

# City of Kelowna

## Regular Council Meeting

### AGENDA



Monday, May 5, 2025  
1:30 pm  
Council Chamber  
City Hall, 1435 Water Street

#### Pages

#### 1. Call to Order

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

This Meeting is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

#### 2. Confirmation of Minutes

4 - 8

PM Meeting - April 28, 2025

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

##### 3.1 Mail Rd 131 - A25-0003 - Alana Lee Deleurme and Jason Gabriel Deleurme

9 - 33

To support an application to the Agricultural Land Commission for a Non-Adhering Residential Use Permit to live in an existing dwelling, while a new residence is being constructed.

##### 3.2 Spiers Rd 3677 - A24-0004 - Jashandeep Singh Khela, Avneet Kaur Khela and Sarbjeet Kaur Khela

34 - 66

To support an application to the Agricultural Land Commission for a Non-Adhering Residential Use Permit to allow Temporary Farm Worker Housing to accommodate four (4) seasonal workers on the subject property.

##### 3.3 Killdeer Rd 5020 - OCP24-0008 (BL12782) Z24-0031 (BL12783) - 1289099 BC Ltd., Inc.No. BC1289099

67 - 88

To amend the Official Community Plan to change portions of the future land use designation of the subject property from the S-RES – Suburban Residential designation to the S-MU – Suburban Multiple Unit and NAT – Natural Areas designation and to rezone the subject property from the RR2 – Small Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P3 – Parks and Open Space zone to facilitate a townhouse development.



<b>3.4</b>	<b>Killdeer Rd 5020 - OCP24-0008 (BL12782) - 1289099 BC Ltd., Inc.No. BC1289099</b>	<b>89 - 90</b>
	<b>Requires a majority of all members of Council (5).</b>	
	To give Bylaw No. 12782 first reading in order to change portions of the future land use designation of the subject property from the S-RES – Suburban Residential designation to the S-MU – Suburban Multiple Unit designation and the NAT – Natural Areas designation.	
<b>3.5</b>	<b>Killdeer Rd 5020 - Z24-0031 (BL12783) - 1289099 BC Ltd., Inc.No. BC1289099</b>	<b>91 - 92</b>
	To give Bylaw No. 12783 first reading in order to rezone portions of the subject property from the RR2 – Small Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P3 – Parks and Open Space zone.	
<b>4.</b>	<b>Non-Development Reports &amp; Related Bylaws</b>	
<b>4.1</b>	<b>RV Sani Dump Options</b>	<b>93 - 105</b>
	To receive an update on the feasibility and costs associated with a City-provided recreational vehicle sanitary waste disposal facility.	
<b>4.2</b>	<b>Procurement Policy Review</b>	<b>106 - 119</b>
	To receive for information a review of the corporate procurement policy and purchasing bylaw and assessment of opportunities to enhance preference for Canadian and local firms.	
<b>4.3</b>	<b>Review of Council Policy No. 368 - Council Policy Framework</b>	<b>120 - 135</b>
	To adopt amendments to Council Policy No. 368 Council Policy Framework, and to direct staff to bring forward for rescission consideration Council policies that have become obsolete or unnecessary.	
<b>5.</b>	<b>Resolutions</b>	
<b>5.1</b>	<b>Draft Resolution - Special Committee of the Whole Meetings</b>	<b>136 - 136</b>
<b>5.2</b>	<b>Draft Resolution - Provincial Housing Legislation and Low-Density Neighbourhoods Outside the Urban Core</b>	<b>137 - 138</b>
<b>6.</b>	<b>Bylaws for Adoption (Non-Development Related)</b>	
<b>6.1</b>	<b>BL12770 - Five Year Financial Plan Bylaw 2025 - 2029</b>	<b>139 - 144</b>
	To adopt Bylaw No. 12770.	
<b>6.2</b>	<b>BL12771 - Tax Structure Bylaw 2025</b>	<b>145 - 145</b>
	To adopt Bylaw No. 12771.	



<b>6.3</b>	<b>BL12772 - Annual Tax Rate Bylaw 2025</b>	<b>146 - 148</b>
	To adopt Bylaw No. 12772.	
<b>6.4</b>	<b>BL12773 - Development Cost Charge Reserve Fund Expenditure Bylaw, 2025</b>	<b>149 - 149</b>
	To adopt Bylaw No. 12773.	
<b>6.5</b>	<b>BL12774 - Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2025</b>	<b>150 - 150</b>
	To adopt Bylaw No. 12774.	
<b>6.6</b>	<b>BL12775 - Density Bonusing for Public Amenities &amp; Streetscape Reserve Fund Expenditure Bylaw, 2025</b>	<b>151 - 151</b>
	To adopt Bylaw No. 12775.	
<b>6.7</b>	<b>BL12776 - Septic Removal Specific Area Reserve Fund Expenditure Bylaw 2025</b>	<b>152 - 152</b>
	To adopt Bylaw No. 12776.	
<b>6.8</b>	<b>BL12781 - 2025 SIR Parcel Tax Roll Bylaw</b>	<b>153 - 158</b>
	To adopt Bylaw No. 12781.	
<b>6.9</b>	<b>BL12762 - Amendment No. 18 to Water Regulation Bylaw No. 10480</b>	<b>159 - 159</b>
	To adopt Bylaw No. 12762.	

**7. Mayor and Councillor Items**

**8. Termination**





**City of Kelowna  
Regular Council Meeting  
Minutes**

Date: Monday, April 28, 2025  
 Location: Council Chamber  
 City Hall, 1435 Water Street

Members Present Mayor Tom Dyas, Councillors Ron Cannan, Charlie Hodge, Gordon Lovegrove, Luke Stack, Rick Webber and Loyal Wooldridge

Members Participating Remotely Councillor Mohini Singh

Members Absent Councillor Maxine DeHart

Staff Present City Manager, Doug Gilchrist; City Clerk, Laura Bentley; General Manager, Corporate Services, Joe Sass\*; Financial Planning Manager, Melanie Antunes\*; Legislative Technician, Natasha Beauchamp

Staff Participating Remotely Legislative Coordinator (Confidential), Clint McKenzie

(\* Denotes partial attendance )

**1. Call to Order**

Mayor Dyas called the meeting to order at 1:30 p.m.

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

This Meeting is open to the public and all representations to Council form part of the public record. A live audio-video feed is being broadcast and recorded on kelowna.ca.

Condolences were expressed to those injured and to those who lost their lives at the Filipino community festival in Vancouver last weekend and a moment of silence was observed.

**2. Confirmation of Minutes**

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT the Minutes of the Regular Meetings of April 14, 2025 be confirmed as circulated.

**Carried**



### 3. Development Application Reports & Related Bylaws

#### 3.1 Rezoning Bylaws Supplemental Report to Council

Staff:

- Commented on notice of first reading and correspondence received.
- Responded to questions from Council.

#### 3.2 South Ridge Dr 5008 - BL12779 (Z25-0006) - Nonis Developments Ltd., Inc.No. BC0938873

Moved By Councillor Lovegrove/Seconded By Councillor Hodge

THAT Bylaw No. 12779 be read a first time and be advanced to public hearing.

**Defeated**

Mayor Dyas, Councillors Hodge, Stack and Wooldridge - Opposed

Moved By Councillor Stack/Seconded By Councillor Wooldridge

THAT Bylaw No. 12779 be read a first, second and third time and be adopted.

**Defeated**

Councillors Cannan, Lovegrove, Singh and Webber - Opposed

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

#### 4.1 Five Year Financial Plan Bylaw 2025-2029

Staff:

- Displayed a PowerPoint presentation providing an overview of the final budget volume submissions for 2025 and the 2025 - 2029 Financial Plan.
- Responded to questions from Council.

Moved By Councillor Stack/Seconded By Councillor Hodge

THAT Council adopts the 2025-2029 Financial Plan;

AND THAT Council approves the formulation of 2025 Property Tax Rates that will raise the required funds in 2025, from General Taxation, in the amount of \$204,274,126 resulting in an average net property owner impact of 4.34 per cent;

AND THAT Bylaw No. 12770 being the Five-Year Financial Plan 2025-2029 be advanced for reading consideration;

AND THAT Bylaw No. 12771 being the Tax Structure Bylaw, 2025 be advanced for reading consideration;

AND THAT Bylaw No. 12772 being the Annual Tax Rates Bylaw, 2025 be advanced for reading consideration;

AND THAT Bylaw No. 12773 being the DCC Reserve Fund Expenditure Bylaw, 2025 be advanced for reading consideration;

AND THAT Bylaw No. 12774 being the Sale of City Owned Land Reserve Fund Expenditure Bylaw, 2025 be advanced for reading consideration;

AND THAT Bylaw No. 12775 being the Density Bonus for Public Amenities and Streetscape Reserve Fund Expenditure Bylaw, 2025 be advanced for reading consideration;



AND FURTHER THAT Bylaw No. 12776 being the Septic Removal Specified Area Reserve Fund Expenditure Bylaw, 2025 be advanced for reading consideration.

Carried

Councillors Cannan and Lovegrove – Opposed

- 4.2 BL12770 - Five Year Financial Plan Bylaw 2025 - 2029
- 4.3 BL12771 - Tax Structure Bylaw 2025
- 4.4 BL12772 - Annual Tax Rate Bylaw 2025
- 4.5 BL12773 - Development Cost Charge Reserve Fund Expenditure Bylaw, 2025
- 4.6 BL12774 - Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2025
- 4.7 BL12775 - Density Bonusing for Public Amenities & Streetscape Reserve Fund Expenditure Bylaw, 2025
- 4.8 BL12776 - Septic Removal Specific Area Reserve Fund Expenditure Bylaw 2025

Moved By Councillor Wooldridge/Seconded By Councillor Stack

THAT Bylaw Nos.12770, 12771, 12772, 12773, 12774, 12775, 12776 each be read a first, second and third time.

Carried

Councillors Cannan and Lovegrove - Opposed

#### **4.9 2025 Sterile Insect Release (SIR) Parcel Tax**

Staff:

- Displayed a PowerPoint Presentation outlining the parcel tax levy on specific property tax rolls within the City of Kelowna.
- Responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Webber

THAT Council approves the Sterile Insect Release Program as outlined in the report from Financial Services dated April 28, 2025 charging the 2025 Sterile Insect Release (SIR) Parcel Tax to individual property tax rolls in accordance with the 2025 SIR Parcel Tax Assessment Roll provided to the City of Kelowna by SIR administration.

AND THAT Bylaw No. 12781 being the Sterile Insect Release Program Parcel Tax Bylaw 2025 be forwarded for reading consideration.

Carried

#### **4.10 BL12781 - 2025 SIR Parcel Tax Roll Bylaw**

Moved By Councillor Stack/Seconded By Councillor Lovegrove

THAT Bylaw No.12781 be read a first, second and third time.

Carried

#### **4.11 2026 BC Summer Games - Board of Directors**

Staff:

- Displayed a PowerPoint Presentation outlining the role of the Board of Directors and the appointees to the Board for the 2026 BC Summer Games, the 34th games on July 22-26, 2026.

Mayor Dyas thanked staff and the incoming Board for their work on the games.

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Council receives for information, the report from the Sport & Event Services Department dated April 28, 2025, with respect to assembling a Board of Directors for the 2026 BC Summer Games in Kelowna;



AND THAT Council appoints Alan Budde, Devin Rubadeau, Gail Given, Gail Prokopchuk, Jackie Dueck, Jacqui Notfall, Jenelle Hynes, Jennifer Callow, Jennifer Naiman, Jock Tyre, Kevin Van Vliet, Melina Moran, Michael Saad, Renata Mills and Rick Oliver as members of the 2026 BC Summer Games Board of Directors.

**Carried**

#### **4.12 Social Development Update**

Staff:

- Displayed a PowerPoint Presentation updating Council on the objectives, key milestones and future work of the social development department.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Council receives for information the report from the Social Development Department dated April 28, 2025, with respect to an update on the service areas.

**Carried**

#### **4.13 Water Regulation Bylaw Amendment - Water Allotment Rate**

Staff:

- Displayed a PowerPoint Presentation outlining the proposed amendments to the Council policy and the bylaw for the water allotment rate.
- Responded to questions from Council.

Moved By Councillor Lovegrove/Seconded By Councillor Webber

THAT Council receives, for information, the report from the Utility Services Department, dated April 28, 2025, regarding a Water Regulation Bylaw Amendment – Water Allotment Rate;

AND THAT Bylaw 12762, being Amendment No. 19 to the Water Regulation Bylaw No. 10480, be forwarded for reading consideration.

AND THAT Council Policy No. 383, being Water Supply Level of Service, be revised as outlined in the Report from the Utility Services Manager, dated April 28, 2025.

**Carried**

#### **4.14 BL12762 – Amendment No.18 to Water Regulation Bylaw No. 10480**

Moved By Councillor Lovegrove/Seconded By Councillor Stack

THAT Bylaw No. 12762 be read a first, second and third time.

**Carried**

### **5. Mayor and Councillor Items**

Councillor Lovegrove:

- Presented the Mayor with a gift from the Canadian Council of the Blind presented during their AGM in Kelowna.
- Attended with Councillor Dehart the Army and Navy Veterans event.
- Advised they are recertified as a pilot for cycling without age trishaws.
- Recognized the Day of Mourning for fallen workers.
- Attending SILGA in Merrit this week.
- Attending a new manufacturing plant for Vitalis on Thursday, a climate assistance manufacturer of heat pumps, chillers and refrigeration systems.



- Attending and welcoming the Asian Heritage Okanagan Forum on Saturday.

**Councillor Wooldridge:**

- Bringing forward a motion to Council to consider for an information report on the implication of provincial hosing legislation on urban neighbourhoods outside of the urban core as they relate to SSMUH.
- Attending Mia Papadopoulos memorial this afternoon, the beloved front house manager at the Lakehouse Home Store and Cooking School.

**Councillor Stack:**

- Attended the grand opening of the Valleywood retirement home in Glenmore.
- Congratulated Ed Hall and his team and welcomed them to the community.

Councillor Wooldridge left the meeting at 3:25 p.m.

**Councillor Hodge:**

- Advised Wednesday will be a very special day as it will be the groundbreaking of the Redeveloped Parkinson Recreation Centre project.
- Advised Saturday will be the official opening of DeHart Park.

**Councillor Cannan:**

- Thanked Ed Hall for his commitment to the community and congratulated them on the grand opening of Valleywood retirement home.
- Attended the 25 anniversary of Proline Construction last week.
- Attended and spoke to the Grade 10/11 class at Okanagan Christian Academy.

**Mayor Dyas:**

- Encouraged the public to attend the groundbreaking of the Redeveloped Parkinson Recreation Centre project on April 30, 2025, at 2pm and thanked Council for their commitment to the project.
- Encouraged the public to attend the DeHart Park opening event on Saturday.

**6. Termination**

This meeting was declared terminated at 3:28 p.m.

\_\_\_\_\_  
Mayor Dyas

lb/cm

\_\_\_\_\_  
*Michael Judd*  
for City Clerk



# REPORT TO COUNCIL

## ALR APPLICATION



**Date:** May 5, 2025  
**To:** Council  
**From:** City Manager  
**Address:** 131 Mail Rd  
**File No.:** A25-0003  
**Zone:** A1 – Agriculture

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### 1.0 Recommendation

THAT Agricultural Land Reserve Application No. A25-0003 for Lot A Section 3 Township 23 ODYD Plan 22315, located at 131 Mail Road, Kelowna, BC for a Non-Adhering Residential Use Permit pursuant to Section 25 of the *Agricultural Land Commission Act*, be supported by Council;

AND THAT the Council directs Staff to forward the subject application to the Agricultural Land Commission for consideration.

### 2.0 Purpose

To support an application to the Agricultural Land Commission for a Non-Adhering Residential Use Permit to live in an existing dwelling, while a new residence is being constructed.

### 3.0 Development Planning

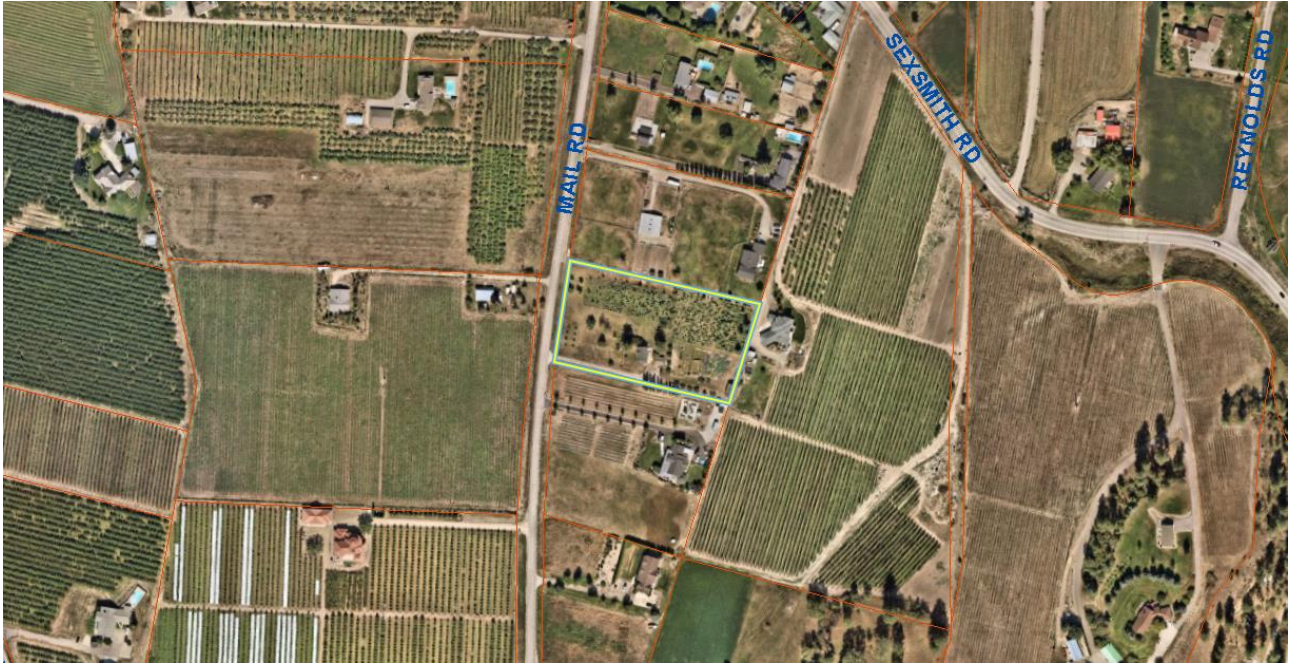
Staff support the Non-Adhering Residential Use Permit application to allow for the owners to live in the existing dwelling, while a new residence is being constructed. The existing dwelling will be demolished prior to final occupancy of the new residence, and by allowing the delayed demolition, the owners can remain on the subject property during the construction. The proposed location of the new dwelling meets policies in the OCP surrounding homeplating.

