	1062.55
217	04247.000	1190 LEWIS RD	LOT 9, PLAN 1380, SEC 13, TWP 26, 41	8.08	1125.22
217	04248.000	2290 GARNER RD	LOT 2, PLAN KAP1380, SEC , TWP 26, 41	8.03	1118.26
217	04249.000	2148 WALBURN RD	LOT 4, PLAN 1380, SEC 13, TWP 26, 41	10.45	1455.27

5 of 13

5 OF 13

P:\Financial\_Services\Revenue\SI(2013)\13SIR-CO-TaxRoll-KELOWNA FINAL.xlsx

Bylaw No. 10824 - Page 7  
Schedule "A"

RDCC

2013 S.J.R. PARCEL TAX ROLL

JURISDICTIONS: 217

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	04254.000	1093 TEASDALE RD	LOT 8, PLAN 1380, SEC 13, TWP 26, 41	5.15	717.19
217	04256.000	1320 BELGO RD	LOT 1, PLAN 1926, SEC 13, TWP 26, 41	5.74	799.35
217	04258.000	1404 LEWIS RD	LOT 2, PLAN 1926, SEC 13, TWP 26, 41	10.52	1465.02
217	04261.000	1839 WALBURN RD	LOT 7, PLAN 1926, SEC 13, TWP 26, 41	5.61	781.25
217	04269.002	2091 WALBURN RD	LOT 2, PLAN 4119, SEC 13, TWP 26, 41	7.87	1095.98
217	04270.002	1810 GARNER RD	LOT A, PLAN KAP91170, SEC 13, TWP 26, 41	3.78	526.40
217	04270.003	1959 WALBURN RD	LOT B, PLAN KAP91170, SEC 13, TWP 26, 41	1	139.26
217	04293.000	1181 LEWIS RD	LOT A, PLAN 11265, SEC 13, TWP 26, 41	1.24	172.68
217	04315.000	3855 EAST KELOWNA RD	LOT 13, PLAN 665, SEC 14, TWP 26, 41	1	139.26
217	04317.000	2075 BELGO RD	LOT 9, PLAN 1380, SEC 14, TWP 26, 41	4.45	619.71
217	04318.001	1865 BELGO RD	LOT 11, PLAN 1380, SEC 14, TWP 26, 41	9.21	1282.58
217	04319.000	2280 HOLLYWOOD RD S	LOT 12, PLAN 1380, SEC 14, TWP 26, 41	7.49	1043.06
217	04323.000	1725 TEASDALE RD	LOT 2, PLAN 1380, SEC 14, TWP 26, 41	2.82	392.71
217	04324.000	1650 GEEN RD	LOT 3, PLAN 1380, SEC 14, TWP 26, 41	8.63	1201.81
217	04325.001	1390 GEEN RD	LOT A, PLAN KAP90868, SEC 14, TWP 26, 41	7.9	1100.15
217	04325.003	1552 GEEN RD	LOT C, PLAN KAP90868, SEC 14, TWP 26, 41	2.03	282.70
217	04326.000	1699 TEASDALE RD	LOT 5, PLAN 1380, SEC 14, TWP 26, 41	3.93	547.29
217	04327.000	1687 TEASDALE RD	LOT 6, PLAN 1380, SEC 14, TWP 26, 41	5.79	806.32
217	04329.000	1409 TEASDALE RD	LOT 8, PLAN 1380, SEC 14, TWP 26, 41	3.2	445.63
217	04330.000	1555 TEASDALE RD	LOT 10, PLAN 1380, SEC 14, TWP 26, 41	1.04	144.83
217	04333.000	1375 GEEN RD	LOT 5, PLAN KAP1380, SEC 13, TWP 26, 41	1	139.26
217	04334.001	1225 TEASDALE RD	LOT 6, PLAN 1380, SEC 14, TWP 26, 41	4.07	566.79
217	04335.000	1103 TEASDALE RD	LOT 7, PLAN 1380, SEC 14, TWP 26, 41	2.36	328.65
217	04343.000	2270 HOLLYWOOD RD S	LOT A, PLAN 1845, SEC 14, TWP 26, 41	1	139.26
217	04344.000	2015 BELGO RD	LOT B, PLAN 1845, SEC 14, TWP 26, 41	6.38	888.48
217	04346.000	1565 1 BELGO RD	LOT B, PLAN 1846, SEC 14, TWP 26, 41	5.41	753.40
217	04349.000	1775 TEASDALE RD	LOT 2, PLAN B3498, SEC 14, TWP 26, 41	3.2	445.63
217	04350.000	1469 TEASDALE RD	LOT 1, PLAN 4384, SEC 14, TWP 26, 41	7.52	1047.24
217	04351.000	1429 TEASDALE RD	LOT 2, PLAN 4384, SEC 14, TWP 26, 41	1.96	272.95

6 OF 13

P:\Financial\_Services\Revenue\SIR\2013\13SIR-CO-TaxRoll-KELOWNA FINAL.xlsx

6 OF 13

Bylaw No. 10824 - Page 8  
Schedule "A"

JURISDICTIONS: 217

2013 S.I.R. PARCEL TAX ROLL

RDCO

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	04353.000	3675 EAST KELOWNA RD	LOT A, PLAN KAP76792, SEC 15, TWP 26, 41	1	139.26
217	04354.000	3257 REID RD	LOT B, PLAN KAP76792, SEC 15, TWP 26, 41	10.92	1520.72
217	04360.093	3754 EAST KELOWNA RD	LOT B, PLAN KAP84170, SEC 14, TWP 26, 41	7.58	1055.59
217	04360.267	1708 GEEN RD	LOT 1, PLAN KAP82075, SEC 14, TWP 26, 41	5.38	749.22
217	04360.268	1655 GEEN RD	LOT 2, PLAN KAP82075, SEC 14, TWP 26, 41	7.44	1036.09
217	04360.354	1950 BELGO RD	LOT 2, PLAN 25528, SEC 14, TWP 26, 41	14.27	1987.24
217	04360.484	3860 EAST KELOWNA RD	LOT A, PLAN 32177, SEC 14, TWP 26, 41	2.86	398.28
217	04360.527	3795 EAST KELOWNA RD	LOT A, PLAN KAP58793, SEC 14, TWP 26, 41	2.04	284.09
217	04362.000	3193 DUNSTER RD	LOT 5, PLAN 187, SEC 16, TWP 26, 41	1	139.26
217	04364.000	2995 DUNSTER RD	LOT 6, PLAN 187, SEC 15, TWP 26, 41	1.77	246.49
217	04365.000	3098 EAST KELOWNA RD	LOT 6, PLAN 187, SEC 15, TWP 26, 41	9.89	1377.28
217	04366.000	3002 EAST KELOWNA RD	LOT 6, PLAN 187, SEC 15, TWP 26, 41	3.25	452.60
217	04367.000	2855 DUNSTER RD	LOT 7, PLAN 187, SEC 15, TWP 26, 41	16.3	2269.94
217	04368.000	3152 EAST KELOWNA RD	LOT 7, PLAN 187, SEC 15, TWP 26, 41	16.12	2244.87
217	04369.000	2795 DUNSTER RD	LOT 8, PLAN 187, SEC 15, TWP 26, 41	17.25	2402.24
217	04370.000	3250 EAST KELOWNA RD	LOT 8, PLAN 187, SEC 15, TWP 26, 41	16.9	2353.49
217	04372.000	3208 EAST KELOWNA RD	LOT 18, PLAN 187, SEC 15, TWP 26, 41	9.17	1277.01
217	04375.000	3350 POOLEY RD	LOT 20, PLAN 187, SEC 15, TWP 26, 41	10.05	1399.56
217	04378.000	3053 DUNSTER RD	LOT 11, PLAN 665, SEC 15, TWP 26, 41	6.99	973.43
217	04379.000	3073 DUNSTER RD	LOT 12, PLAN 665, SEC 16, TWP 26, 41	6.2	863.41
217	04380.000	3502 EAST KELOWNA RD	LOT 11, PLAN 187, SEC 15, TWP 26, 41	8.4	1169.78
217	04381.000	2947 EAST KELOWNA RD	LOT 1, PLAN 736, SEC 15, TWP 26, 41	8	1114.08
217	04382.000	2981 EAST KELOWNA RD	LOT 2, PLAN 736, SEC 15, TWP 26, 41	6.6	919.12
217	04385.000	3072 EAST KELOWNA RD	LOT 6, PLAN B821, SEC 15, TWP 26, 41	4.08	568.18
217	04386.001	3622 EAST KELOWNA RD	LOT 12, PLAN 187, SEC 15, TWP 26, 41	4.19	583.50
217	04387.000	3183 DUNSTER RD	LOT , PLAN 187, SEC 15, TWP 26, 41	4.58	637.81
217	04392.000	3097 EAST KELOWNA RD	LOT 23, PLAN B1550, SEC 15, TWP 26, 41	8.39	1168.39
217	04394.000	3582 EAST KELOWNA RD	LOT B, PLAN 1670, SEC 15, TWP 26, 41	2.16	300.80
217	04396.000	2960 MCCULLOCH RD	LOT B, PLAN 1703, SEC 15, TWP 26, 41	4.41	614.14