If the proposal is approved by Council and the Agricultural Land Commission (ALC), a Farm Residential Footprint covenant is required to be registered on title prior to the issuance of a new Building Permit. The covenant area would homeplate the residential uses including the dwelling, and all residential accessory buildings. Prior to final Building Permit occupancy of the new principal dwelling, a Demolition Building Permit will be required to be completed. This will ensure that the current dwelling unit is removed prior to final occupancy, and the property will eventually conform with ALC guidelines. The maximum size for a principal dwelling is 500 m<sup>2</sup> total floor area.



## 4.0 Subject Property & Background

### 4.1 Subject Property Map



The subject property is located on Mail Rd near the intersection with Sexsmith Rd. The surrounding area is primarily agriculture.

Zoning and land use adjacent to the property are as follows:

Orientation	Zoning	ALR	Land Use
North	A1 – Agriculture	Yes	Agricultural
East	A1 – Agriculture	Yes	Agriculture
South	A1 – Agriculture	Yes	Agriculture / Rural Residential
West	A1 – Agriculture	Yes	Agriculture

## 5.0 Project Description

The subject property, located on Mail Rd near the intersection with Sexsmith Rd, is 1.07 hectares (2.65 acres) in size. The applicant seeks permission to occupy the existing dwelling while constructing a new one. The current dwelling, built around 1930, measures 139 m<sup>2</sup> and will be demolished before the new dwelling's final occupancy. The proposed new principal dwelling will be 499.9 m<sup>2</sup>, just under the permitted maximum size of 500 m<sup>2</sup>. It will be situated directly behind the existing home, utilizing the same driveway to minimize the impact on farmable land.

The property features an active agroforestry operation with approximately 1,800 Christmas trees planted across the site. The north side of the parcel includes five varieties of fir in a 0.5-hectare area and an additional 0.1 hectares of fir and spruce saplings. Since acquiring the property in 2023, the applicant has planted 500 additional fir saplings and installed irrigation.



## 6.0 Current Development Policies

<b>Objective 8.1. Protect and preserve agricultural land and its capability.</b>	
Policy 8.1.10. Homeplating.	Locate buildings and structures, including farm help housing and farm retail sales areas and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage.
	<i>The proposed location of the new dwelling will be in close proximity to the existing dwelling. These are not adjacent to the road frontage but are accessed via a driveway that runs parallel with the south property line away from the active agriculture.</i>

## 7.0 Application Chronology

Application Accepted: February 7, 2025  
 Neighbour Notification Received: N/A

## 8.0 Agricultural Advisory Committee

Agricultural Advisory Committee April 10, 2025

THAT the Committee recommends that Council support the application to the Agricultural Land Commission (ALC) for a Non-Adhering Residential Use Permit to live in the existing dwelling on the subject property while a new residence is being constructed.

**Report prepared by:** Tyler Caswell, Planner Specialist  
**Reviewed by:** Alex Kondor, Development Planning Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

### Attachments:

Attachment A – ALC Application File No: 103148  
 Attachment B – Site Plan  
 Attachment C – Conceptual Drawing Package

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).





## Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 103148  
**Application Type:** Non-Adhering Residential Use within the ALR  
**Status:** Submitted to L/FNG  
**Name:** Deleurme et al.  
**Local/First Nation Government:** City of Kelowna

### 1. Parcel(s) Under Application

#### Parcel #1

**Parcel Type** Fee Simple  
**Legal Description** LOT A SECTION 3 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN 22315  
**Approx. Map Area** 1.09 ha  
**PID** 006-918-891  
**Purchase Date** Nov 30, 2023  
**Farm Classification** Yes  
**Civic Address** 131 Mail Rd Kelowna BC V1V2H2  
**Certificate Of Title** Title Mail Rd.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
	Not Applicable			
	Not Applicable			

ATTACHMENT A

This forms part of application  
# A25-0003

Planner  
Initials

TC



**City of Kelowna**  
DEVELOPMENT PLANNING



## ATTACHMENT A

This forms part of application

# A25-0003

Planner  
Initials

TC

City of  
**Kelowna**  
DEVELOPMENT PLANNING



### 2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

### 3. Primary Contact

Type Land Owner  
First Name  
Last Name  
Organization (If Applicable) No Data  
Phone  
Email

### 4. Government

Local or First Nation Government: City of Kelowna

### 5. Land Use

#### Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). Currently, Approximately 1800 Christmas trees up to 20 years old. 0.5 hectare parcel whole north side of property(1.3 acres) 5 varieties of Fir. Approx 0.10 hectare parcel fir and white spruce saplings. Planted south/west. See site plan.

Describe all agricultural improvements made to the parcel(s). Since owning in 2023 We have planted approximately 500 fir saplings to replenish and add to Christmas Tree production in 2024. Added irrigation stand pipes to over an acre of trees 2024. Removed multiple dead pine trees under power lines and cleared out old growth that impeded farm irrigation. Our plan is to continue the tree farm operations. As we have expanded



planting.

**Describe all other uses that currently take place on the parcel(s).**

We live on the property, so it has a residential use. 1500 sq foot house. (95 years old approximately) 400 sq foot detached garage with electrical (age unknown) We have operated the Christmas tree farm for the last 2 years we have owned the property. We carry Christmas tree farm insurance and run as a business. Mail Rd Tree Farm.

## Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Residential	nothing farmed. Home at east end of property
East	Agricultural / Farm	We back onto their primary residence, they have apples and pears in front of them. We could theoretically move our home farther east to have residences clustered
South	Agricultural / Farm	Some lavender. Main residence at the east end of property
West	Agricultural / Farm	Grapes

## 6. Proposal

Is your proposal for a principal residence with a total floor area greater than 500 m<sup>2</sup>? No

Is your proposal to retain an existing residence while building a new residence? Yes

Is your proposal for an additional residence? No

Is your proposal for temporary foreign worker housing? No

Do you need to import any fill to construct or conduct the proposed Yes

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application # A25-0003		
Planner Initials	TC	 <b>City of Kelowna</b> DEVELOPMENT PLANNING



**non-adhering residential use?****What is the purpose of the proposal?**

Our proposal is to replace a new home directly behind the current existing home where the current garage is positioned. The new home will remain largely in the same disturbed area that the current home sits and where there is no current agricultural activity. The same driveway will be used. Distance from old house to new residence is approximately 11-15 feet. Old home to be removed upon occupancy of new home. We will not be able to complete our front deck until the existing home is removed. See plan. By allowing us to live in the current home while we build a replacement we can continue to maintain the Christmas tree farm operations and maintain the property as a whole.

**Will the proposed residence(s) be clustered with existing residential structures? Please explain.**

The proposed residence will replace the existing residential structures where they currently are. There are two existing barns at the back of the property (east). If the ALC would like us to cluster the new residence more to the east, closer to the barns we would be open to that option. Those barns are used for storage of farming materials.

**Will the proposed residence(s) be located within a 60 m setback from the front lot line? Please explain.**

No. The existing home and detached garage to be replaced start at 57 meters back from lot line. The new residence would be using this same disturbed area for the new footprint. Further there are Christmas tree saplings planted up to 50 meters from lot line in front of existing residence. See plan proposal. Our footprint has been pre approved by the city of Kelowna. We have squared off the new residence to the south of the property as advised. We have been in constant contact in regards to the guidelines with Tyler Casewell who works in the city planning department.

**Where on the parcel will the proposal be situated and is there an agricultural rationale for the proposed location?**

The new residence will be largely in the same area of the parcel as the existing home and detached garage being replaced. This makes agricultural sense as we are not interfering with the current Christmas tree Farm plantings and preserving the agricultural land as it is. We would also use the current septic field and just replace it.

**Describe any infrastructure required to support the proposed residence(s) and the approximate area (m<sup>2</sup>) required for that infrastructure**

We plan to use the same existing driveway, and the same area for septic field to be replaced. The septic field has an approximation of 111m<sup>2</sup>. Roughly. It is currently located in the open area between the residence and the Christmas trees on the north side of the property

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# A25-0003		
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<b>Proposal Map / Site Plan</b>	Mail Rd. Site plan ALC.pdf
<b>Detailed Building Plans</b>	Mail Rd Floor Plan exterior views.pdf


<b>Existing Residence</b>	<b>Total Floor Area</b>	<b>Description</b>
#1	139m <sup>2</sup>	There is a crawl space that is roughly 5 feet deep and 83m2
<b>Proposed Residence</b>	<b>Total Floor Area</b>	<b>Description</b>
#1	464m <sup>2</sup>	The house is a ranch style with no basement. The square footage includes a 1 bedroom Secondary suite over the garage. The garage measures 96 m2. Our draftsman has followed the ALC guidelines for including some of the main house square footage in the garage. We have taken care to build the second story into the roof line. This will keep the house lower to the ground which is good for light purposes. We will make sure the house plans meets all ALC measurement guidelines. We have provided the most up to date plans that we have at this point.

## Soil and Fill Components

### Describe the type and amount of fill proposed to be placed.

The fill we will require is a potential mix of sand and gravel that is suitable for the placement of footings. A 4000sq foot home would require approximately 76 yards of material. We are not digging a basement, therefore the crawlspace will be a depth of 5 feet. Builder advises approximately 6 inches of fill over 4000 square feet.

### Fill to be Placed

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# A25-0003		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING



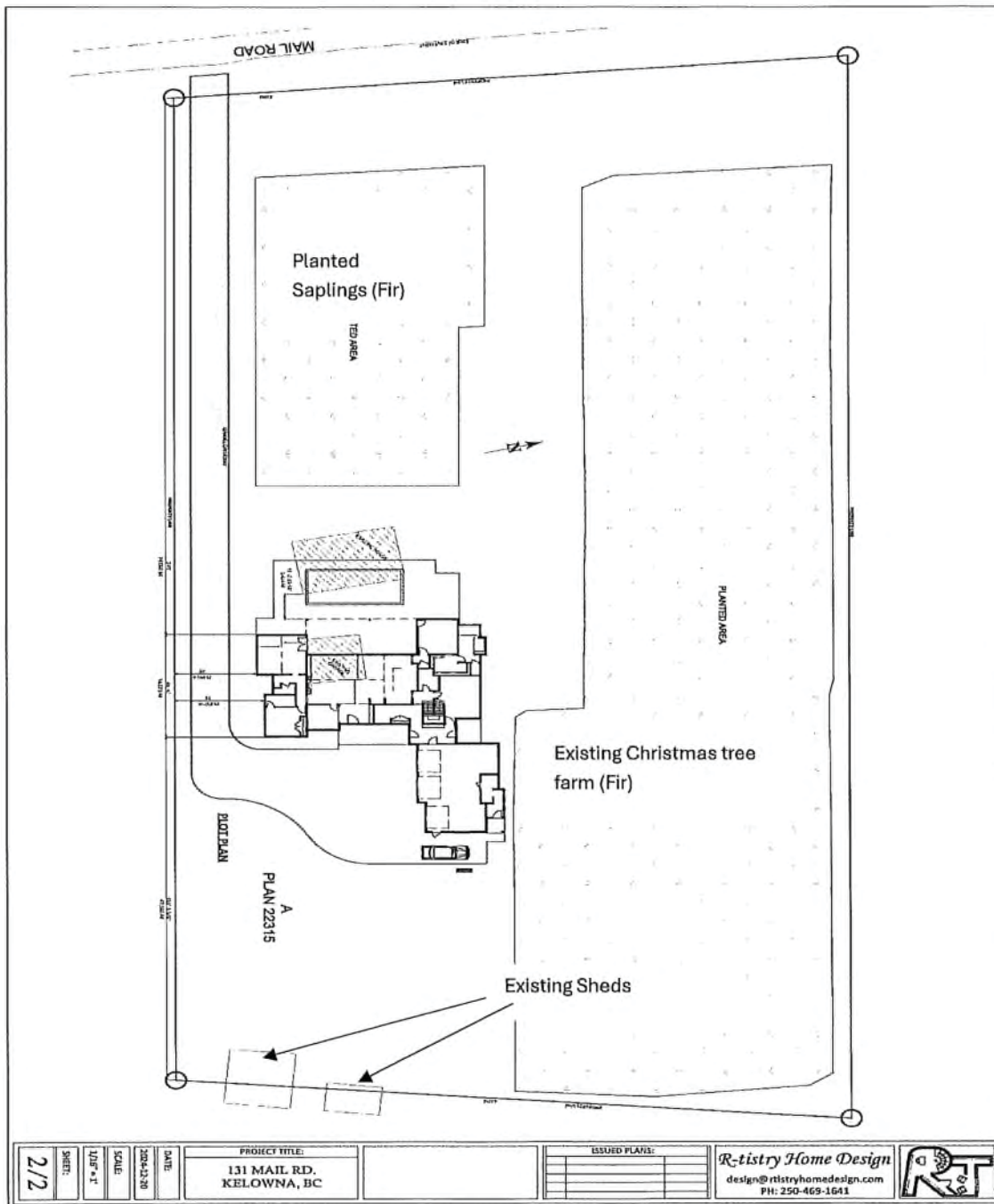
Area	372 ha
Maximum Depth	0.15 m
Average Depth	0.15 m

## 7. Optional Documents

Type	Description	File Name
Photo of the Application Site	GIS MAP From City of Kelowna -not exact lot line	GIS MAP MAIL RD.pdf

<b>ATTACHMENT</b>		<b>A</b>
This forms part of application		
# A25-0003		
Planner Initials	TC	 City of <b>Kelowna</b> DEVELOPMENT PLANNING





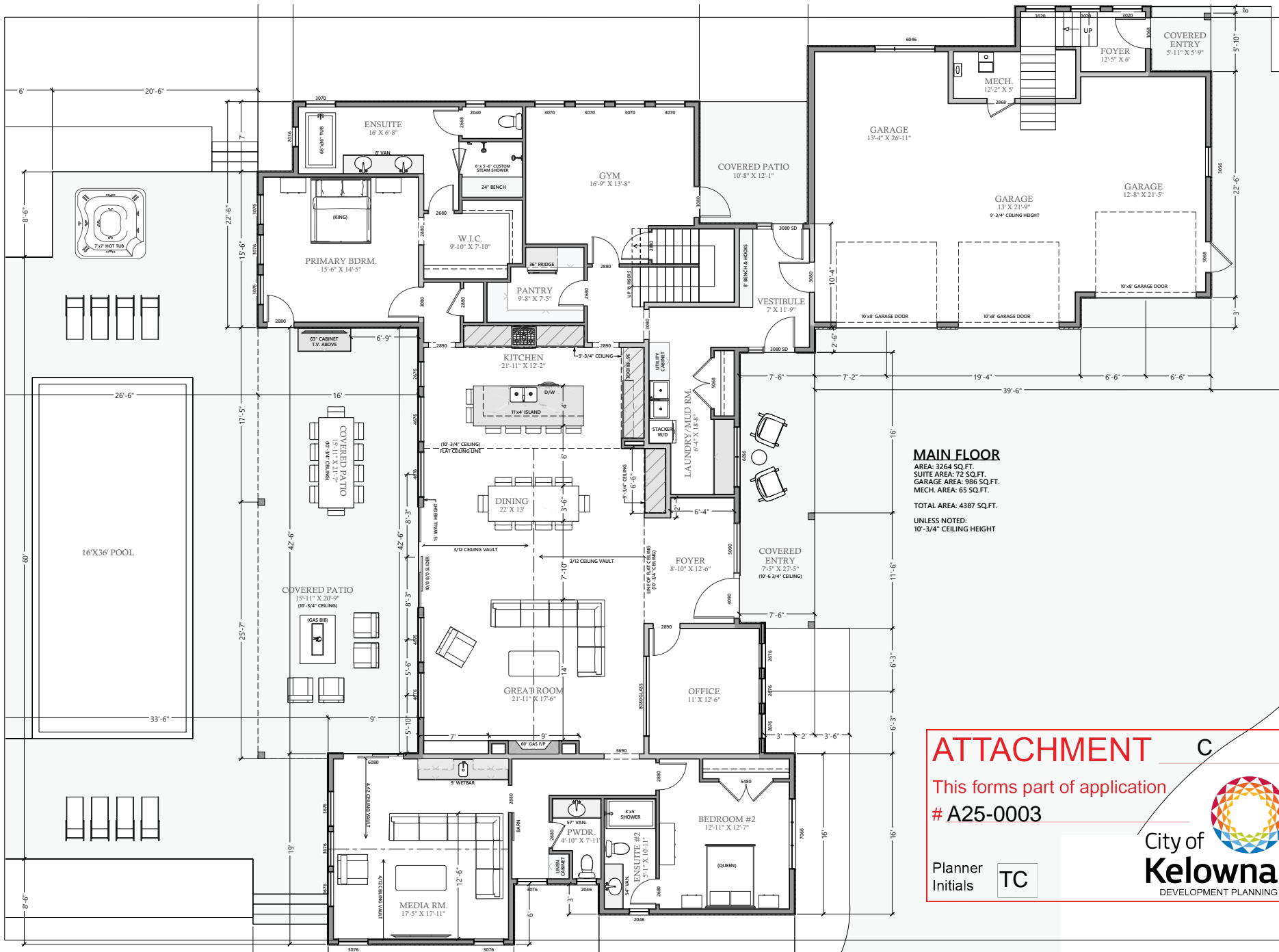
## ATTACHMENT B

This forms part of application  
# A25-0003

Planner  
Initials TC







# ATTACHMENT

This forms part of application

# A25-0003

Planner Initials TC

C

City of Kelowna  
DEVELOPMENT PLANNING

R-tistry Home Design  
design@rtistryhomedesign.com  
PH: 250-469-1641

ISSUED PLANS:


PROJECT TITLE:

131 MAIL RD.  
KELOWNA, BC

DATE:

2025-01-29

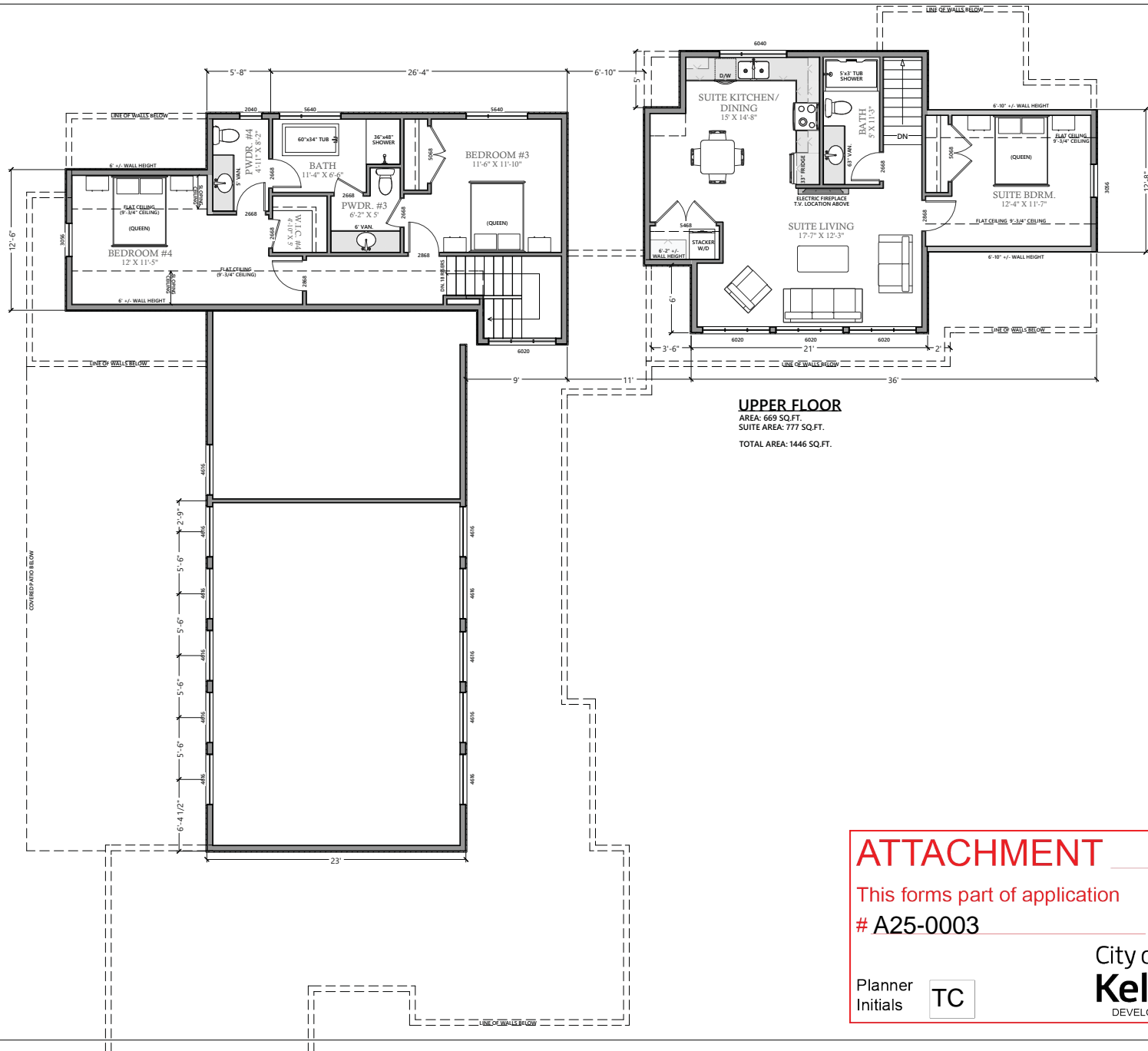
SCALE:

1/4" = 1'

SHEET:

1/2





# ATTACHMENT

## C

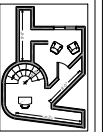
This forms part of application

# A25-0003

Planner Initials **TC**

City of Kelowna

DEVELOPMENT PLANNING



**R-tistry Home Design**  
 design@rtistryhomedesign.com  
 PH: 250-469-1641

ISSUED PLANS:

PROJECT TITLE:
131 MAIL RD. KELOWNA, BC

DATE:
2025-01-29
SCALE:
1/4" = 1'
SHEET:
2/2



# ALR Application

131 Mail Rd

A25-0003



# Purpose

- To support an application to the Agricultural Land Commission (ALC) for a Non-Adhering Residential Use Permit to live in the existing dwelling, while a new residence is being constructed.