7 of 13

P:\Financial\_Services\Revenue\SIR\2013\13SIR-CO-TaxRoll-KELOWNA FINAL.xlsx

7 OF 13

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	04400.000	3430 POOLEY RD	LOT B, PLAN 1725, SEC 15, TWP 26, 41	12.77	1778.35
217	04402.000	3251 EAST KELOWNA RD	LOT 1, PLAN 3379, SEC 15, TWP 26, 41	7.22	1005.46
217	04403.000	3240 POOLEY RD	LOT 2, PLAN 3379, SEC 15, TWP 26, 41	2.22	309.16
217	04404.000	3260 POOLEY RD	LOT 3, PLAN 3379, SEC 15, TWP 26, 41	11.19	1558.32
217	04406.000	3420 EAST KELOWNA RD	LOT 1, PLAN 3380, SEC 15, TWP 26, 41	11.75	1636.31
217	04407.000	3490 EAST KELOWNA RD	LOT 2, PLAN 3380, SEC 15, TWP 26, 41	9.84	1370.32
217	04412.000	3288 REID RD	LOT A, PLAN 4618, SEC 15, TWP 26, 41	13.17	1834.05
217	04416.000	3329 EAST KELOWNA RD	LOT 1, PLAN 5512, SEC 15, TWP 26, 41	6.69	931.65
217	04418.000	3375 DALL RD	LOT 1, PLAN 6585, SEC 15, TWP 26, 41	7.95	1107.12
217	04420.000	3060 POOLEY RD	LOT 2, PLAN 6585, SEC 15, TWP 26, 41	2.15	299.41
217	04423.190	3350 EAST KELOWNA RD	LOT 1, PLAN 30593, SEC 15, TWP 26, 41	1	139.26
217	04423.192	3310 EAST KELOWNA RD	LOT 2, PLAN 30593, SEC 15, TWP 26, 41	14.26	1985.85
217	04423.194	3410 POOLEY RD	LOT A, PLAN 34483, SEC 15, TWP 26, 41	4.5	626.67
217	04423.198	3120 POOLEY RD	LOT B, PLAN 34888, SEC 15, TWP 26, 41	9.16	1275.62
217	04423.205	3480 POOLEY RD	LOT A, PLAN KAP53451, SEC 15, TWP 26, 41	1	139.26
217	04423.207	3367 REID RD	LOT B, PLAN KAP55650, SEC 15, TWP 26, 41	1.85	257.63
217	04423.208	3390 REID RD	LOT 1, PLAN KAP56635, SEC 15, TWP 26, 41	1	139.26
217	04423.209	3360 REID RD	LOT 2, PLAN KAP56635, SEC 15, TWP 26, 41	7.32	1019.38
217	04428.000	3395 NEID RD	LOT 26, PLAN KAP187, SEC 16, TWP 26, 41	6.13	853.66
217	04432.000	3194 DUNSTER RD	LOT 5, PLAN KAP665, SEC 16, TWP 26, 41	1.94	270.16
217	04433.000	3172 DUNSTER RD	LOT 6, PLAN 665, SEC 16, TWP 26, 41	4.93	686.55
217	04436.000	3042 1 DUNSTER RD	LOT 9, PLAN 665, SEC 16, TWP 26, 41	1.66	231.17
217	04524.406	3330 NEID RD	LOT B, PLAN KAP26053, SEC 16, TWP 26, 41	5.8	807.71
217	04525.125	2830 EAST KELOWNA RD	LOT A, PLAN 32982, SEC 16, TWP 26, 41	7.45	1037.49
217	04525.228	2877 EAST KELOWNA RD	LOT B, PLAN 33697, SEC 16, TWP 26, 41	8.05	1121.04
217	04525.503	2690 BEWLEY RD	LOT 1, PLAN KAP56199, SEC 16, TWP 26, 41	3.2	445.63
217	04574.000	2990 DUNSTER RD	LOT , PLAN B1353, SEC 21, TWP 26, 41	12.19	1697.58
217	04591.000	2934 DUNSTER RD	LOT C, PLAN 1700, SEC 22, TWP 26, 41	6.92	963.68
217	04805.214	2960 DUNSTER RD	LOT 1, PLAN KAP73437, SEC 22, TWP 26, 41	9.65	1343.86

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	04814.000	1250 BELGO RD	LOT 3, PLAN 2128, SEC , TWP 26, 41	5.94	827.20
217	04824.000	1205 BELGO RD	LOT 2, PLAN 2329, SEC 23, TWP 26, 41	2.42	337.01
217	04825.001	1368 3 TEASDALE RD	LOT 3, PLAN 2329, SEC 23, TWP 26, 41	18.65	2597.20
217	04837.000	1454 TEASDALE RD	LOT A, PLAN 4697, SEC 23, TWP 26, 41	2.91	405.25
217	04884.000	1255 BELGO RD	LOT 2, PLAN B5620, SEC , TWP 26, 41	14.91	2076.37
217	04898.000	1258 BELGO RD	LOT 3, PLAN 9679, SEC , TWP 26, 41	8.94	1244.98
217	05479.000	3363 SPRINGFIELD RD	LOT 5, PLAN 1802, SEC 24, TWP 26, 41	12.14	1690.62
217	05482.001	700 HIGHWAY 33 E	LOT A, PLAN EPP7145, SEC 24, TWP 26, 41	1	139.26
217	05502.130	811 HIGHWAY 33 E	LOT A, PLAN 23321, SEC 24, TWP 26, 41	1.93	268.77
217	05502.305	1151 LEWIS RD	LOT A, PLAN 33567, SEC 24, TWP 26, 41	5.94	827.20
217	05502.310	881 HIGHWAY 33 E	LOT B, PLAN 33567, SEC 24, TWP 26, 41	9.67	1346.64
217	05502.550	1251 MCKENZIE RD	LOT B, PLAN KAP74860, SEC , TWP 26, 41	7.83	1090.41
217	05503.001	751 HARTMAN RD	LOT , PLAN 264, SEC 25, TWP 26, 41	8.85	1232.45
217	05510.000	920 HARTMAN RD	LOT 3, PLAN 731, SEC 25, TWP 26, 41	6.38	888.48
217	05511.000	1130 HARTMAN RD	LOT 4, PLAN 731, SEC 25, TWP 26, 41	5.37	747.83
217	05513.002	1080 GIBSON RD	LOT A, PLAN EPP11757, SEC 25, TWP 26, 41	7.32	1019.38
217	05514.000	1145 MORRISON RD	LOT 2, PLAN 1515, SEC 25, TWP 26, 41	2.85	396.89
217	05516.000	712 MCCURDY RD E	LOT 4, PLAN 1515, SEC 25, TWP 26, 41	6.83	951.15
217	05517.000	315 GIBSON RD	LOT 4, PLAN 1760, SEC 25, TWP 26, 41	4.01	558.43
217	05519.002	1610 SWAINSON RD	LOT 1, PLAN KAP77945, SEC , TWP 26, 41	10.86	1512.36
217	05524.000	1308 MCKENZIE RD	LOT 12, PLAN 1760, SEC 25, TWP 26, 41	4.21	586.28
217	05529.000	1795 MCCURDY RD E	LOT 1, PLAN KAP77943, SEC , TWP 26, 41	13.14	1829.88
217	05530.000	1550 SWAINSON RD	LOT 1, PLAN KAP77944, SEC , TWP 26, 41	15.67	2182.20
217	05540.000	1485 SWAINSON RD	LOT 4, PLAN 3609, SEC 25, TWP 26, 41	1.93	268.77
217	05548.000	1090 MCKENZIE RD	LOT 2, PLAN 4586, SEC 25, TWP 26, 41	20.42	2843.69
217	05561.000	690 HARTMAN RD	LOT A, PLAN 5499, SEC 25, TWP 26, 41	17.43	2427.30
217	05579.333	1310 MCKENZIE RD	LOT A, PLAN KAP77650, SEC 25, TWP 26, 41	1	139.26
217	05579.469	1045 EL PASO RD	LOT 22, PLAN 22986, SEC 25, TWP 26, 41	5	696.30
217	05579.575	839 HARTMAN RD	LOT 2, PLAN 29183, SEC 25, TWP 26, 41	17.85	2485.79