# Development Process

**Feb 6, 2025    Development Application Submitted**



**Staff Review & Circulation**



**Apr 10, 2025    Agricultural Advisory Committee**



**May 12, 2025    Council Consideration**



**Agricultural Land Commission Consideration**

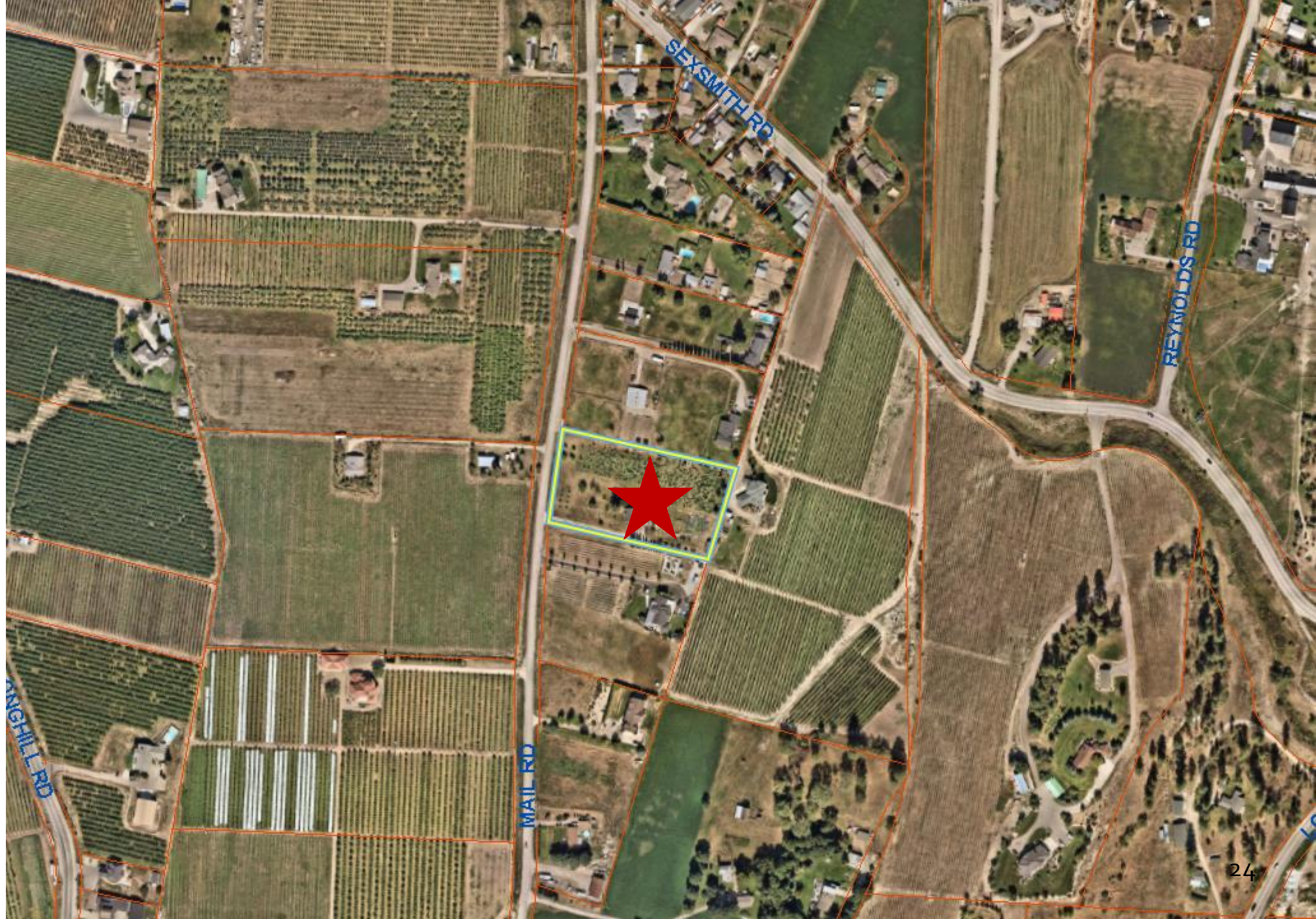


**Building Permit**





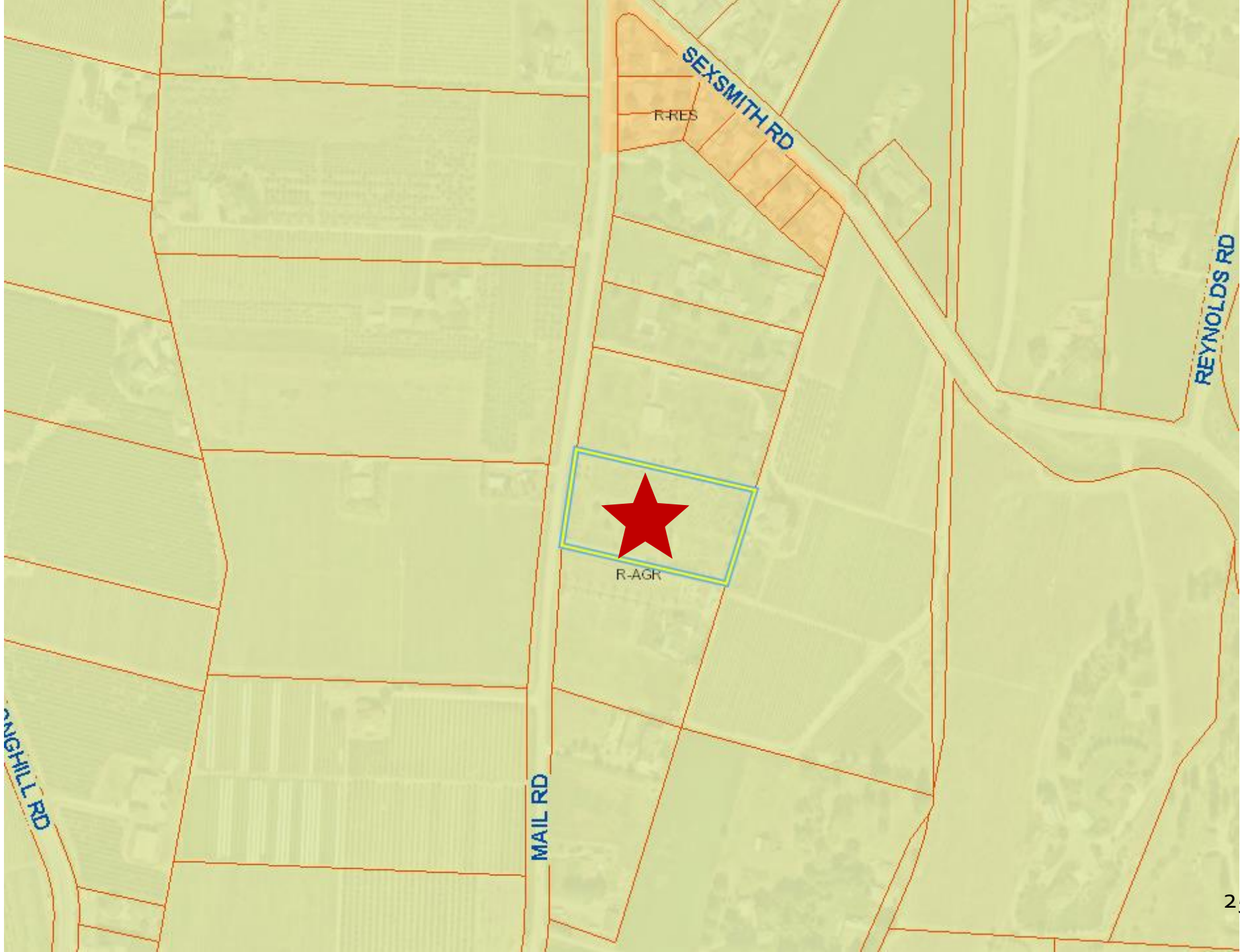
# Context Map







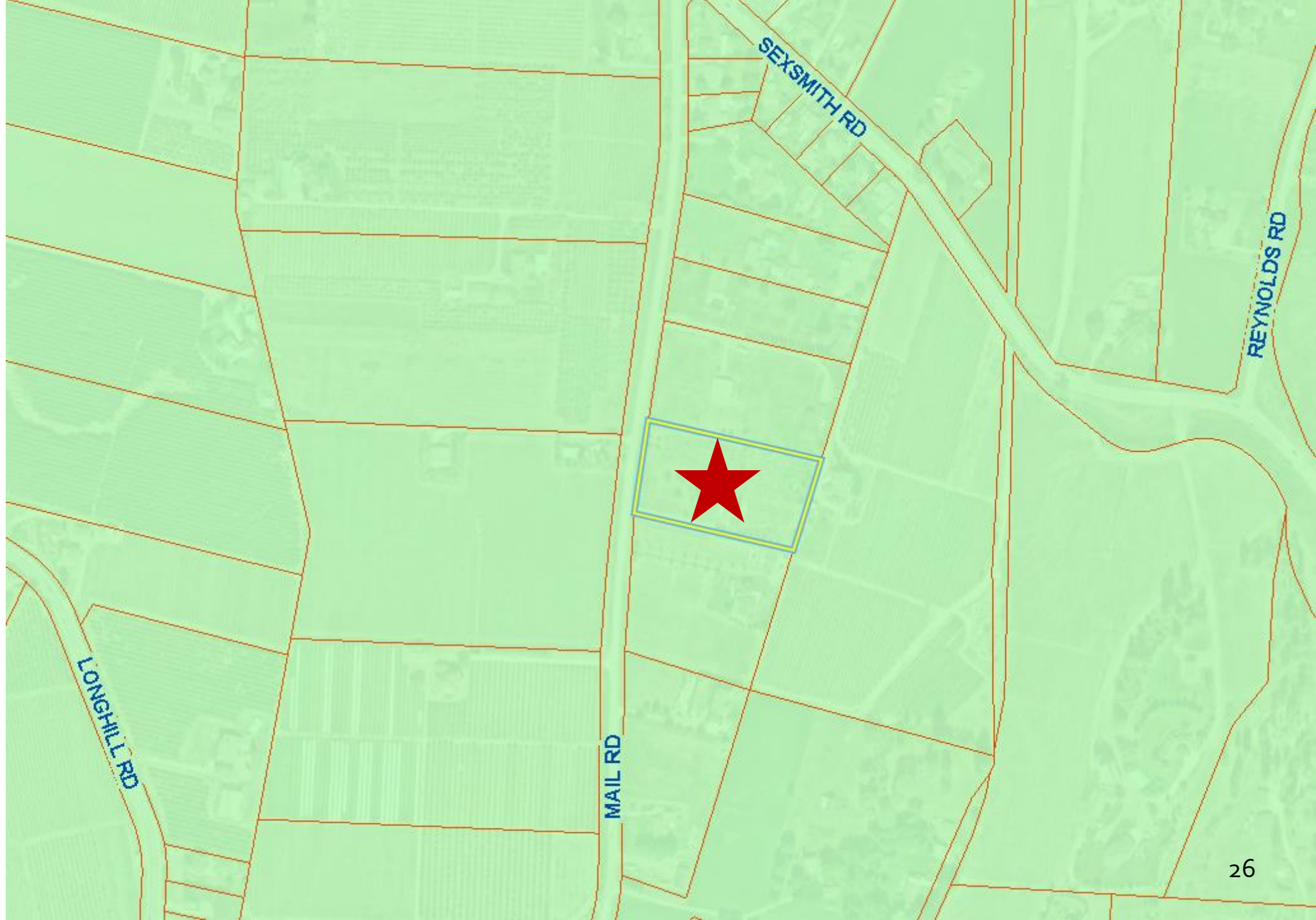
OCP:  
Future  
Land Use







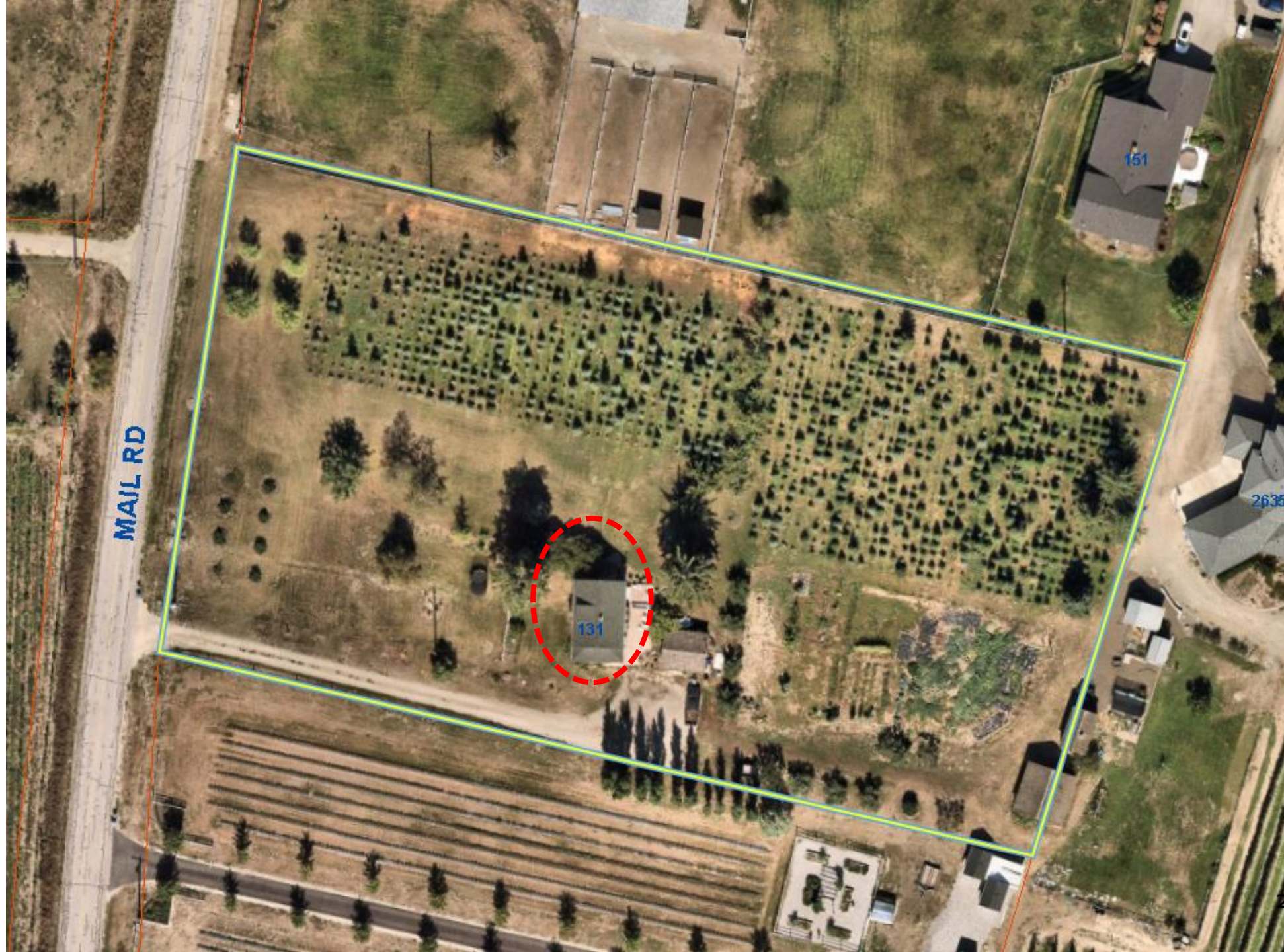
# Agricultural Land Reserve







# Subject Property Map





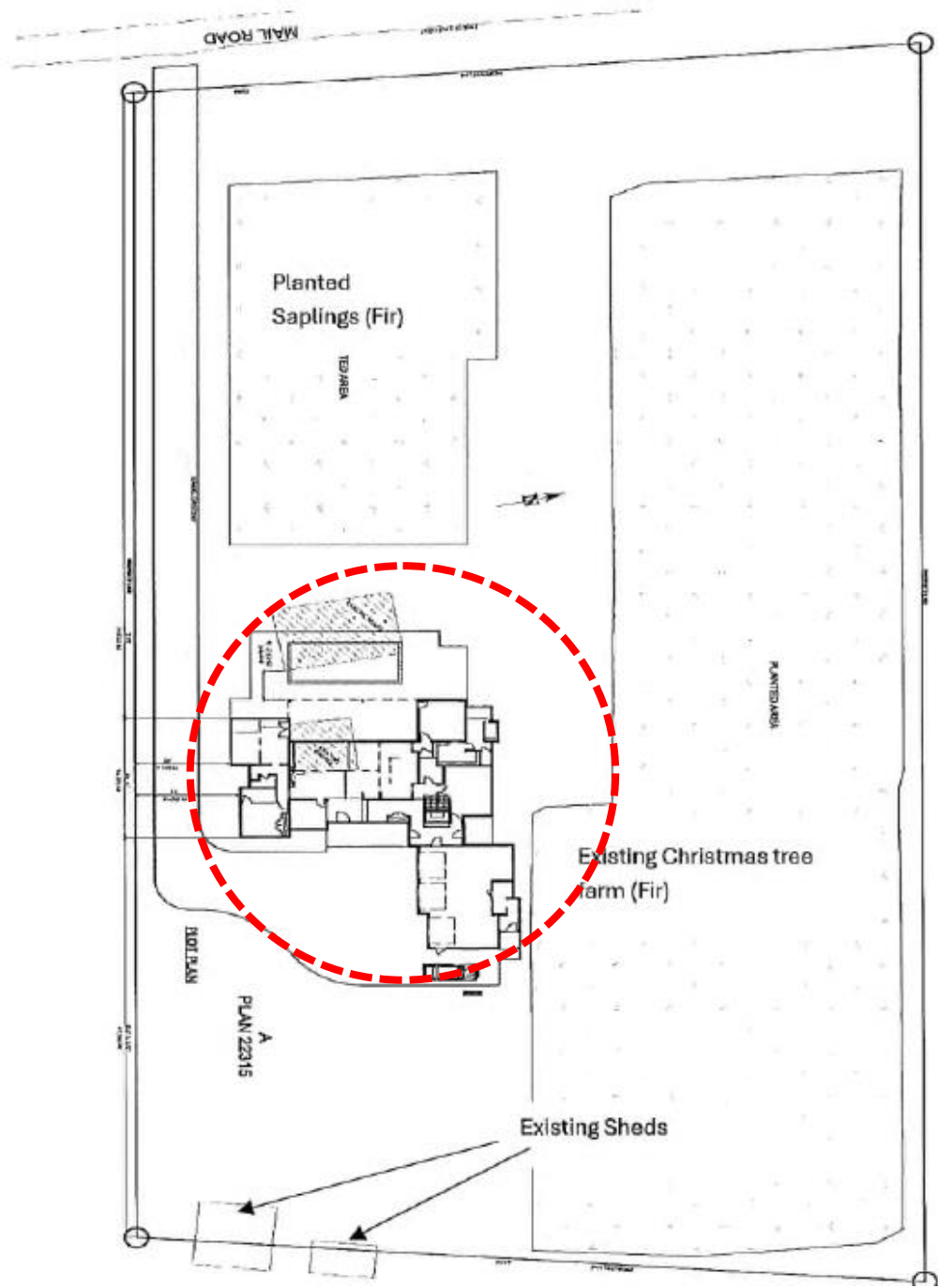
# Technical Details

- The applicant is seeking approvals to allow for the construction of a new dwelling, while remaining in the existing dwelling during construction.
  - The proposed new dwelling would be permitted up to 500 m<sup>2</sup> in size.
  - Final occupancy of the new building would not be permitted without a decommissioning or demolition of existing dwelling.
- A Farm Residential Footprint covenant is required to be registered on Title prior to the issuance of any new Building Permit.



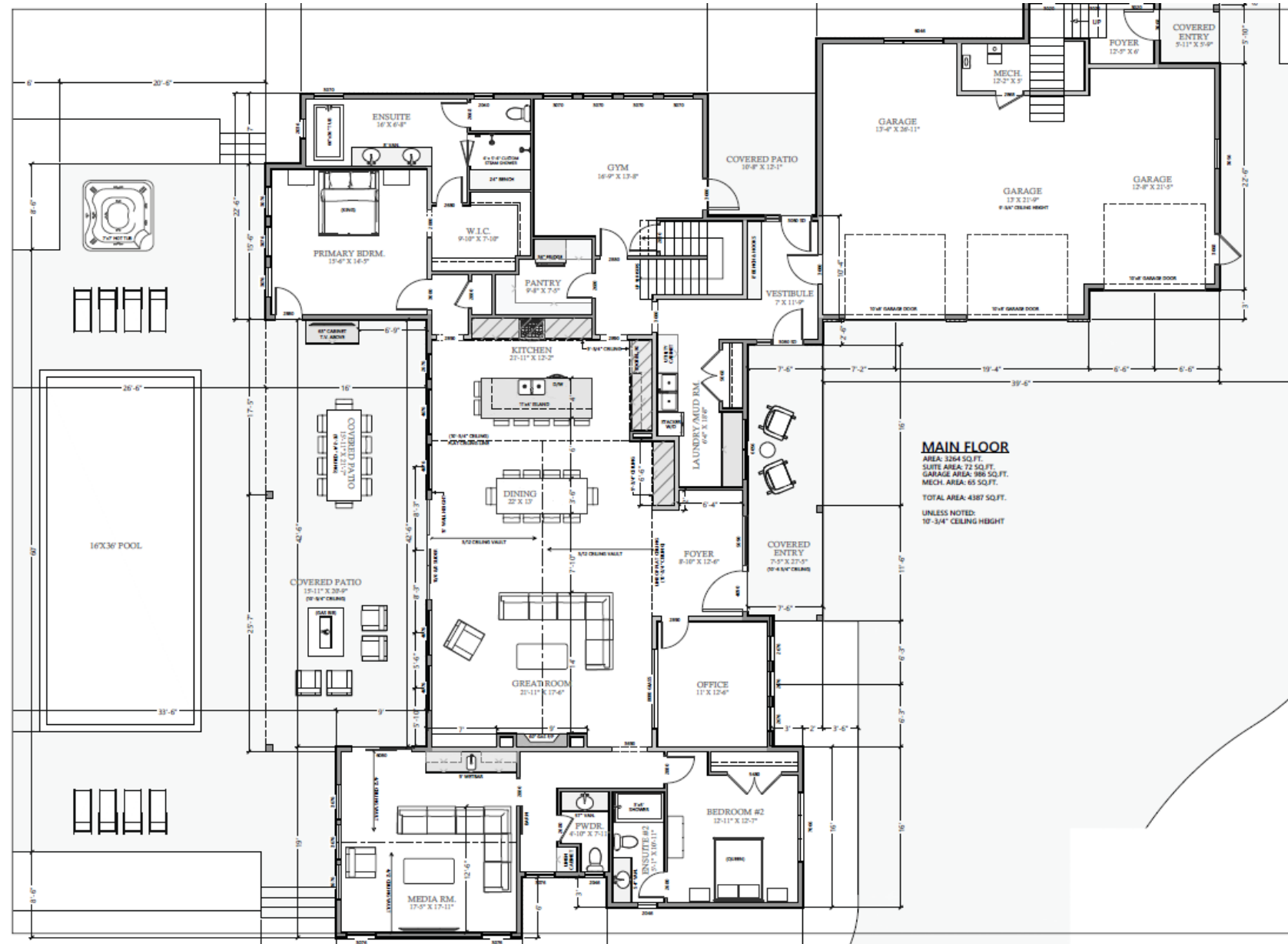


# Site Plan



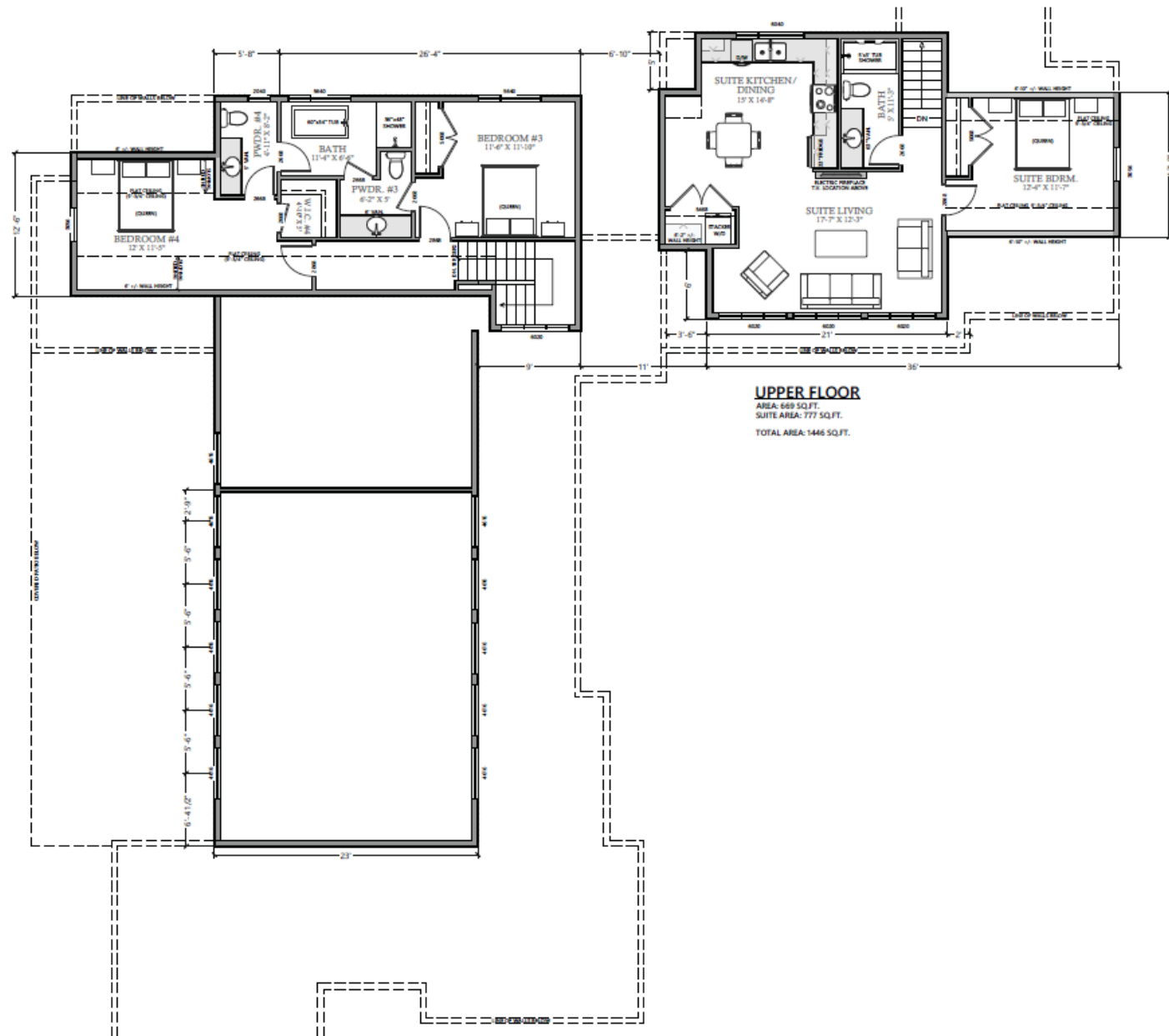


# Floor Plan





# Floor Plan





# AAC Recommendation

- Application was forwarded to the Agricultural Advisory Committee on April 10<sup>th</sup>, 2025:
  - Committee recommended the application be supported.



# Staff Recommendation

- Staff recommend **support** of the proposed Non-Adhering Residential Use Permit Application.
  - Homeplating;
  - Proposed residence is under 500 m<sup>2</sup> in size;
  - Farm Residential Footprint Covenant Required.
- Recommend the application be forwarded to ALC for consideration.



# REPORT TO COUNCIL

## ALR APPLICATION



**Date:** May 5, 2025  
**To:** Council  
**From:** City Manager  
**Address:** 3677 Spiers Rd  
**File No.:** A24-0004  
**Zone:** A1 – Agriculture

---

### **1.0 Recommendation**

THAT Agricultural Land Reserve Application No. A24-0004 for Lot 1 Block 2 Section 9 Township 26 ODYD Plan 1072 Except Plans B5219 and 14900 located at 3677 Spiers Rd, Kelowna, BC for a Non-Adhering Residential Use Permit pursuant to Section 25 of the Agricultural Land Commission Act, be supported by Council;

AND THAT the Council directs Staff to forward the subject application to the Agricultural Land Commission for consideration.

### **2.0 Purpose**

To support an application to the Agricultural Land Commission for a Non-Adhering Residential Use Permit to allow Temporary Farm Worker Housing to accommodate four (4) seasonal workers on the subject property.

### **3.0 Development Planning**

Staff support the application for Temporary Farm Worker Housing (TFWH) for up to four agricultural workers on the subject property. The proposed temporary farm worker accommodation meets the regulations of the Zoning Bylaw, and it is also consistent with the Ministry of Agriculture standards for temporary farm worker accommodation.

The proposal complies with the City of Kelowna Official Community Plan (OCP) policies for TFWH. Agriculture is the principal use on the parcel. The applicant has demonstrated that the scale of the agricultural operation is large enough and necessary to accommodate farm employees whose residence on the farm property is considered critical to the overall operation of the farm. The proposed housing utilizes an existing accessory building which is the preferred solution where the need for farm worker housing is justified and is in an area of the property that minimizes the residential impact to agriculture.

If the Non-Adhering Residential Use Permit Application is approved by Council and the Agricultural Land Commission, a Temporary Farm Worker Housing Permit (FH25-0001) will be considered by the Delegate. If this is approved, a covenant is required to be registered on Title indicating that the unit can only be used for farm workers for a maximum of 10 (ten) months per year, and a vegetative buffer is required to be planted to separate the active agriculture from the workers' accommodation.



## 4.0 Subject Property & Background

### 4.1 Subject Property Map



The subject property is located on Spiers Rd, near the intersection with Ward Rd. The property also borders Gully Rd but does not have direct vehicular access. The surrounding area is primarily agriculture.

Zoning and land use adjacent to the property are as follows:

Orientation	Zoning	ALR	Land Use
North	A1 – Agriculture	Yes	Agricultural / Rural Residential
East	A1 – Agriculture	Yes	Agriculture
South	A1 – Agriculture	Yes	Agriculture
West	A1 – Agriculture	Yes	Agriculture

## 5.0 Project Description

The subject property is 5.39 ha (13.31 acres) in size and is located on Spiers Rd. The applicant is seeking permission for four (4) seasonal farm workers to help during the harvest season. The owners currently have four workers in Oliver and are seeking permission for the workers to also be housed in Kelowna. The seasonal workers are hired through the federal Seasonal Agriculture Worker Program (SAWP) and are typically employed from March to November.

The applicant proposes legalizing an existing 52.8 m<sup>2</sup> accessory building, which would house the seasonal farm workers. This temporary farm worker accommodation would be in addition to the 433 m<sup>2</sup> principal dwelling, and a third existing 87.1 m<sup>2</sup> residence which is currently rented out. All three of the buildings are clustered together, creating a Homeplate, which limits the impact on the active agriculture.



## 6.0 Current Development Policies

The proposed temporary farm worker accommodation meets the regulations of the Zoning Bylaw. The proposal is also consistent with the Ministry of Agriculture standards for temporary farm worker accommodation.

### 6.1 Kelowna Official Community Plan (OCP)

<b>Objective 8.1. Protect and preserve agricultural land and its capability.</b>	
Policy 8.1.9. Farm Help Housing.	<p>As a first option, encourage farm help housing to be located within the Permanent Growth Boundary, providing amenity for workers. As a second option, accommodation for farm help on agricultural land on the same farm unit, where approved by the ALC, will be considered only when:</p> <ul style="list-style-type: none"> <li>• Agriculture is the principal use on the parcel; and</li> <li>• The applicant demonstrates that on-site housing for farm workers is necessary for the overall operation of the farm. The primary consideration is whether the scale of the farm operation is large enough that permanent help is deemed necessary.</li> </ul> <p>Temporary farm worker housing, such as a bunkhouse accommodation on non-permanent foundations, is the preferred solution where farm worker housing is justified.</p> <p><i>The property is not in the Permanent Growth Boundary, but the farm unit is to work on the subject property, which has agriculture as the principal use.</i></p>
Policy 8.1.10. Homeplating.	<p>Locate buildings and structures, including farm help housing and farm retail sales areas and structures, on agricultural parcels in close proximity to one another and where appropriate, near the existing road frontage.</p> <p><i>The location of the temporary farm worker housing is in a close proximity with the other two residences and utilizes the existing driveway.</i></p>

The OCP Farm Protection Development Permit Guidelines state to design TFWH such that:

- TFWH should use all existing dwellings within the farm unit, prior to building new temporary farm worker housing, unless the existing dwellings are used for a use consistent with the Agriculture Land Commission Act. Alternatively, the existing dwellings on the farm unit must be removed, decommissioned to an approved use, or demolished including decommissioning the existing septic system, prior to the authorization of a new temporary farm worker housing structure.
- TFWH footprint should be contiguous with the residential footprint (i.e., Homeplate) and / or within 50 metres of the road and/or located to maximize agricultural potential and limit negative impacts on the farm parcel.
- TFWH should have a minimum 3.0-metre-wide vegetated buffer for screening to adjacent property lines and between the TFWH and active farming areas.

## 7.0 Application Chronology

Application Accepted: February 6, 2024  
 Neighbour Notification Received: N/A



## 8.o Agricultural Advisory Committee

Agricultural Advisory Committee April 10, 2025

THAT the committee recommend that Council support the application (A24-0004) to the Agricultural Land Commission (ALC) to allow a non-adhering residential use permit to allow for temporary farm help housing to accommodate four (4) seasonal farm workers on the subject property.

The above noted application was reviewed by the Agricultural Advisory Committee at the meeting held on April 10, 2025, and the following recommendations were passed:

Anecdotal comments include that the Committee recognizes the effectiveness of cedar as a buffering vegetation. However, given the increasing wildfire risks in the Okanagan region and the combustion risks of cedar, alternatives to cedar should be considered wherever possible.

<b>Report prepared by:</b>	Tyler Caswell, Planner Specialist
<b>Reviewed by:</b>	Carla Eaton, Development Planning Manager
<b>Reviewed by:</b>	Nola Kilmartin, Development Planning Department Manager
<b>Approved for Inclusion:</b>	Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

### Attachments:

Attachment A – ALC Application File No: 69080  
Attachment B – Site Plan  
Attachment C – Conceptual Drawing Package  
Attachment D – Project Rationale  
Attachment E – Ministry of Agriculture Memorandum

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).





Provincial Agricultural Land Commission - Applicant Submission

Application ID: 69080  
Application Type: Non-Adhering Residential Use within the ALR  
Status: Under Review by L/FNG  
Name: Khela  
Local/First Nation Government: City of Kelowna

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple  
Legal Description LOT 1 BLOCK 2 SECTION 9 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT  
PLAN 1072 EXCEPT PLANS B5219 AND 14900  
Approx. Map Area 5.3 ha  
PID 011-818-697  
Purchase Date Aug 2, 2023  
Farm Classification Yes  
Civic Address 3677 Spiers Road  
Certificate Of Title STSR3843534.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Jashandeep Khela	Not Applicable			Not Applicable

ATTACHMENT

A

This forms part of application

# A24-0004

Planner Initials

TC

City of Kelowna

DEVELOPMENT PLANNING



2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process?

No

ATTACHMENT

A

This forms part of application

# A24-0004

Planner Initials

TC

City of Kelowna

DEVELOPMENT PLANNING



3. Primary Contact

Type

First Name Third-Party Agent

Last Name No Data

Organization (If Applicable) No Data

Phone Adaptive Plans Inc. Chris Nugent

Email

4. Government

Local or First Nation Government: City of Kelowna

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s).

Describe all agricultural improvements made to the parcel(s).

- 2 acres of Gala Apples which last year yielded around 90 bins. These trees are old and in their 15-20th years.
- 7.5 acres of ambrosia apples which last year yielded around 180 bins with growth projected to rise to 325 bins in 2 years. These trees are young and still in their 3rd year of growth.
- Fixed up a 2000sq ft shed to store agriculture supplies such as machinery, sprayers, irrigation pipes etc.
- Fully redid the irrigation system in the farm to provide better water. Overhead sprinklers were swapped for drip lines which have proven to provide the tree with more water.
- Added filters to each irrigation main to ensure the highest quality of irrigation



Describe all other uses that currently take place on the parcel(s).

- Supplied each tree with more support by providing extra hooks and clamps to ensure trees go straight and strong.
- Future Plans to replant Gala apples with another stone fruit
- The main house used as a primary residence
- Shed is used to store some access personal storage such as decorations for holidays etc
- There are 2 acres of land that are still not planted and bare. It used to be used for livestock but we are looking to plant stone fruit as soon as trees are available.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Fruit trees
East	Agricultural / Farm	Vegetables & fruit trees
South	Agricultural / Farm	Vegetables & fruit trees
West	Agricultural / Farm	Fruit trees

6. Proposal

Is your proposal for a principal residence with a total floor area greater than 500 m²? No Data

Is your proposal to retain an existing residence while building a new residence? No Data

Is your proposal for an additional residence? Yes

Is your proposal for temporary foreign worker housing? No Data

Do you need to import any fill to construct or conduct the proposed non-adhering residential use? No

ATTACHMENT

A

This forms part of application  
# A24-0004

Planner Initials TC

City of Kelowna

DEVELOPMENT PLANNING



<b>What is the purpose of the proposal?</b>	Legalization of an existing accessory building for temporary farm workers. No additional square footage being added to the existing building. No additional fixture units proposed.
<b>Is your proposal necessary for farm use? If so, please explain.</b>	TFW housing is integral to the financial workings of the farm. It serves as a benefit to employees improving their compensation while reducing our operating costs. With the skyrocketing cost of living, our employees are finding increasingly difficult to find affordable accommodation within the city limits. That makes it even harder to find and retain employees. The loss of an existing accessory building for TFW housing would detrimentally affect the operation of our farm.
<b>Will the proposed residence(s) be clustered with existing residential structures? Please explain.</b>	No Data
<b>Will the proposed residence(s) be located within a 60 m setback from the front lot line? Please explain.</b>	No Data
<b>Where on the parcel will the proposal be situated and is there an agricultural rationale for the proposed location?</b>	The dwelling is located along the crest of the property just before the natural slope makes the lot relatively unusable. It's not far west of the east property line where it's away from the fields and off the existing dirt road.
<b>Describe any infrastructure required to support the proposed residence(s) and the approximate area (m<sup>2</sup>) required for that infrastructure</b>	Including the building footprint, tenant patio, parking & septic field, about 1100sf is required.
<b>Proposal Map / Site Plan</b>	3677-SPIERS-ROAD-ALC-App-AUGUST-2-2023.pdf
<b>Detailed Building Plans</b>	No Data

Existing Residence	Total Floor Area	Description
#1	No Data	Primary residence - two-storey with basement SFD - 4663sf Accessory building -

ATTACHMENT A

This forms part of application  
# A24-0004

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City of Kelowna  
DEVELOPMENT PLANNING



one storey TFW - 937.3sf Accessory building  
- one storey TFW - 569.3sf

Proposed Residence	Total Floor Area	Description
#1	52.9m <sup>2</sup>	No Data

7. Optional Documents

Type	Description	File Name
	No Data	

ATTACHMENT

A

This forms part of application

# A24-0004

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TC

City of Kelowna

DEVELOPMENT PLANNING





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WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

NO.	DESCRIPTION	DATE
01	BUILDING PERMIT APP. DRAFT	07/31/23
02	BUILDING PERMIT APPLICATION	08/02/23

**KHELA RESIDENCE**  
 MR. JAY KHELA  
 3677 SPIERS ROAD  
 KELOWNA, BC

## SITE PLAN & PROJECT DATA

PROJECT NUMBER: KHEL071223

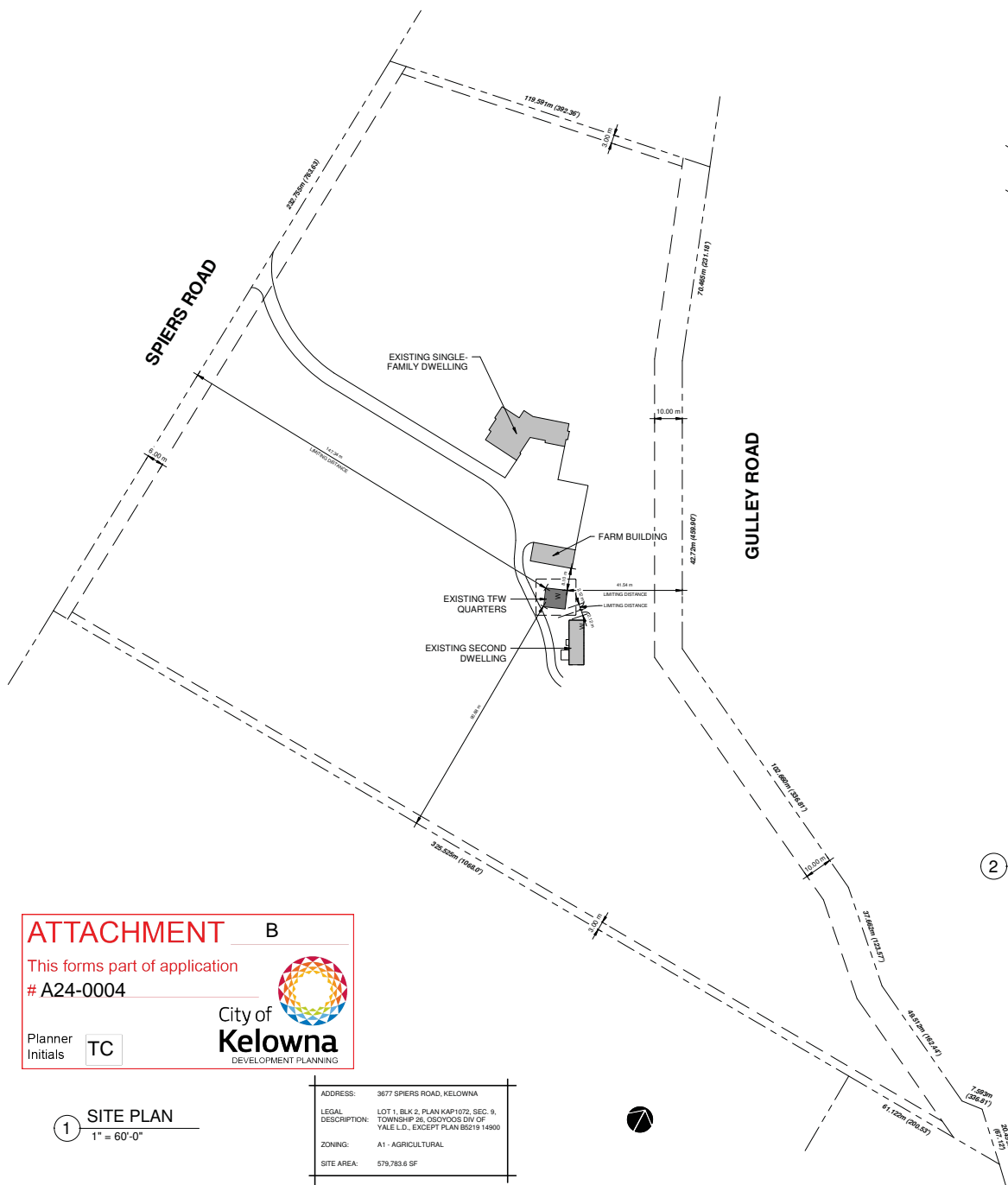
DATE: AUGUST 2ND 2023

DRAWN BY: G.C.

CHECKED BY: C.A.N.

# A2.1

SCALE: As indicated



## 2 SITE CONTEXT PLAN

3/64" = 1'-0"

### LEGEND:

- HARDWIRED SMOKE & CO2 DETECTOR
- EXISTING OPENING
- PROPOSED OPENING
- OUTLINE OF PROPOSED WORK
- ENGINEERED BEAM
- EXISTING FRAMING
- PROPOSED FRAMING
- JOIST ORIENTATION AND SPAN
- PROPOSED ELEVATION
- EXISTING ELEVATION

### PROJECT SCOPE:

LEGALIZATION OF AN EXISTING ACCESSORY BUILDING FOR TEMPORARY FARM WORKERS. NO ADDITIONAL SQUARE FOOTAGE PROPOSED. NO ADDITIONAL FIXTURE UNITS PROPOSED.

### DRAWING LEGEND:

- A.2.1 SITE PLAN & PROJECT DATA
- A.2.1 EXISTING FLOOR PLANS
- A.2.2 EXISTING ELEVATIONS
- A.2.3 EXISTING PERSPECTIVES

\* DENOTES ASSUMED ASSEMBLIES & ELEVATIONS



ATTACHMENT

C

This forms part of application

# A24-0004

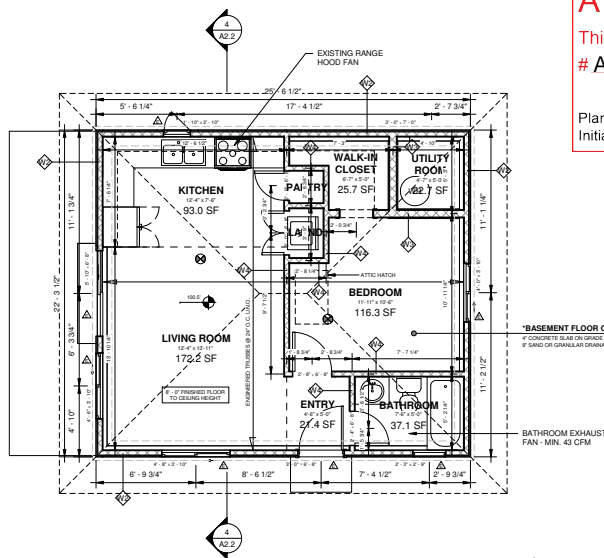
Planner

Initials

TC

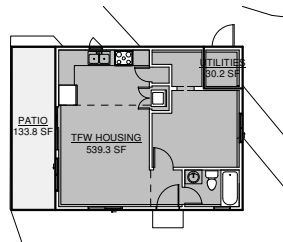
City of Kelowna

DEVELOPMENT PLANNING



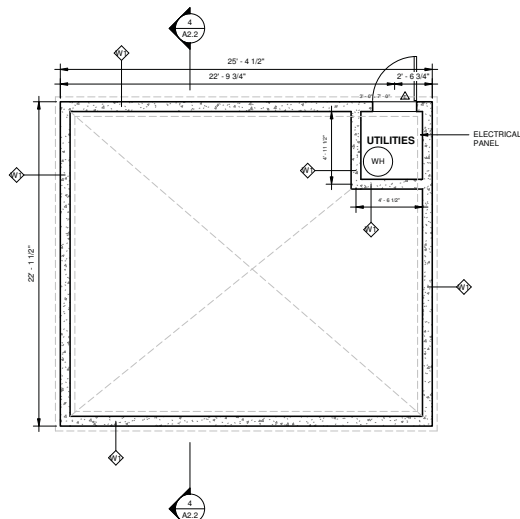
1 EXISTING FLOOR PLAN  
1/4" = 1'-0"

EXISTING HEATING SYSTEM:  
\* ELECTRIC HEATING WITH CONTINUOUSLY OPERATING CENTRAL FAN.