Bylaw No. 10824 - Page 11  
Schedule "A"

JURISDICTIONS: 217

2013 S.J.R. PARCEL TAX ROLL

RDCO

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	06579.684	837 HARTMAN RD	LOT A, PLAN 35135, SEC 25, TWP 26, 41	2.66	370.43
217	06403.001	2030 SUMMIT DR	LOT 1, PLAN KAP71444, SEC 29, TWP 26, 41	5.13	714.40
217	06403.002	2060 SUMMIT DR	LOT 2, PLAN KAP71444, SEC 29, TWP 26, 41	2.6	362.08
217	06403.045	2045 SUMMIT DR	LOT C, PLAN KAP62558, SEC , TWP 26, 41	9.18	1278.41
217	06470.000	483 VALLEY RD	LOT 1, PLAN 896, SEC 32, TWP 26, 41	4.7	654.52
217	06471.000	463 VALLEY RD	LOT 2, PLAN 896, SEC , TWP 26, 41	2.03	282.70
217	06499.001	445 VALLEY RD	LOT 3, PLAN 896, SEC 33, TWP 26, 41	8.07	1123.83
217	06501.000	2224 ROJEM RD	LOT 4, PLAN 896, SEC 33, TWP 26, 41	8.87	1235.24
217	06502.000	389 VALLEY RD	LOT 5, PLAN 896, SEC 33, TWP 26, 41	9.68	1348.04
217	06507.000	2429 LONGHILL RD	LOT 14, PLAN 1068, SEC 33, TWP 26, 41	11.55	1608.45
217	06508.000	2449 LONGHILL RD	LOT 15, PLAN 1068, SEC 33, TWP 26, 41	1.61	224.21
217	06510.000	120 MAIL RD	LOT 15, PLAN 1068, SEC , TWP 26, 41	8.18	1139.15
217	06511.000	102 MAIL RD	LOT 16, PLAN KAP1068, SEC , TWP 26, 41	8.75	1218.53
217	06524.000	2300 30 SILVER PL	LOT 8, PLAN 1249, SEC 33, TWP 26, 41	3.43	477.66
217	06525.000	2227 ROJEM RD	LOT 9, PLAN 1249, SEC 33, TWP 26, 41	3.07	427.53
217	06527.000	2255 ROJEM RD	LOT 11, PLAN 1249, SEC 33, TWP 26, 41	4.51	628.06
217	06528.000	2309 ROJEM RD	LOT 12, PLAN 1249, SEC 33, TWP 26, 41	4.58	637.81
217	06529.000	2323 ROJEM RD	LOT 13, PLAN 1249, SEC 33, TWP 26, 41	2.78	387.14
217	06533.000	2379 ROJEM RD	LOT 17, PLAN 1249, SEC 33, TWP 26, 41	2.12	295.23
217	06541.000	330 VALLEY RD	LOT 2, PLAN 4043, SEC 33, TWP 26, 41	1	139.26
217	06554.120	2389 2 ROJEM RD	LOT A, PLAN 26223, SEC 33, TWP 26, 41	4.91	683.77
217	06554.140	2400 LONGHILL RD	LOT A, PLAN 26592, SEC 4&33, TWP 23, 41	2.41	335.62
217	06554.160	2461 LONGHILL RD	LOT A, PLAN 28623, SEC 33, TWP 26, 41	6.07	845.31
217	06554.195	2350 SILVER PL	LOT 1, PLAN 33461, SEC 33, TWP 26, 41	4.57	636.42
217	06554.197	2489 LONGHILL RD	LOT 2, PLAN 33461, SEC 33, TWP 26, 41	4.13	575.14
217	06554.199	574 RIFLE RD	LOT 3, PLAN 33461, SEC 33, TWP 26, 41	3.39	472.09
217	06554.238	2351 ROJEM RD	LOT C, PLAN KAP61113, SEC 33, TWP 26, 41	4.45	619.71
217	06557.002	2710 LONGHILL RD	LOT B, PLAN KAP88097, SEC 34, TWP 26, 41	1	139.26
217	06612.470	2512 LONGHILL RD	LOT A, PLAN 26258, SEC , TWP 26, 41	13.5	1880.01