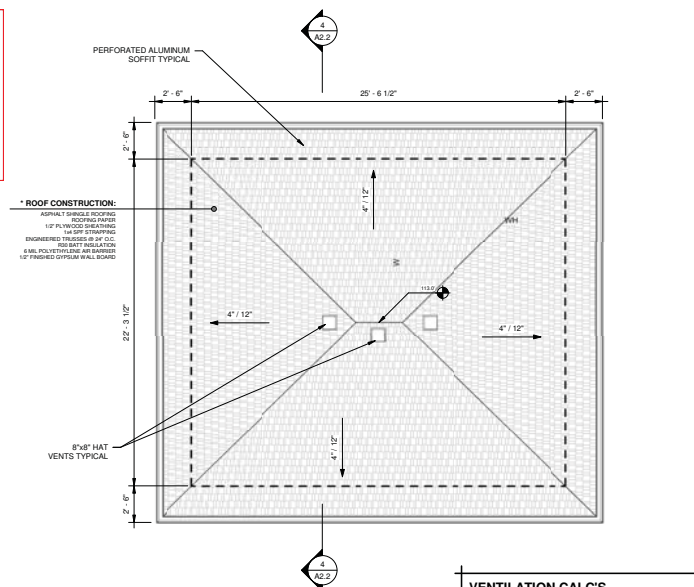


5 TFW FSR OVERLAY  
1/8" = 1'-0"

FLOOR AREA SUMMARY:	
EXISTING	
FOUNDATION LEVEL	39.2
MAIN FLOOR LEVEL	539.3
TOTAL FSR EXISTING:	569.5 FSR 0.09%

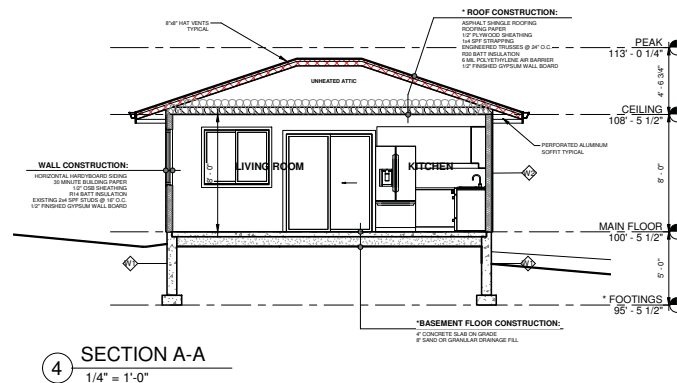


3 EXISTING FOUNDATION  
1/4" = 1'-0"



2 EXISTING ROOF PLAN  
1/4" = 1'-0"

VENTILATION CALC'S	
INSULATED CEILING AREA	569.5 FT <sup>2</sup>
VENTILATION RATIO	1/300
AGGREGATE VENTILATED AREA REQUIRED	1,898 FT <sup>2</sup>
VENTILATED AREA PROVIDED	43.26 FT <sup>2</sup>



4 SECTION A-A  
1/4" = 1'-0"

#### WALL LEGEND:

SCALE: 1/2"=1'-0"



ASPHALT DAMPROOFING  
8" CONCRETE FOUNDATION WALL



HORIZONTAL HARDBOARD SIDING  
50 MINUTE BUILDING PAPER  
1/2" OSB SHEATHING  
EXISTING 2x4 SPF STUDS @ 16" O.C.  
1/2" FINISHED GYPSUM WALL BOARD



1/2" OSB SHEATHING  
EXISTING 2x4 SPF STUDS @ 16" O.C.  
1/2" FINISHED GYPSUM WALL BOARD



1/2" FINISHED GYPSUM WALL BOARD  
EXISTING 2x4 SPF STUDS @ 16" O.C.  
1/2" FINISHED GYPSUM WALL BOARD

ADAPTIVE

DESIGN

Adaptive Plans Inc.

team@adaptiveplans.ca

www.adaptiveplans.ca

250-469-1459

546 South Crest Drive

Kelowna BC, V1W 4W8

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## KHELA RESIDENCE

MR. JAY KHELA

3677 SPIERS ROAD  
KELOWNA, BC

## EXISTING FLOOR PLANS

PROJECT NUMBER: KHEL071223

DATE: AUGUST 2ND 2023

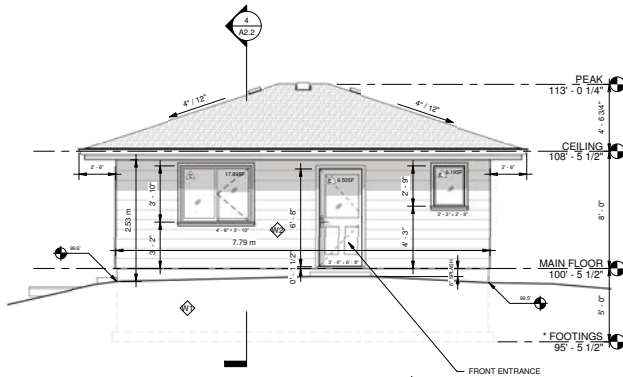
DRAWN BY: C.A.N.

CHECKED BY:

A2.2

SCALE: As indicated



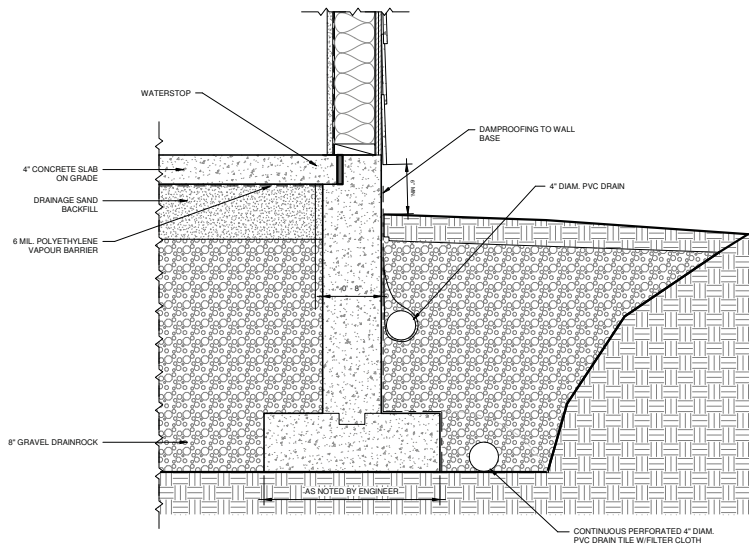


1 EXISTING SOUTH ELEVATION  
1/4" = 1'-0"

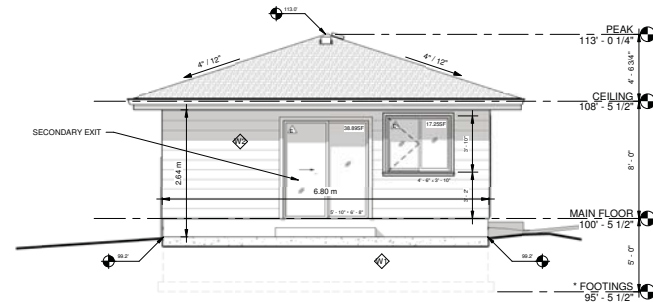
SOUTH SPATIAL SEPARATION CALC'S	
LIMITING DISTANCE:	2.12m (6.96FT)
EXPOSED WALL AREA	19.7m <sup>2</sup> (212.1 SF)
PERMITTED UNPROTECTED OPENINGS	2.90m <sup>2</sup> (31.3 SF)
PROPOSED UNPROTECTED OPENINGS	2.94m <sup>2</sup> (31.6 SF)

**ATTACHMENT C**  
This forms part of application  
# A24-0004

Planner Initials **TC**

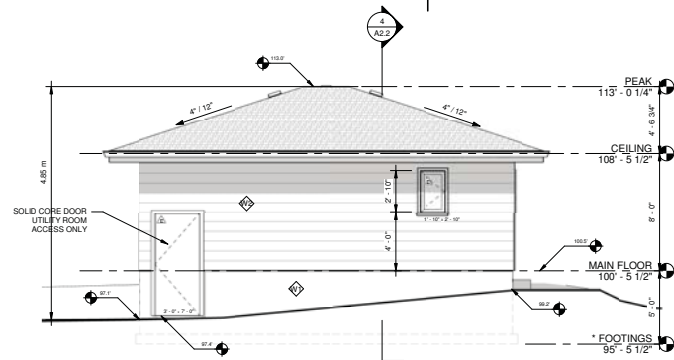


5 DRAINAGE DETAIL  
1 1/2" = 1'-0"

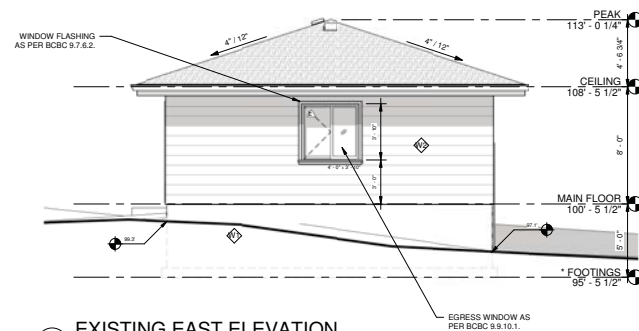


2 EXISTING WEST ELEVATION  
1/4" = 1'-0"

WEST SPATIAL SEPARATION CALC'S	
LIMITING DISTANCE:	147.34m (483.53FT)
EXPOSED WALL AREA	18.0m <sup>2</sup> (193.8 SF)
PERMITTED UNPROTECTED OPENINGS	18.0m <sup>2</sup> (193.8 SF)
PROPOSED UNPROTECTED OPENINGS	5.2m <sup>2</sup> (56.1 SF)



3 EXISTING NORTH ELEVATION  
1/4" = 1'-0"



4 EXISTING EAST ELEVATION  
1/4" = 1'-0"

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NO.	DESCRIPTION	DATE
01	BUILDING PERMIT APP. DRAFT	07/31/23
02	BUILDING PERMIT APPLICATION	08/02/23

## KHELA RESIDENCE

MR. JAY KHELA  
3677 SPIERS ROAD  
KELOWNA, BC

## EXISTING ELEVATIONS

PROJECT NUMBER: KHEL071223

DATE: AUGUST 2ND 2023

DRAWN BY: C.A.N.

CHECKED BY:

**A2.3**

SCALE: As indicated

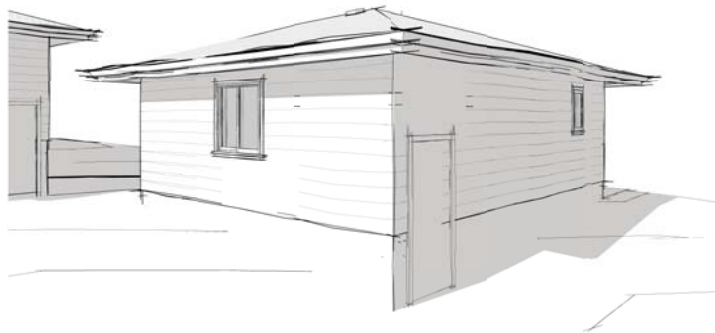




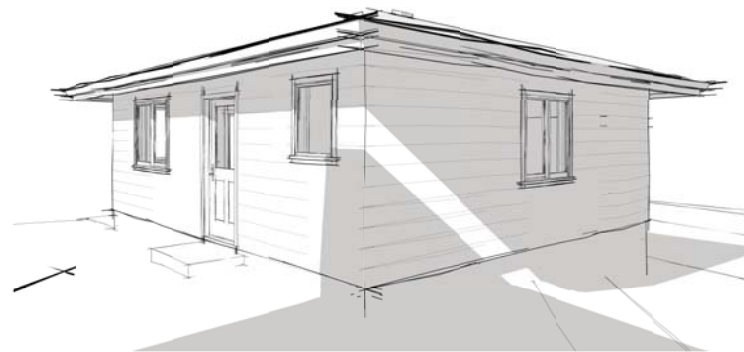
① TFW SOUTHEAST



④ TFW SOUTHWEST



③ TFW NORTHWEST



② TFW NORTHEAST

ATTACHMENT C

This forms part of application  
# A24-0004

Planner  
Initials

TC

City of  
**Kelowna**  
DEVELOPMENT PLANNING

CONSULTANTS:

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WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

NO.	DESCRIPTION	DATE
01	BUILDING PERMIT APP. DRAFT	07/31/23
02	BUILDING PERMIT APPLICATION	08/02/23

KHELA  
RESIDENCE

MR. JAY KHELA  
3677 SPIERS ROAD  
KELOWNA, BC

EXISTING  
PERSPECTIVES

PROJECT NUMBER: KHEL071223

DATE: AUGUST 2ND 2023

DRAWN BY: C.A.N.

CHECKED BY:

A2.4

SCALE:



**Subject:** Proposal for Cedar Tree Planting as a Protective Barrier

**From:** Jay Khela

**Date:** January 26th 2025

## Overview

This landscaping plan outlines the intention to plant a **cedar tree barrier** around the carriage home located at **3677 Spiers Road** to enhance safety and environmental protection for residents, including foreign workers living on-site.

## Objective

The primary purpose of this landscaping plan is to:

- Provide a **natural buffer** against pesticide drift from adjacent agricultural operations.
- Improve **air quality** and reduce potential exposure to airborne chemicals.
- Create a **privacy and wind barrier** for added comfort and safety.
- Enhance the **aesthetic appeal** of the property while maintaining the rural character.

## Planned Landscaping Measures

- **Tree Type:** We will plant **Western Red Cedar (Thuja plicata)** due to its dense foliage, rapid growth, and natural air filtration properties.
- **Planting Layout:**
  - A **double-row hedge** will be planted along the perimeter facing agricultural fields where pesticide use is prevalent.
  - Trees will be spaced approximately **3 to 4 feet apart** to ensure thick coverage as they mature.
- **Maintenance:**
  - Regular watering, pruning, and monitoring for health and density.
  - Additional shrubs or underplantings may be added to strengthen the protective effect.

## Conclusion

This plan aligns with both **environmental safety** and **aesthetic improvement** goals while providing necessary protection for residents and farmworkers. We request approval to move forward with this initiative to ensure a safe and sustainable living environment.

Thank you for your consideration. Please let us know if any additional details are required.

**Sincerely,**  
Jay Khela

<b>ATTACHMENT</b>		<b>C</b>
This forms part of application		
# A24-0004		
Planner Initials	TC	 <b>City of Kelowna</b> DEVELOPMENT PLANNING







**Jay Khela**

Owner, 3677 Spiers Road  
Operator, Okanagan Valley Produce  
jashan.khela@gmail.com  
778-583-1087  
March 1st 2025.

**City of Kelowna**

Kelowna, BC

**Subject: Request for Legalization of Second Dwelling at 3677 Spiers Road**

Dear City Of Kelowna and ALC,

I am writing as the owner of 3677 Spiers Road and the operator of Okanagan Valley Produce to formally request the legalization of our second dwelling through the Agricultural Land Commission (ALC). Due to the growth of our business and the increased demand for agricultural labour, we are experiencing a critical shortage of housing for our workers.

Currently, many of our employees travel from Oliver to Kelowna daily to work long, physically demanding shifts. This daily commute not only creates significant hardship for them but also raises concerns regarding their safety and well-being, particularly after exhausting workdays. Providing on-site accommodations through the legalization of our second dwelling would greatly improve their quality of life, ensuring they have a safe, comfortable, and convenient place to stay.


We want to assure the City that the dwelling is built to code and meets all necessary standards. This additional housing is not only crucial for this season but will also be essential as our operations continue to expand in the coming years. The ability to house our workers on-site will contribute to the sustainability of our business and the local agricultural industry.

We sincerely appreciate your time and consideration of this request. Please let us know if there are any additional steps or requirements needed to move forward with this process. We look forward to your support in helping us provide essential housing for our hardworking employees.

Sincerely,

**Jay Khela**

Owner, 3677 Spiers Road  
Operator, Okanagan Valley Produce

<b>ATTACHMENT</b>		<b>D</b>
This forms part of application		
# A24-0004		
Planner Initials	TC	 <b>City of Kelowna</b> DEVELOPMENT PLANNING





<b>ATTACHMENT</b>		<b>E</b>
This forms part of application		
# A24-0004		
Planner Initials	TC	 <b>City of Kelowna</b> DEVELOPMENT PLANNING

March 14, 2024

Tyler Caswell  
Planner II  
City of Kelowna

**Sent by email**

Dear Tyler Caswell:

**Re: File A24-0004 (ALC Application ID: 69080) – Non-Adhering Residential Use (NARU) Application at 3677 Spiers Road (PID: 011-818-697) – The Subject Property**

Thank you for providing the opportunity for Ministry of Agriculture and Food (Ministry) staff to comment on File A24-0004 that proposes to legalize an existing additional residence on the Subject Property. From an agricultural perspective, Ministry staff offer the following comments:

- The applicant proposes to legalize an existing 52.8 m<sup>2</sup> additional residence as housing for temporary farm workers. This is in addition to retaining the existing 433 m<sup>2</sup> principal residence, and a third existing 87.1 m<sup>2</sup> residential building, which is also used for housing temporary farm workers.
- The Subject Property is currently planted to apples and an additional 2 acres of stone fruit is planned to be planted as stated by the applicant.
- Ministry staff note that all three residences are sited on the eastern portion of the Subject Property along the edge of the gully. Clustering residences on land less desirable for farming minimizes the residential impact on agricultural land. The Ministry's [Guide for Bylaw Development in Farming Areas](#) (the Guide) recommends that housing be clustered on a contiguous farm residential footprint and that the footprint be located within 50 m of the road. Ministry staff recognize that locating the farm residential footprint within 50 m of the road may not be practical or the best solution for agricultural productivity of a parcel in all cases. In this case, clustering the temporary farm worker housing (TFWH) near the principal residence may make the most sense for the agricultural productivity of this particular parcel, and as the additional residence is making use of an existing building that is



already clustered with the existing residences, it appears to be the most practical option.

- It appears that the applicant may be intending to house domestic workers. The Guide currently supports housing for temporary farm workers that are part of a federal temporary foreign worker program. The Minister's Bylaw Standard for TFWH is, however, currently under review, and Ministry staff recognize that domestic workers have long been critical to the tree fruit industry in the Okanagan and that it is increasingly necessary to provide housing options for these workers. Ministry staff also recognize that the City of Kelowna bylaws regarding TFWH do not distinguish between domestic and foreign workers.
- Ministry staff note the application would be more complete with supporting evidence regarding the need for additional housing, such as the number of workers employed, the length of stay required for additional farm help, how many farm workers are housed in the third residence, etc. Given the area under production, the type of production, the total floor area of the residences and the 10 m<sup>2</sup> maximum useable floor area per worker outlined in the Guide, Ministry staff believe that the amount of housing may be reasonable for this operation.
- Overall, Ministry staff find legalizing one small existing additional residence to have minimal impact on the agricultural integrity of the Subject Property, but that the application would benefit from more detail being presented.


Please contact Ministry staff if you have any questions regarding the above comments.

Thank you for the opportunity to provide comments from an agricultural perspective with respect to this file.

Sincerely,



Alison Fox, P.Ag.  
Land Use Agrologist  
BC Ministry of Agriculture  
Alison.Fox@gov.bc.ca  
(778) 666-0566

<b>ATTACHMENT</b>		<b>E</b>
This forms part of application		
# A24-0004		
Planner Initials	TC	 <b>City of Kelowna</b> DEVELOPMENT PLANNING

Email copy: Claire Buchanan, Regional Planner, ALC [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)



# ALR Application

3677 Spiers Rd

A24-0004



# Purpose

- To support an application to the Agricultural Land Commission (ALC) for a Non-Adhering Residential Use Permit to allow temporary farm help housing to accommodate four (4) seasonal farm workers on the subject property.



# Development Process

Feb 5, 2024 Development Application Submitted



Staff Review & Circulation



Apr 10, 2025 Agricultural Advisory Committee



May 12, 2025 Council Consideration



Agricultural Land Commission Consideration

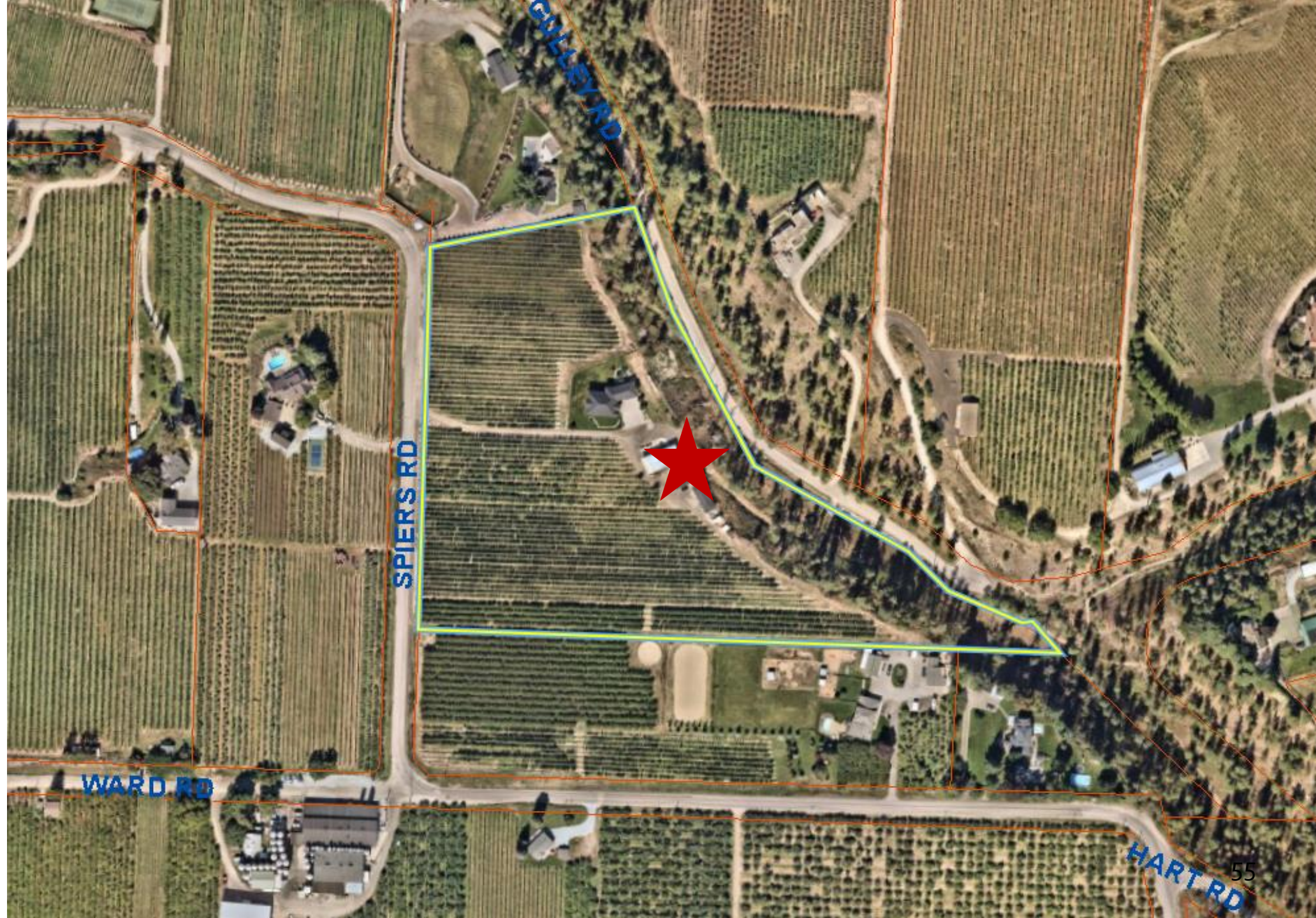


Building Permit





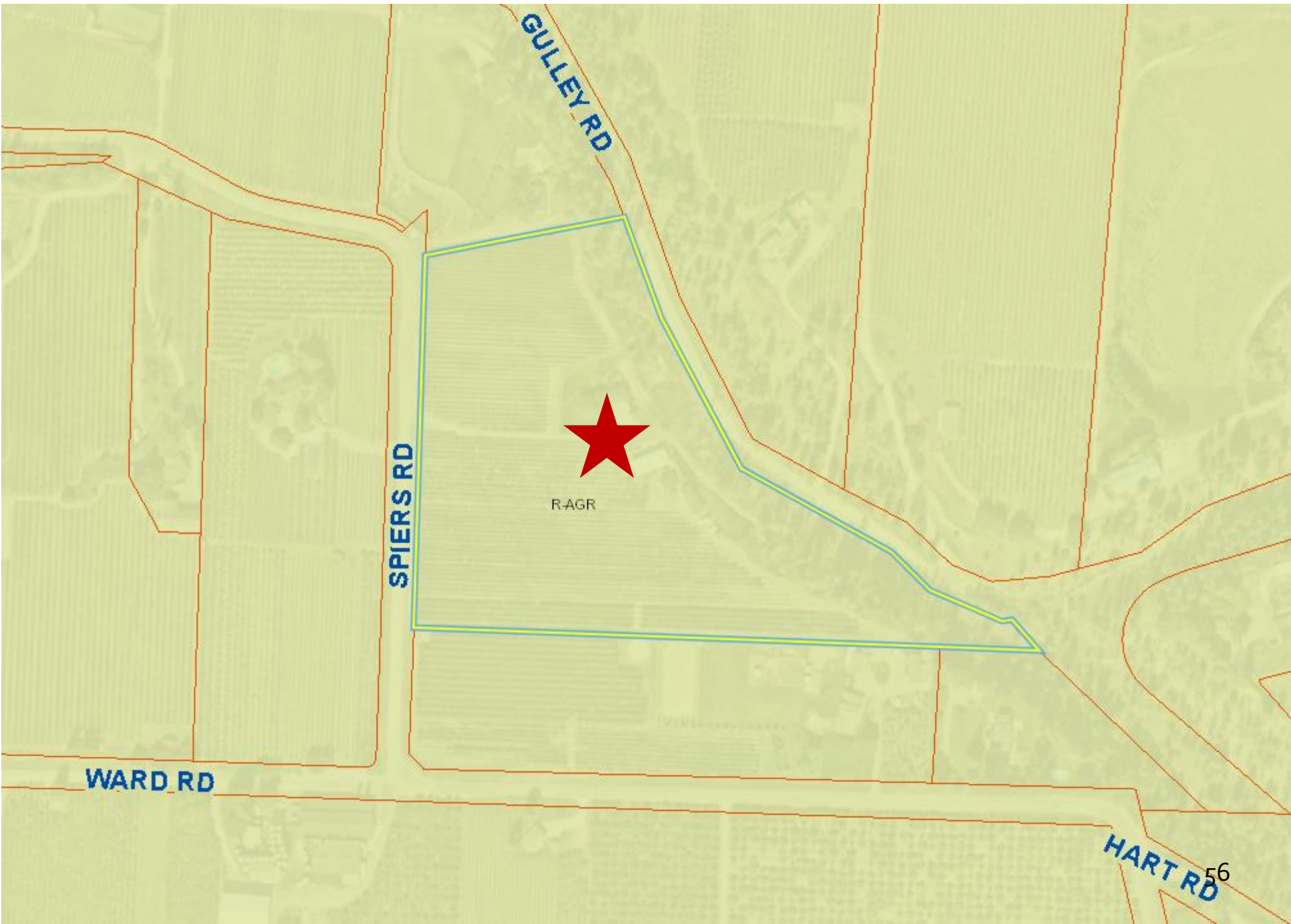
# Context Map







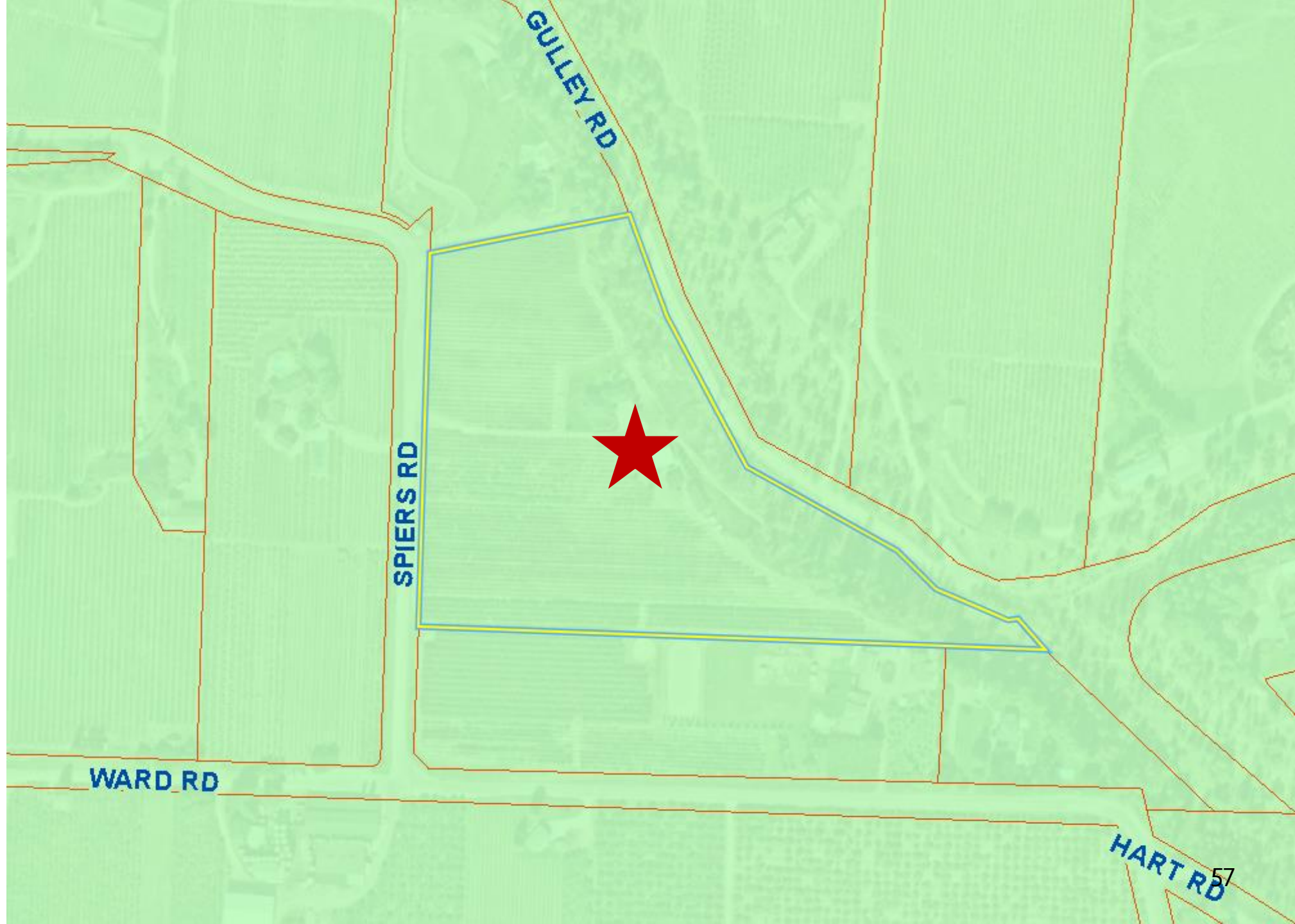
OCP:  
Future  
Land Use







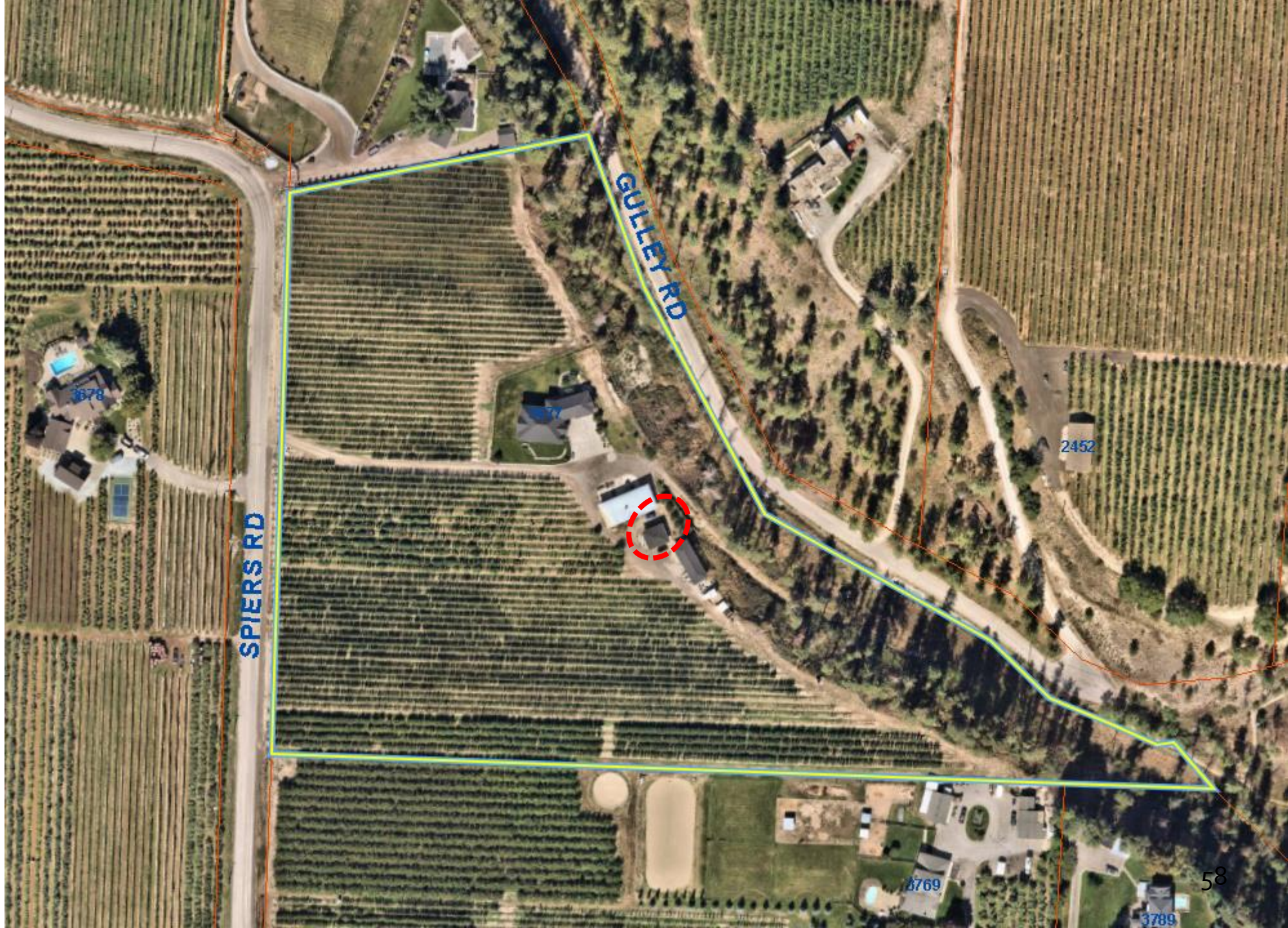
# Agricultural Land Reserve







# Subject Property Map





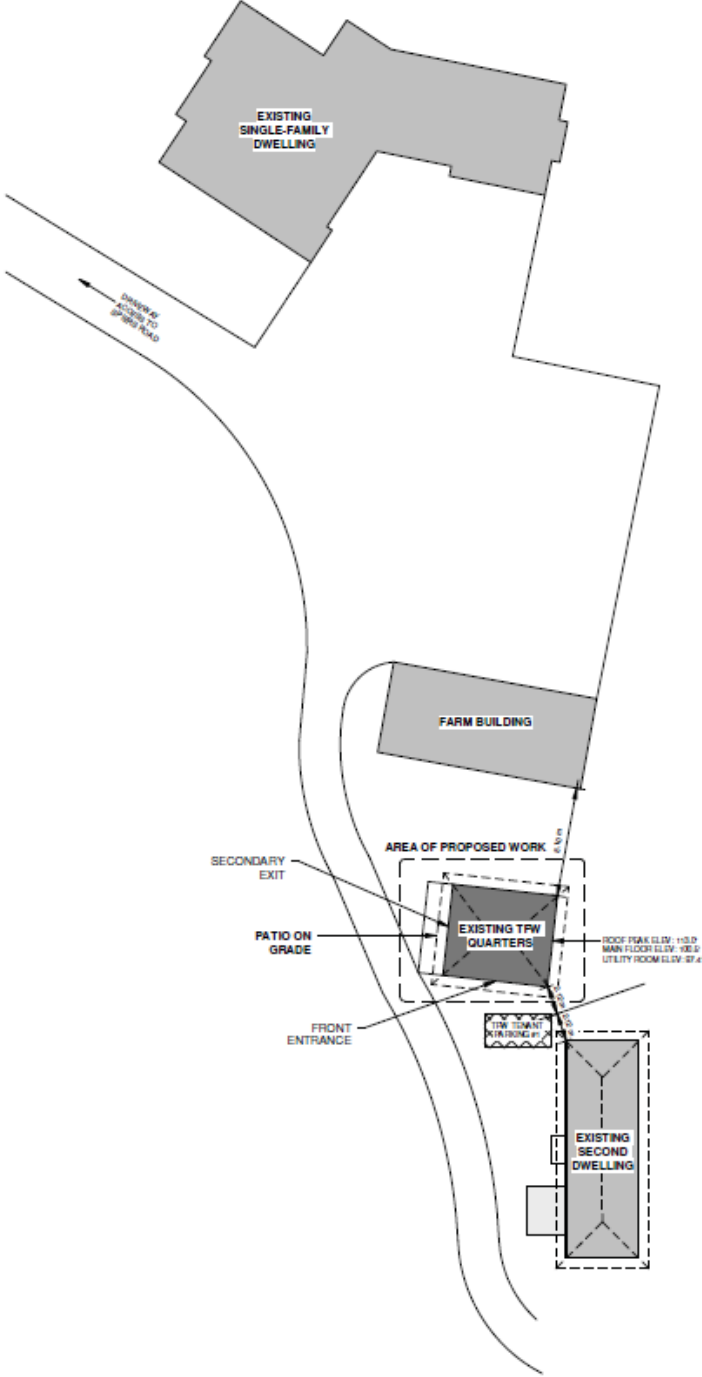
# Technical Details

- The applicant is seeking approvals to allow for four seasonal agriculture workers;
  - The workers will reside in a 52.8 m<sup>2</sup> building;
  - This would be the third residence on site.
- If approved, a covenant is required to be registered on title indicating that the residence can only be used for 10 months per year.
- A vegetative buffer is also required to be planted.