10 OF 13

P:\Financial\_Services\Revenue\SIR\2013\13SIR-CO-TaxRoll-KELOWNA FINAL.xlsx

10 OF 13

JURISDICTIONS: 217

2013 S.I.R. PARCEL TAX ROLL

RDCC

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	06612.672	2614 LONGHILL RD	LOT 1, PLAN 40166, SEC 34, TWP 26, 41	3.59	499.94
217	06773.003	1685 RUTLAND RD N	LOT 3, PLAN 18313, SEC 35, TWP 26, 41	1.41	196.36
217	06776.900	1990 MCKENZIE RD	LOT 2, PLAN 425, SEC 36, TWP 26, 41	11.58	1612.63
217	06777.000	1900 MCKENZIE RD	LOT 3, PLAN 425, SEC 36, TWP 26, 41	5.78	804.92
217	06778.000	1893 MORRISON RD	LOT 3, PLAN 425, SEC 36, TWP 26, 41	2.57	357.90
217	06788.000	1304 MORRISON RD	LOT 10, PLAN 425, SEC 36, TWP 26, 41	7	974.82
217	06794.000	685 2 OLD VERNON RD	LOT 16, PLAN 425, SEC , TWP 26, 41	7.14	994.32
217	06799.505	1425 MORRISON RD	LOT B, PLAN EPP15301, SEC 36, TWP 26, 41	7.45	1037.49
217	06803.000	1350 HORNING RD	LOT 20, PLAN 1760, SEC 36, TWP 26, 41	14.64	2038.77
217	06805.005	1920 MCCURDY RD E	LOT 3, PLAN KAP91486, SEC 31, TWP 27, 41	16.95	2360.46
217	06806.000	1431 LATTA RD	LOT 24, PLAN 1760, SEC , TWP 26, 41	2.65	369.04
217	06807.001	1305 LATTA RD	LOT 25, PLAN 1760, SEC 36, TWP 26, 41	12.99	1808.99
217	06814.005	1360B LATTA RD	LOT 1, PLAN KAP91485, SEC 31, TWP 27, 41	15.86	2208.66
217	06814.006	1400 LATTA RD	LOT 2, PLAN KAP91485, SEC 31, TWP 27, 41	15.6	2172.46
217	06814.007	1444 LATTA RD	LOT 3, PLAN KAP91485, SEC 31, TWP 27, 41	17.21	2396.66
217	06817.001	1331 MCCURDY RD E	LOT 1, PLAN 4060, SEC 36, TWP 26, 41	18.36	2556.81
217	06819.000	1545 MCCURDY RD E	LOT 3, PLAN 4060, SEC 36, TWP 26, 41	14.19	1976.10
217	06820.000	1445 LATTA RD	LOT 25, PLAN B4218, SEC 36, TWP 26, 41	12.18	1696.19
217	06828.195	1425 MCCURDY RD E	LOT 2, PLAN KAP23935, SEC 36, TWP 26, 41	1.51	210.28
217	06828.490	1761 MORRISON RD	LOT A, PLAN 25654, SEC 36, TWP 26, 41	3.97	552.86
217	06828.500	1750 MCKENZIE RD	LOT B, PLAN 25654, SEC 36, TWP 26, 41	10.46	1456.66
217	06828.524	1700 MCKENZIE RD	LOT D, PLAN 25654, SEC 36, TWP 26, 41	7.41	1031.92
217	06828.618	1905 JONATHAN RD	LOT 1, PLAN KAP33998, SEC 36, TWP 26, 41	1	139.26
217	06828.642	837 MCCURDY RD E	LOT 2, PLAN EPP14181, SEC 36, TWP 26, 41	1	139.26
217	06886.003	2025 1 TREETOP RD	LOT 1, PLAN 1760, SEC , TWP 27, 41	13.51	1881.40
217	06960.184	240 AMBRIDGEFELD RD	LOT B, PLAN KAP91899, SEC 16, TWP 28, 54	1	139.26
217	07143.000	559 BARNABY RD	LOT 3, PLAN 1743, SEC 25, TWP 28, 54	1	139.26
217	07145.001	4950 FROST RD	LOT 1, PLAN KAP90220, SEC , TWP 28, 54	5.31	739.47
217	07161.000	4856 LAKESHORE RD	LOT , PLAN 1722, SEC 25, TWP 29, 41	3.73	519.44

11 OF 13

P:\Financial\_Services\Revenue\SIR\2013\13SIR-CO-TaxRoll-KELOWNA FINAL.xlsx

11 of 13

Bylaw No. 10824 - Page 13  
Schedule "A"

RDCO

2013 S.I.R. PARCEL TAX ROLL

JURISDICTIONS: 217

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	07264.002	1456 DEHART RD	LOT 1, PLAN 1837, SEC 31, TWP 29, 41	11.58	1612.63
217	07269.000	999 CRAWFORD RD	LOT 1, PLAN 13170, SEC 31, TWP 29, 41	11.85	1650.23
217	07270.072	1265 CRAWFORD RD	LOT 2, PLAN 21104, SEC 31, TWP 29, 41	1	139.26
217	07270.074	1285 CRAWFORD RD	LOT 3, PLAN 21104, SEC 31, TWP 29, 41	1	139.26
217	07278.000	4551 STEWART RD W	LOT 220, PLAN 1247, SEC 32, TWP 29, 41	2.89	402.46
217	07280.000	4480 STEWART RD E	LOT 222, PLAN 1247, SEC 32, TWP 29, 41	1	139.26
217	07286.000	1690 SAUCIER RD	LOT 228, PLAN 1247, SEC 32, TWP 29, 41	1	139.26
217	07287.000	1670 SAUCIER RD	LOT 229, PLAN 1247, SEC 32, TWP 29, 41	5.27	733.90
217	07290.000	1650 SAUCIER RD	LOT 232, PLAN 1247, SEC 32, TWP 29, 41	10.97	1527.68
217	07291.000	4202 BEDFORD RD	LOT 233, PLAN 1247, SEC 32, TWP 29, 41	9.74	1356.39
217	07293.000	1601 SAUCIER RD	LOT 238, PLAN 1247, SEC 32, TWP 29, 41	1.62	225.60
217	07296.000	1475 DEHART RD	LOT 246, PLAN 1247, SEC 32, TWP 29, 41	1	139.26
217	07304.000	4132 BEDFORD RD	LOT 3, PLAN 15793, SEC 32, TWP 29, 41	6.38	888.48
217	07304.010	1485 DEHART RD	LOT 1, PLAN 20969, SEC 32, TWP 29, 41	1.21	168.50
217	07351.000	4305 JAUD RD	LOT 5, PLAN 6171, SEC 34, TWP 29, 41	17.49	2435.66
217	09532.000	2527 GALE RD	LOT 1, PLAN 10810, SEC 3, TWP 41	1	139.26
217	09533.000	2517 GALE RD	LOT 2, PLAN 10810, SEC 3, TWP 41	5.02	699.09
217	09533.051	2545 GALE RD	LOT B, PLAN 19044, SEC 3, TWP 41	1	139.26
217	09533.052	2499 GALE RD	LOT C, PLAN 19044, SEC 3, TWP 41	1	139.26
217	09533.053	2475 GALE RD	LOT D, PLAN 19044, SEC 3, TWP 41	1	139.26
217	09533.054	2449 GALE RD	LOT E, PLAN 19044, SEC 3, TWP 41	1	139.26
217	09533.055	2427 GALE RD	LOT F, PLAN 19044, SEC 3, TWP 41	1	139.26
217	10393.000	2050 BYRNS RD	LOT 1, PLAN 2830, SEC 17, TWP 26, 41	21.88	3047.01
217	10394.001	2190 COOPER RD	LOT A, PLAN KAP80629, SEC 3, TWP 41	6.7	933.04
217	10410.000	1756 BYRNS RD	LOT 23, PLAN 415, SEC 3, TWP 41	9.35	1302.08
217	10411.000	1890 BYRNS RD	LOT 23, PLAN 415, SEC 19, TWP 26, 41	4.35	605.78
217	10414.000	1756 BYRNS RD	LOT 26, PLAN 415, SEC 3, TWP 41	13.28	1849.37
217	10517.000	2225 BURTCR RD	LOT 1, PLAN KAP78759, SEC 3, TWP 41	1	139.26
217	10518.000	1650 BYRNS RD	LOT 2, PLAN KAP78759, SEC 3, TWP 41	3.61	502.73

12 OF 13

P:\Financial\_Services\Revenue\SIR\2013\13SIR-CO-TaxRoll-KELOWNA FINAL.xlsx

12 of 13

Bylaw No. 10824 - Page 14  
Schedule "A"

JURISDICTIONS: 217

2013 S.I.R. PARCEL TAX ROLL

RDCO

Jurisdiction	Roll	Grower Address	Legal Description	Adj Total	139.26
217	10519.852	2225 SPALL RD	LOT B, PLAN 40808, SEC , TWP , 41	13.45	1873.05
217	10519.854	1980 BYRNS RD	LOT C, PLAN 40808, SEC , TWP , 41	10.99	1530.47
217	10519.856	1990 BYRNS RD	LOT D, PLAN 40808, SEC , TWP , 41	1	139.26
217	10531.000	1909 BYRNS RD	LOT 15, PLAN 415, SEC , TWP , 41	10.05	1399.56
217	10539.000	2429 BENVOLIN RD	LOT 2, PLAN 2332, SEC , TWP , 41	1	139.26
217	10543.001	2589 BENVOLIN RD	LOT 1, PLAN 3357, SEC , TWP , 41	6.26	871.77
217	10549.000	2029 BYRNS RD	LOT 2, PLAN 8615, SEC , TWP , 41	4.72	657.31
217	10589.113	1909 BYRNS RD	LOT B, PLAN KAP67173, SEC , TWP , 41	23.85	3321.35
217	10756.035	1394 LADNER RD	LOT 1, PLAN KAP73438, SEC , TWP , 41	3.15	438.67
217	11501.711	4365 HOBSON RD	LOT 25, PLAN 27559, SEC , TWP , 41	1.81	252.06
217	11502.309	4340 HOBSON RD	LOT A, PLAN KAP69885, SEC , TWP , 41	1	139.26
217	12185.840	2450 SAUCIER RD	LOT 166, PLAN 1247, SEC 33, TWP 29, 41	3.68	512.48
217	12185.870	2225 SAUCIER RD	LOT 180, PLAN 1247, SEC 33, TWP 29, 41	1	139.26
217	12191.000	4400 JAUD RD	LOT 3, PLAN 1734, SEC 33, TWP 29, 41	14.1	1963.57
217	12199.072	4499 WALLACE HILL RD	LOT A, PLAN 35213, SEC , TWP , 41	2.06	286.88
217	12199.082	4410 WALLACE HILL RD	LOT 2, PLAN 39632, SEC , TWP , 41	4.88	679.59
217	12199.086	4250 WALLACE HILL RD	LOT 4, PLAN 39632, SEC , TWP , 41	1.49	207.50
217	12199.103	2825 BALDLOCK RD	LOT 14, PLAN KAP62784, SEC , TWP , 41	3.11	433.10
217	12199.105	4300 WALLACE HILL RD	LOT B, PLAN KAP62482, SEC , TWP , 41	15.82	2203.09
	<b>367</b>			<b>2,532.60</b>	<b>352,689.88</b>

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13 OF 13

13 of 13

# Report to Council



**Date:** April 17, 2013  
**Rim No.** 0280-40  
**To:** City Manager  
**From:** George King, Revenue Manager  
**Subject:** 2013 Tax Distribution Policy

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## Recommendation:

THAT Council approve a Municipal Tax Distribution Policy as outlined in the Report of the Revenue Manager dated April 17, 2013, for the year 2013 that will result in a modification of the 2012 Tax Class Ratios to reflect the uneven market value changes which have been experienced between property classes, as follows:

Property Class	Description	2013 Tax Class Ratios	2012 Tax Class Ratios
01/08/03	Residential/Rec/NP/SH	1.0000:1	1.0000:1
02	Utilities	5.0475:1	5.3811:1
04	Major Industrial	3.0391:1	3.1155:1
05/06	Light Industrial/Business/Other	2.0822:1	2.1905:1
09	Farm Land	0.1279:1	0.1363:1
91	Farm Improvements	0.5034:1	0.5003:1

AND THAT Council approve development of 2013 tax rates to reflect the 2013 assessment changes in property market values.

## Purpose:

To establish tax class ratios that will be used in the preparation of the 2013 tax rates.

## Background:

The 2013 assessment roll is based on market values established on July 1, 2012. The market value change to assessments is outlined in the following table:

Property Class	Description	Market Increase (Decrease)
01/08/03	Residential/Rec/NP/SH	(2.63)%
02	Utilities	3.81%
04	Major Industrial	(0.18)%
05/06	Light Industrial/Business/Other	2.44%
09	Farm Land	1.37%
91	Farm Improvements	(3.23)%

Under Provincial legislation, Community Charter section 165(3.1), municipalities must set out objectives and policies in relation to the distribution of property value taxes among the property classes. The current Council policy is to modify tax class ratios to provide an effective tax increase that is the same for all classes. Market value changes that result in **uneven changes** between property classes **result in a tax burden shift** to the class experiencing greater market value increases unless tax class ratios are modified to mitigate this shift. This policy works well when market changes are similar between all property classes. However, over time this can lead to large changes in the tax ratios of one, or several, property classes if their market change is different than the residential class.

From 2012 information on municipalities over 75,000 population, Kelowna has the third lowest Business Class ratio and was one of eight municipalities over 75,000 population that had a Business class ratio under 3.00. As approved in 2012, to remain competitive, Kelowna should ensure that business and light industry property tax ratios remain below the average of BC municipalities with populations greater than 75,000. A maximum of 3.00 is to be considered for the Light Industrial/Business class ratio and the impacts on the other property classes from this cap (if required) will be reported to Council during the annual Tax Distribution Policy review.

The Utility Class 02 is getting close to the maximum ratio that can be used and this may impact the tax sharing in future years. The impact will be minimal due to the small assessment in that property class but there is a Provincial regulation capping the class multiple at 2.5 times the Business property class (5.2055).

#### Impact on Properties Within Each Property Class

It is important to be aware that the tax rates established as a result of new tax class ratios are designed to avoid shifts between property classes; however the rates established are based on the average market value increase for the entire class or classes.

The establishment of tax class ratios that prevent shifts between classes do not eliminate potential shifts within a property class where a property has experienced a market value change that is greater than the average for that class.

The establishment of modified tax class ratios simply provides a basis for an equitable distribution of general municipal taxes between classes; however the establishment of the **required tax rate** will be dependent on the final tax demand as determined by Council during Final Budget deliberations.

### Background Information

Background information, attached to this report, provides additional related information on the following topics:

- The B.C. Assessment Authority and the Assessment System
- The Taxation System
- Historical Council Policy - Tax Class Ratios
- The 2013 Assessment Roll

### Conclusion

Major Industrial, Light Industrial/Business/Other, Utilities, and Farm Land tax class ratios for 2013 have decreased in relation to the residential class; while the Farm Improvement class has increased. This reflects the market value changes experienced in those classes in comparison to the residential class. Farm Land will remain at fifty cents per thousand of assessed value, as set by statute.

### **Existing Policy:**

As included in the Five Year Financial Plan Bylaw:

- Council will annually review and modify tax class ratios to provide an effective tax change that is the same for all classes.
- The impacts on other property classes from administering a ratio cap on the Light Industrial/Business classes will be reported to Council during the annual Tax Distribution Policy review.

Regularly review and compare the City's relative position in terms of distribution of taxes to other similarly sized municipalities in British Columbia.

### **Considerations not applicable to this report:**

**Internal Circulation:**

**Legal/Statutory Authority:**

**Legal/Statutory Procedural Requirements:**

**Financial/Budgetary Considerations:**

**Personnel Implications:**  
**External Agency/Public Comments:**  
**Communications Comments:**  
**Alternate Recommendation:**

Submitted by:

G. King, CMA, Revenue Manager

Approved for inclusion:  Keith Grayston, CGA, Director, Financial Services

cc: General Manager, Corporate Sustainability

## BACKGROUND INFORMATION

### ASSESSMENT SYSTEM/TAXATION SYSTEM

#### The B.C. Assessment Authority and the Assessment System

The B.C. Assessment Authority is an independent body created by the Provincial Legislature and is charged with the responsibility of preparing an Assessment Roll for all of the properties in British Columbia.

Taxing authorities, at various levels of government (e.g. Provincial, Municipalities, Regional Districts, Hospitals, School Districts) use the Assessment Roll to assist them with the distribution of the taxes required to operate their corporations.

July 1<sup>st</sup> is the assessment valuation date for properties listed in the assessment roll.

Although the Assessment Roll preparation is the responsibility of the Assessment Authority, for use by various taxing jurisdictions, B.C. Assessment has nothing to do with the actual levying of taxes, other than for its own operating levy.

#### The Taxation System

City Council is responsible only for the General Municipal portion of the property taxes appearing on the Kelowna tax bill that is sent to property owners in May of each year. The City of Kelowna is responsible for the billing and collection of taxes levied by other taxing jurisdictions such as the School District, however **City Council has no direct control over these levies.**

The General Municipal tax levy is the City's primary revenue source which is used to pay for the services that it delivers to its citizens such as fire and police protection, street and parks maintenance, library, new road construction, etc.

The provision of water, sewer and airport services is funded by way of user rates. These costs are not included in the general municipal tax levy.

The Assessment System managed by B.C. Assessment and the Taxation System managed by the City of Kelowna are two separate systems, subject to different Acts of Legislature and meant for two different purposes.

Over the years, the taxation system has changed substantially and has been constantly reviewed and amended by the Province in an attempt to provide a more equitable and understandable method of sharing the taxation requirements within each municipality.

Prior to the present system, which provides the authority for Municipalities to set the tax class ratios, uneven market fluctuations between classes resulted in shifts in the taxation burden from one property class to another.

Tax Class ratios represent the relative tax amounts that each class will pay as a ratio of the residential tax class. For example, if the tax class ratio of the Business to Residential class is 2.50:1 this means that for each dollar of market value the Business Class tax rate will be two and one half times that of the Residential Class.

The ability to establish different tax rates for each class of property means that municipalities can avoid shifts of taxation between classes of property, unless there is a deliberate political decision to do otherwise.

The differential tax rate powers granted to municipalities are not, however, designed to prevent shifts of taxation between properties within a particular class.

**Historical Council Policy - Tax Class Ratios**

From 1984, when City Council was granted the authority to establish tax class ratios, to 1988, there was very little market value movement in the City. As a result there was no need to adjust the tax class ratios to prevent shifts in the tax burden from one property class to another.

This changed slightly in 1989 and the City chose to modify the tax class ratios at that time to reflect the difference in market movement between the residential class and the business class.

In 1991 there was a more dramatic change in the market values of residential property which necessitated a more significant change in the tax class ratios to ensure that the residential class did not experience a greater percentage tax increase, on average, than other property classes that year.

The following is a historical recap of the tax class ratios which were established from 1985 through to 2013 based on market value shifts that occurred during that period (some years are omitted to condense the information):

<u>Property Class</u>	<u>1985</u>	<u>1991</u>	<u>1997</u>	<u>2003</u>	<u>2005</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Residential	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Utilities	2.21	3.00	3.03	3.76	5.00	6.15	6.17	6.15	5.21	5.67	5.38	5.05
Supportive Housing								1.00	1.00	1.00	1.00	1.00
Industry Major	1.74	2.49	3.20	2.93	3.97	3.60	3.97	3.96	3.54	3.32	3.12	3.04
Industry Light	1.74	2.40	2.02	2.04	2.59	2.59	2.71	2.72	2.38	2.37	2.19	2.08
Business /Other	1.74	2.06	2.02	2.04	2.59	2.59	2.71	2.72	2.38	2.37	2.19	2.08

Rec/ Non-Profit	1.00	0.94	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Farm Land	0.09	0.08	0.08	0.08	0.11	0.14	0.16	0.16	0.16	0.15	0.14	0.13
Farm Imprv	0.41	0.38	0.46	0.51	0.55	0.51	0.55	0.55	0.51	0.52	0.50	0.50

### The 2013 Assessment Roll

The following is the 2013 split between market value increase and new construction as provided by B.C. Assessment:

	<u>(000's)</u>		<u>% Age</u>	
	<u>2013</u>	<u>2012</u>	<u>Market</u>	<u>New Const</u>
Res/Rec/NP/SH	19,450,671.9	19,718,962.7	(2.63)%	1.27%
Utilities	25,858.3	24,888.4	3.81%	0.09%
Major Industrial	31,150.0	32,075.0	-0.18%	-2.70%
Light Ind/Bus/Other	3,926,421.5	3,771,280.5	2.44%	1.68%
Farm Land	21,207.1	20,916.6	1.37%	0.02%
Farm Improvements	<u>228,787.2</u>	<u>219,756.9</u>	<u>-3.23%</u>	<u>7.34%</u>
Totals	23,684,096.0	23,787,880.0	-1.82%	1.38%

The 2013 Assessment Roll includes a total of \$329.4 million in new construction values added and summarized as follows:

	<u>(million's)</u>
01/08/03 Residential/Rec/NP/SH	\$250.9
02 Utilities	0.0
04 Major Industrial	-0.8
05/06 Light Industrial/Business & Other	63.2
09/91 Farm Land/Farm Improvements	<u>16.1</u>
Total	\$329.4



# City of Kelowna

## MARKET CONDITIONS

### Average Percent Market Increase By Property Class Between 2013 & 2012

	<u>2013</u>	<u>2012</u>	<u>Market</u>	<u>New Const</u>
<b>Res/Rec/NP/SH</b>	<b>19,450.7</b>	<b>19,719.0</b>	<b>-2.63%</b>	<b>1.27%</b>
Utilities	25.8	24.9	3.81%	0.09%
Major Industrial	31.2	32.1	-0.18%	-2.70%
<b>Lt Ind'l/Business</b>	<b>3,926.4</b>	<b>3,771.3</b>	<b>2.44%</b>	<b>1.68%</b>
Farm Land	21.2	20.9	1.37%	0.02%
Farm Improvements	<u>228.8</u>	<u>219.8</u>	<u>-3.23%</u>	<u>7.34%</u>
<b>Totals</b>	<b>23,684.1</b>	<b>23,788.0</b>	<b>-1.82%</b>	<b>1.38%</b>

(in millions)

# City of Kelowna

## 2013 TAX DISTRIBUTION POLICY

### Options

- 1. Modified Tax Class Ratios**
- 2. Maintain Same Tax Class Ratios**
- 3. Maintain Same Percentage Tax Share**
- 4. Adopt Full Market Assessment**

# City of Kelowna

## OPTION 1 - EQUALIZE MARKET VALUE SHIFTS

	<u>% Market Change</u>	<u>% Tax Rate Change</u>	<u>% Avg. Impact</u>
<b>Res./Rec./NP./SH.</b>	<b>-2.6</b>	<b>5.3</b>	<b>2.6</b>
Utilities	3.8	-1.2	2.6
Major Industrial	-0.2	2.8	2.6
<b>Light Ind./Bus./Oth.</b>	<b>2.4</b>	<b>0.1</b>	<b>2.6</b>
Farm Land	1.4	0.1	1.4
Farm Improv.	-3.2	6.0	2.6

Provisional Budget Tax Increase = 2.58%

# City of Kelowna

## OPTION 2 - MAINTAIN SAME TAX CLASS RATIOS

	<u>% Market Change</u>	<u>% Tax Rate Change</u>	<u>% Avg. Impact</u>
<b>Res/Rec/NP/SH</b>	<b>-2.6</b>	<b>3.7</b>	<b>1.0</b>
Utilities	3.8	3.7	7.7
Major Industrial	-0.2	3.7	3.5
<b>Light Ind/Bus/Oth</b>	<b>2.4</b>	<b>3.7</b>	<b>6.3</b>
Farm Land	1.4	0.1	1.4
Farm Improv	-3.2	3.7	0.4

# City of Kelowna

## OPTION 3 - MAINTAIN SAME PERCENTAGE TAX SHARE

	<u>% Market Change</u>	<u>% Tax Rate Change</u>	<u>% Avg. Impact</u>
<b>Res/Rec/NP/SH</b>	<b>-2.6</b>	<b>5.5</b>	<b>2.7</b>
Utilities	3.8	0.1	3.9
Major Industrial	-0.2	7.1	6.9
<b>Light Ind/Bus/Oth</b>	<b>2.4</b>	<b>-0.1</b>	<b>2.3</b>
Farm Land	1.4	0.1	1.4
Farm Improv	-3.2	-0.1	-3.3

# City of Kelowna

## OPTION 4 - FULL MARKET ASSESSMENT

	<u>% Market Change</u>	<u>% Tax Rate Change</u>	<u>% Avg. Impact</u>
<b>Res/Rec/NP/SH</b>	<b>-2.6</b>	<b>24.5</b>	<b>21.2</b>
Utilities	3.8	-76.9	-76.0
Major Industrial	-0.2	-60.0	-60.1
<b>Light Ind/Bus/Oth</b>	<b>2.4</b>	<b>-43.2</b>	<b>-41.8</b>
Farm Land	1.4	0.1	1.4
Farm Improv	-3.2	148.9	140.8

# City of Kelowna

## 2013 TAX DISTRIBUTION POLICY COMPARISON WITH 2012

	<u>2013 Tax Class Ratio</u>	<u>2012 Tax Class Ratio</u>
<b>Res/Rec/NP/SH</b>	<b>1.0000:1</b>	<b>1.0000:1</b>
Utilities	5.0475:1	5.3811:1
Major Industrial	3.0391:1	3.1155:1
<b>Light Ind/Bus/Oth</b>	<b>2.0822:1</b>	<b>2.1905:1</b>
Farm Land	0.1280:1	0.1363:1
Farm Improv	0.5034:1	0.5003:1

# City of Kelowna

## 2013 TAX DISTRIBUTION POLICY

### POLICY:

Eliminate Shifts Between Property Classes

Remain Below Prov. Average for Business Class

Business Class Cap of 3.00 :1

### DOES NOT:

Eliminate Shifts Within Individual Property Classes

# City of Kelowna

## ALL TAXING AUTHORITIES

### 2013 Tax Class Ratios

	<u>Municipal</u>	<u>2012 School</u>	<u>BC Assessment</u>	<u>CORD &amp; Hospital</u>
Residential	1.00	1.00	1.00	1.00
<b>Utilities</b>	<b>5.05</b>	<b>7.19</b>	<b>8.55</b>	<b>3.50</b>
Supportive Housing	1.00	0.05	0.00	1.00
Major Industrial	3.04	3.24	8.55	3.40
Light Industrial	2.08	3.24	2.97	3.40
<b>Business/Other</b>	<b>2.08</b>	<b>3.24</b>	<b>2.97</b>	<b>2.45</b>
Recreation/Non-Profit	1.00	1.72	1.00	1.00
Farm Land	0.13	3.49	1.00	1.00

# City of Kelowna

## 2012 RATIOS >75,000

<u>Municipality</u>	<u>Utilities</u>	<u>Major Ind.</u>	<u>Light Ind.</u>	<u>Business</u>
Coquitlam	13.21	9.75	4.37	4.66
Burnaby	16.15	21.19	4.52	4.52
Vancouver	18.97	15.83	4.35	4.35
Richmond	19.94	7.21	4.50	3.77
North Vancouver	16.92	17.41	8.26	3.61
Saanich	8.09	3.54	3.54	3.59
Victoria	8.33	3.37	3.37	3.37
Delta	12.01	10.12	3.22	3.22
Surrey	14.07	4.85	2.68	3.00
Langley	8.75	2.78	3.19	2.96
Kamloops	7.37	15.59	4.93	2.95
Maple Ridge	9.78	8.89	2.87	2.87
Nanaimo	7.70	3.51	2.79	2.64
Abbotsford	8.15	-	2.52	2.53
<b>Kelowna</b>	5.38	3.12	2.19	<b>2.19</b>
Chilliwack	8.89	-	2.10	2.12
Prince George	5.27	6.01	3.39	2.11
<i>Average</i>				3.20 <sup>264</sup>

# Report to Council



**Date:** April 16, 2013

**Rim No.** 0600-01

**To:** City Manager

**From:** City Clerk

**Subject:** BL10835 - Amendment No. 1 to the Five Year Financial Plan 2012-2016 BL10688

Report Prepared by: C. Boback, Legislative Coordinator

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## **Recommendation:**

THAT Bylaw No. 10835, being Amendment No. 1 to the Five Year Financial Plan 2012-2016 Bylaw No. 10688 be adopted.

## **Purpose:**

To consider adoption of Bylaw No. 10835 being THAT Bylaw No. 10835, being Amendment No. 1 to the Five Year Financial Plan 2012-2016 Bylaw No. 10688.

## **Background:**

Bylaw No. 10835 received first three readings by Council on Monday, April 15, 2013. A copy of the Bylaw is attached. All legislative requirements have been met.

Submitted by:

S. Fleming, City Clerk

# CITY OF KELOWNA

## BYLAW NO. 10835

### Amendment No. 1 to the Five Year Financial Plan 2012-2016 Bylaw No. 10688

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

1. THAT the Five Year Financial Plan 2012-2016 Bylaw No. 10688 be amended by:
  - a) Deleting Schedules "A" and "B" in their entirety and replacing with them new Schedules "A" and "B" as attached to and forming part of this bylaw;
2. Schedule "A" attached hereto and forming part of this bylaw is hereby declared to be the Five Year Financial Plan of the City of Kelowna for the period January 1<sup>st</sup>, 2012 to and including December 31<sup>st</sup>, 2016.
3. Schedule "B" attached hereto and forming part of this bylaw is hereby declared to be the Statement of Objectives and Policies in accordance with Section 165 (3.1) of the *Community Charter*.
4. This bylaw may be cited for all purposes as Bylaw No. 10835 being "Amendment No. 1 to the Five Year Financial Plan Bylaw, 2012-2016, No. 10688."

Read a first, second and third time by the Municipal Council this 15<sup>th</sup> day of April, 2013.

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

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

## Financial Plan 2012 - 2016

	<u>2012</u> <u>Amended</u> <u>Budget</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017-2030</u>
<b>REVENUE</b>							
PROPERTY VALUE TAX	99,498,000	99,498,000	105,886,994	111,174,332	116,638,496	122,904,899	2,239,132,149
LIBRARY REQUISITION	5,085,447	5,085,447	5,187,156	5,290,899	5,396,717	5,504,651	100,286,010
PARCEL TAXES	3,512,905	3,512,905	3,280,944	3,303,992	3,295,340	3,246,223	50,711,981
FEES AND CHARGES	121,103,255	121,103,255	124,359,469	129,814,920	134,563,666	139,738,151	2,276,828,741
BORROWING PROCEEDS	8,291,150	8,291,150			20,000,000	20,000,000	60,000,000
OTHER SOURCES	61,813,561	59,349,390	43,407,222	46,292,705	49,669,582	47,231,326	720,499,865
	<u>299,304,318</u>	<u>296,840,147</u>	<u>282,121,785</u>	<u>295,876,849</u>	<u>329,563,802</u>	<u>338,625,250</u>	<u>5,447,458,745</u>
<b>TRANSFERS BETWEEN FUNDS</b>							
RESERVE FUNDS	13,303,561	5,950,445	4,394,485	4,395,505	4,396,545	5,114,061	79,891,036
DCC FUNDS	26,689,618	27,294,946	26,436,040	20,561,393	20,474,950	22,037,929	285,399,008
SURPLUS/RESERVE ACCOUNTS	91,306,126	88,804,089	32,521,201	29,568,493	20,041,446	15,925,346	209,015,236
	<u>131,299,305</u>	<u>122,049,480</u>	<u>63,351,726</u>	<u>54,525,391</u>	<u>44,912,941</u>	<u>43,077,335</u>	<u>574,305,280</u>
<b>TOTAL REVENUE</b>	<u>430,603,623</u>	<u>418,889,627</u>	<u>345,473,510</u>	<u>350,402,240</u>	<u>374,476,743</u>	<u>381,702,586</u>	<u>6,021,764,025</u>
<b>EXPENDITURES</b>							
<b>MUNICIPAL DEBT</b>							
DEBT INTEREST	10,452,941	10,452,941	10,151,048	9,978,757	10,057,456	10,877,447	92,834,058
DEBT PRINCIPAL	13,633,810	13,633,810	12,893,692	11,233,095	11,432,268	12,884,729	102,500,333
CAPITAL EXPENDITURES	161,756,610	150,869,270	75,748,705	71,462,155	88,848,004	84,319,294	1,161,838,505
<b>OTHER MUNICIPAL PURPOSES</b>							
GENERAL GOVERNMENT	27,131,505	28,630,602	28,944,402	29,662,001	30,367,672	31,087,181	535,521,759
PLANNING, DEVELOPMENT & BUILDING SERVICES	21,973,169	21,623,371	19,118,995	19,697,734	20,287,805	20,889,430	359,850,708
COMMUNITY SERVICES	67,773,769	67,658,381	68,999,945	71,193,133	73,366,323	75,482,023	1,300,287,250
PROTECTIVE SERVICES	42,580,591	41,285,932	44,488,519	47,431,215	49,935,351	52,104,657	897,578,246
UTILITIES	45,799,898	45,233,990	45,385,298	47,232,196	49,187,330	51,414,628	885,691,483
AIRPORT	10,702,762	10,702,762	10,988,437	11,368,298	11,755,536	12,150,294	209,306,430
	<u>401,805,055</u>	<u>390,091,059</u>	<u>316,719,041</u>	<u>319,258,585</u>	<u>345,237,745</u>	<u>351,209,683</u>	<u>5,545,408,774</u>
<b>TRANSFERS BETWEEN FUNDS</b>							
RESERVE FUNDS	10,623,866	10,623,866	10,723,901	10,818,901	10,809,401	10,821,201	169,047,070
DCC FUNDS							
SURPLUS/RESERVE ACCOUNTS	18,174,702	18,174,702	18,030,568	20,324,753	18,429,597	19,671,702	307,308,181
	<u>28,798,568</u>	<u>28,798,568</u>	<u>28,754,469</u>	<u>31,143,654</u>	<u>29,238,998</u>	<u>30,492,903</u>	<u>476,355,250</u>
<b>TOTAL EXPENDITURES</b>	<u>430,603,623</u>	<u>418,889,627</u>	<u>345,473,510</u>	<u>350,402,240</u>	<u>374,476,743</u>	<u>381,702,586</u>	<u>6,021,764,025</u>

**Bylaw No. 10835  
Schedule "B"  
Statement of Objectives and Policies**

In accordance with Section 165(3.1) of the *Community Charter*, municipalities are required to include in the Five Year Financial Plan, objectives and policies regarding each of the following:

- (a) For each of the funding sources described in Section 165(7) of the *Community Charter*, the proportion of total revenue that is proposed to come from that funding source;
- (b) The distribution of property value taxes among the property classes that may be subject to taxes; and
- (c) The use of permissive tax exemptions.

**Funding Sources**

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2012. Property taxes and fees and charges are two of the largest sources of revenue. Both have advantages in that they are stable, relatively simple to administer and are generally understood by citizens. The City of Kelowna also utilizes funds from reserves and surplus as another main source of financial support. Reserve funds are closely managed to ensure and protect the current and future financial viability of the municipality. Other sources of revenue may be variable and fluctuate from year to year depending on the economic influences and capital programs undertaken by the City.

Objectives

- Investigate other potential funding sources and securing opportunities for additional revenues.
- Begin to decrease the municipality's reliance on property taxes and explore opportunities to increase the percent of total revenue received from user fees and charges and senior government grants.
- Maintain a fees and charges structure whereby increases are applied on a regular basis in line with inflation, while ensuring that service levels remain competitive and affordable.

Policies

- Pursue non-property tax revenues whenever possible through applying for government grants and charging user fees at appropriate levels.
- Perform regular reviews of revenue generating areas for appropriate application of rate increases.
  - Planning and Development Fees.
  - Recreation & Cultural Services - application of BC Consumer Price Index.
  - Utility Revenues - ensure Utilities operate as self supporting enterprise funds.
- Increase provincial and federal grant revenue through maximum utilization of the City's Grant Manager position.

**Table 1: Sources of Revenue**

Revenue Source	Revenue \$ (000's)	% of Revenue
Property Value Tax	99,498	24%
Library Requisition	5,085	1%
Parcel Taxes	3,513	1%
Fees & Charges	121,128	29%
Borrowing Proceeds	8,291	2%
Other Sources	59,324	14%
Reserve Funds/Accounts	122,049	29%
<b>Total</b>	<b>418,890</b>	<b>100%</b>

### Distribution of Property Tax Rates

Table 2 outlines the council approved municipal tax distribution policy for 2012 and the relative proportion of tax revenues. Projected revenues from the combined residential, recreational and Non-Profit classes, provides the largest proportion of property tax revenue. This cumulative class represents the largest tax assessment base and hence utilizes the majority of City services.

#### Objectives

- Provide an effective tax change that is the same for all property classes.
- Ensure that business and light industry property tax ratios remain below the average of BC municipalities with populations greater than 75,000.
- Allow for a maximum ratio cap of 3.00:1 for the Light Industrial/Business class.

#### Policies

- Council will annually review and modify tax class ratios to provide an effective tax change that is the same for all classes.
- The impacts on other property classes from administering a ratio cap on the Light Industrial/Business classes will be reported to Council during the annual Tax Distribution Policy review.
- Regularly review and compare the City's relative position in terms of distribution of taxes to other similarly sized municipalities in British Columbia.

**Table 2: Tax Class Ratios and Projected Revenues**

Property Class	Description	2012 Tax Class Ratios	Tax Revenue (000's)	2011 Tax Class Ratios
01/08/03	Res/Rec/NP/SH	1.0000:1	69,264	1.0000:1
02	Utilities	5.3811:1	470	5.6660:1
04	Major Industrial	3.1155:1	351	3.3237:1
05/06	Light Ind/Bus/Other	2.1905:1	29,017	2.3714:1
09	Farm Land	0.1363:1	10	0.1493:1
91	Farm Improvements	0.5003:1	386	0.5174:1
	<b>Total Revenues</b>		<b>99,498</b>	

### Permissive Tax Exemptions

The City has an existing permissive tax exemption policy which guides the administration and approval of permissive tax exemptions. Some of the eligibility criteria for permissive tax exemptions that are outlined in the policy include the following:

- The applicant must qualify for an exemption under the provisions of the Community Charter.
- The organization receiving an exemption must be a registered non-profit society or registered charity, as the support of the municipality will not be used for commercial and private gain.
- The tax exemption must demonstrate benefit to the community and residents of the City by enhancing the quality of life (spiritually, educationally, socially and culturally), while delivering services economically to the citizens within the community.

The value of tax exemptions provided by Council for 2012 (based on 2011 assessment totals and tax rates) is \$4,238,321. The following breaks down the total into various exemption categories and the exemption value for the category:

Schedule A - Places of Worship - \$621,524

Schedule B - Private schools - \$508,164  
Schedule C - Hospitals - \$ 1,696,197  
Schedule D - Special Needs Housing - \$ 67,743  
Schedule E - Social Services - \$202,585  
Schedule F - Public Park, Athletic or Recreational - \$ 806,094  
Schedule G - Cultural - \$275,660  
Schedule H & I - Partnering, Heritage or Other Special Exemptions Authority - \$60,354

In order to encourage the restoration and preservation of commercial, industrial and institutional building, properties that meet the criteria outlined in the Heritage Building Tax Incentive Program policy can receive a tax exemption.

The establishment of the Revitalization Tax Exemption policy allows qualifying properties within the Downtown Urban Centre and Rutland Urban Centre areas to receive a tax exemption.

#### Objectives

- Continue to provide permissive tax exemptions to support qualifying organizations that improve the well-being of the community.
- The municipality will continue to provide heritage and revitalization tax exemptions for qualifying properties.

#### Policies

- Permissive tax exemptions will be considered to encourage activities that: (a) are consistent with the quality of life objectives of the municipality; (b) provide direct access and benefit to the public; and (c) would otherwise be provided by the municipality.
- To meet the city's commitment to the ongoing restoration, preservation and maintenance of buildings and structures on its Heritage Register, eligible properties will be considered for a tax exemption.
- To support the city's revitalization program of the Downtown Urban Centre and Rutland Urban Centre, qualifying properties will be considered for a tax exemption.