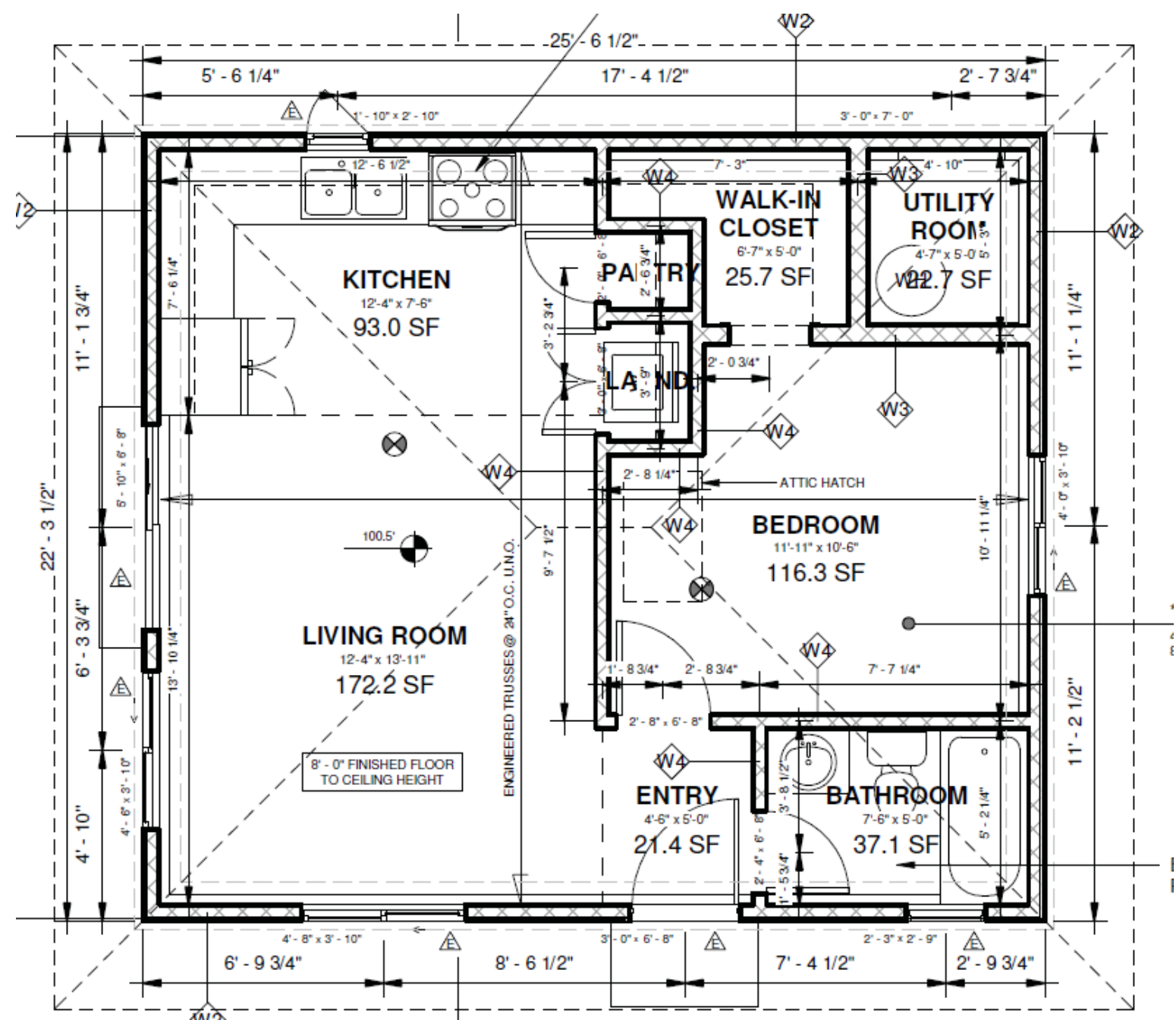


# Site Plan



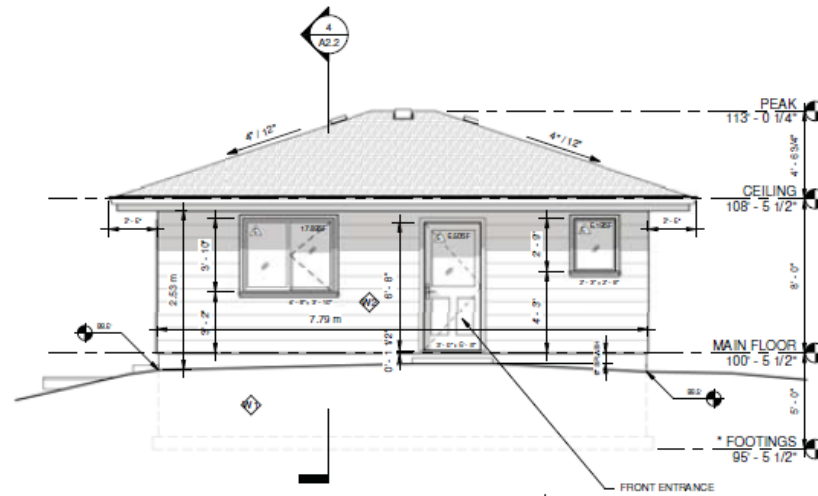


# Floor Plan

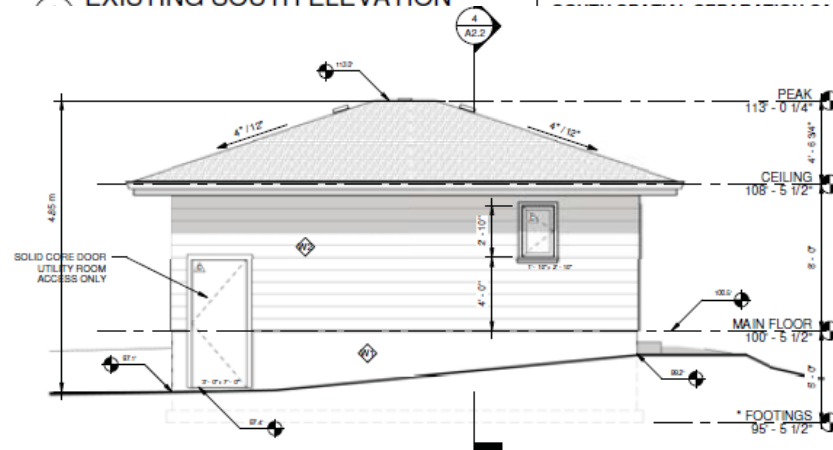




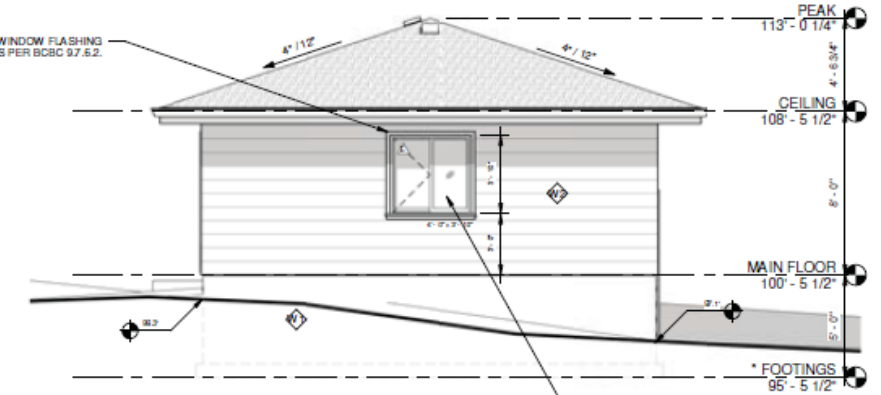
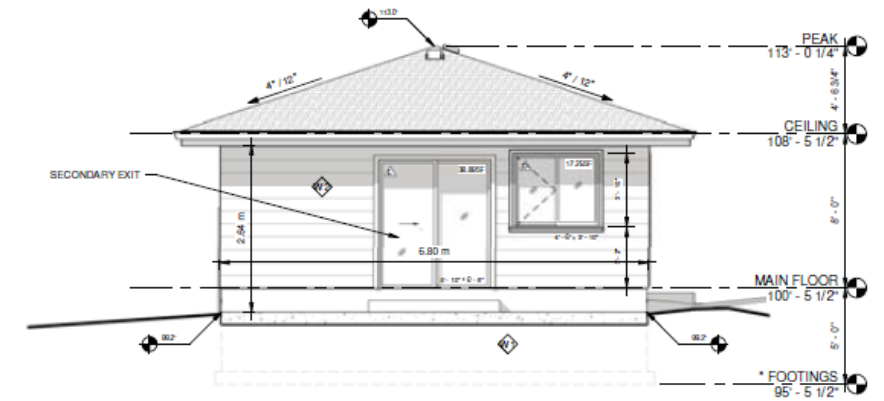
# Elevation Drawings



EXISTING SOUTH ELEVATION



3 EXISTING NORTH ELEVATION  
1/4" = 1'-0"



4 EXISTING EAST ELEVATION  
1/4" = 1'-0"

N CALC'S	
47.94m	(483.53FT)
18.0m2	(193.8 SF)
18.0m2	(193.8 SF)
5.2m2	(56.1 SF)



# Development Policy: Zoning Bylaw

Regulation	Meets
Minimum farm unit size: 3.8 ha	<input checked="" type="checkbox"/>
New TFWH structures must include a communal kitchen	<input checked="" type="checkbox"/>
Only occupied during growing, harvesting and pruning periods	<input checked="" type="checkbox"/>
Occupied no more than 10 months of a calendar year	<input checked="" type="checkbox"/>
Maximum TFWH footprint: 0.30 ha for maximum of 60 workers	<input checked="" type="checkbox"/>
Maximum temporary farm workers per city sector: 60	<input checked="" type="checkbox"/>



# Development Policy: OCP Policies

Policy / Guideline	Meets
Agriculture is the principal use on the parcel	<input checked="" type="checkbox"/>
Scale of farm operation is large enough that permanent help is deemed necessary	<input checked="" type="checkbox"/>
TFWH on non-permanent foundations where the need for farm worker housing is justified	X
Building footprint within 50 m of the road or located to maximize agricultural potential and limit negative impacts on the farm parcel	X
Minimum 3 m wide vegetated buffer for screening to adjacent property lines and between TFWH and active farming (In the process of being done)	<input checked="" type="checkbox"/>



# AAC Recommendation

- Application presented to the Agricultural Advisory Committee on April 10, 2025;
  - AAC Recommended that Council support the application.



# Staff Recommendation

- Staff recommend **support** of the proposed Non-Adhering Residential Use Permit Application.
  - Meets intent of Zoning Bylaw and OCP;
  - Does not utilize productive agricultural lands or harm adjacent farm operations;
  - Applicant has demonstrated the scale of farm and nursery is large enough to support workers.
- Recommend the application be forwarded to ALC for consideration.



# REPORT TO COUNCIL

## OCP & REZONING



**Date:** May 5, 2025  
**To:** Council  
**From:** City Manager  
**Address:** 5020 Killdeer Rd  
**File No.:** OCP24-0008 Z24-0031

	Existing	Proposed
<b>OCP Future Land Use:</b>	S-RES – Suburban Residential NAT – Natural Areas PSU – Public Service Utilities	S-MU – Suburban Multiple Unit NAT – Natural Areas PSU – Public Service Utilities
<b>Zone:</b>	RR2 – Small Lot Rural Residential	MF2 – Townhouse Housing P3 – Parks and Open Space

### 1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP24-0008 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of portions of Lot A Section 24 Township 28 Similkameen Division Yale District Plan 30848, located at 5020 Killdeer Rd, Kelowna, BC from the S-RES – Suburban Residential designation to the S-MU – Suburban Multiple Unit designation and the NAT – Natural Areas designation, as shown on Map “A” attached to the Report from the Development Planning Department dated May 5, 2025, be considered by Council;

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

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the Purpose of Section 475 of the Local Government Act, as outlined in the Report from the Development Planning Department dated May 5, 2025;

AND THAT Rezoning Application No. Z24-0031 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A Section 24 Township 28 Similkameen Division Yale District Plan 30848, located at 5020 Killdeer Rd, Kelowna, BC from the RR2 – Small Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P3 – Parks and Open Space zone as shown on Map “B” attached to the Report from the Development Planning Department dated May 5, 2025, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated May 5, 2025;

AND FURTHER THAT final adoption of the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be considered subsequent to the dedication of the parkland on the southern portion of the property proposed to be zoned P3 – Parks and Open Space, as shown on Map “B”, to the City.



## 2.0 Purpose

To amend the Official Community Plan to change portions of the future land use designation of the subject property from the S-RES – Suburban Residential designation to the S-MU – Suburban Multiple Unit and NAT – Natural Areas designation and to rezone the subject property from the RR2 – Small Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P<sub>3</sub> – Parks and Open Space zone to facilitate a townhouse development.

## 3.0 Development Planning

Staff recommend support for the Official Community Plan (OCP) and Rezoning amendment applications. The property is located within the Permanent Growth Boundary and the proposal meets OCP policies for Suburban Neighbourhoods for townhouses to be located in and around Village Centres to help evolve the neighbourhood into a more complete community.

A Natural Environment Development Permit would be required to ensure environmentally sensitive areas on the property are protected, which includes streams and slopes. The portions of the property that are proposed to be zoned P<sub>3</sub> – Parks and Open Space will be dedicated to the City for future development of a linear pedestrian corridor.

Frost Rd is currently being extended to Chute Lake Rd, which would allow the property two access points, through either Chute Lake Rd to the west, or Gordon Dr to the east. This would help ensure vehicular traffic would be evenly dispersed through the neighbourhood. A Development Permit application for the form and character of the townhouse development would also be required.

Lot Area	Proposed (m <sup>2</sup> )
Gross Site Area	20,318
Road Dedication	178
Undevelopable Area	8,634
Net Site Area	11,506

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

## 4.0 Site Context & Background

Orientation	Zoning	Land Use
North	A <sub>1</sub> - Agriculture	Agriculture
East	RU <sub>1</sub> – Large Lot Housing P <sub>3</sub> – Parks and Open Space	Single Detached Dwellings Powerline Park
South	P <sub>3</sub> – Parks and Open Space MF <sub>2</sub> – Townhouse Housing	Powerline Park Vacant Land
West	RU <sub>1</sub> – Large Lot Housing	Single Detached Dwellings



**Subject Property Map: 5020 Killdeer Rd**

The property is located at the intersection of Killdeer Rd and Frost Rd in the Upper Mission Area of the City. It is near the Ponds Village Centre and Canyon Falls Middle School.

#### 4.1 Background

The property currently contains one single detached dwelling, which would be demolished to facilitate the proposed townhouse development.

### 5.0 **Current Development Policies**

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

#### **Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable**

Policy 7.2.1 Ground-Oriented Housing	<p>Consider a range of low density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.</p> <p><i>The proposed MF2 – Townhouse Housing zone would facilitate ground-oriented housing in proximity to small scale commercial services (the Ponds Village Centre), schools (Canyon Falls Middle School) and Parks (Powerline Park).</i></p>
Policy 7.2.2 Hillside Housing Forms	<p>Encourage housing forms that best match to the topography and have the lowest amount of impact in hillside areas, such as minimum cuts and fills, for example, and provide the greatest environmental protection. Discourage housing forms</p>



	and associated roadways that cause high amounts of slope disturbance and visual impact.
	<i>A Natural Environment Development Permit would be required to ensure environmentally sensitive areas are protected.</i>

## 6.o Application Chronology

Application Accepted: June 14, 2024  
Public Information Session: Nov 19, 2024  
Neighbourhood Notification Summary Received: Nov 20, 2024

**Report prepared by:** Kimberly Brunet, Planner Specialist  
**Reviewed by:** Carla Eaton, Development Planning Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

### Attachments:

Attachment A: Development Engineering Memo  
Attachment B: DRAFT Site Plan  
Attachment C: Summary of Public Information Session  
Map A: OCP Amendment  
Map B: Zoning Amendment

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).



## CITY OF KELOWNA

# MEMORANDUM

**Date:** August 15, 2024  
**File No.:** Z24-0031  
**To:** Urban Planning (AC)  
**From:** Development Engineering Branch (MH)  
**Subject:** 5020 Killdeer Road Rezoning RR2 to MF2

The Development Engineering Branch has the following comments associated with this application to rezone the subject property from RR2 – Small Lot Rural Residential to MF2 – Townhouse Housing. Additional Works and Services will be outlined at the time of Development and/or Building Permit application. For questions or inquiries related to Works and Services requirements, please contact the Development Engineering Technologist for this file.

The Development Engineering Technologist for this file is John Filipenko (jfilipenko@kelowna.ca).

### 1. **GENERAL**

- a. The following comments and requirements are valid for a period of two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to modify some or all items in this memo if the zone amendment bylaw is not adopted within this time.

### 2. **SITE-SPECIFIC REQUIREMENTS**

- a. The design for the improvements of Frost Road has been completed by the City's Infrastructure Delivery Department. The proposed property line in the rezoning application appears to be consistent with the road dedication required for the improvements to Frost Road.
- b. No road dedication is required on Killdeer Rd.
- c. A 5 x 5 m corner cut road dedication at the corner of Frost Rd and Killdeer Rd is required.
- d. Should servicing of the site off of Frost Road be required, it is requested that this be communicated to the City as early as possible in order for this work to be incorporated into the improvements currently planned for Frost Road in order to avoid unnecessary rework.

*M Hobbs*

Melissa Hobbs, P.Eng., PMP  
Development Engineer





FROST ROAD

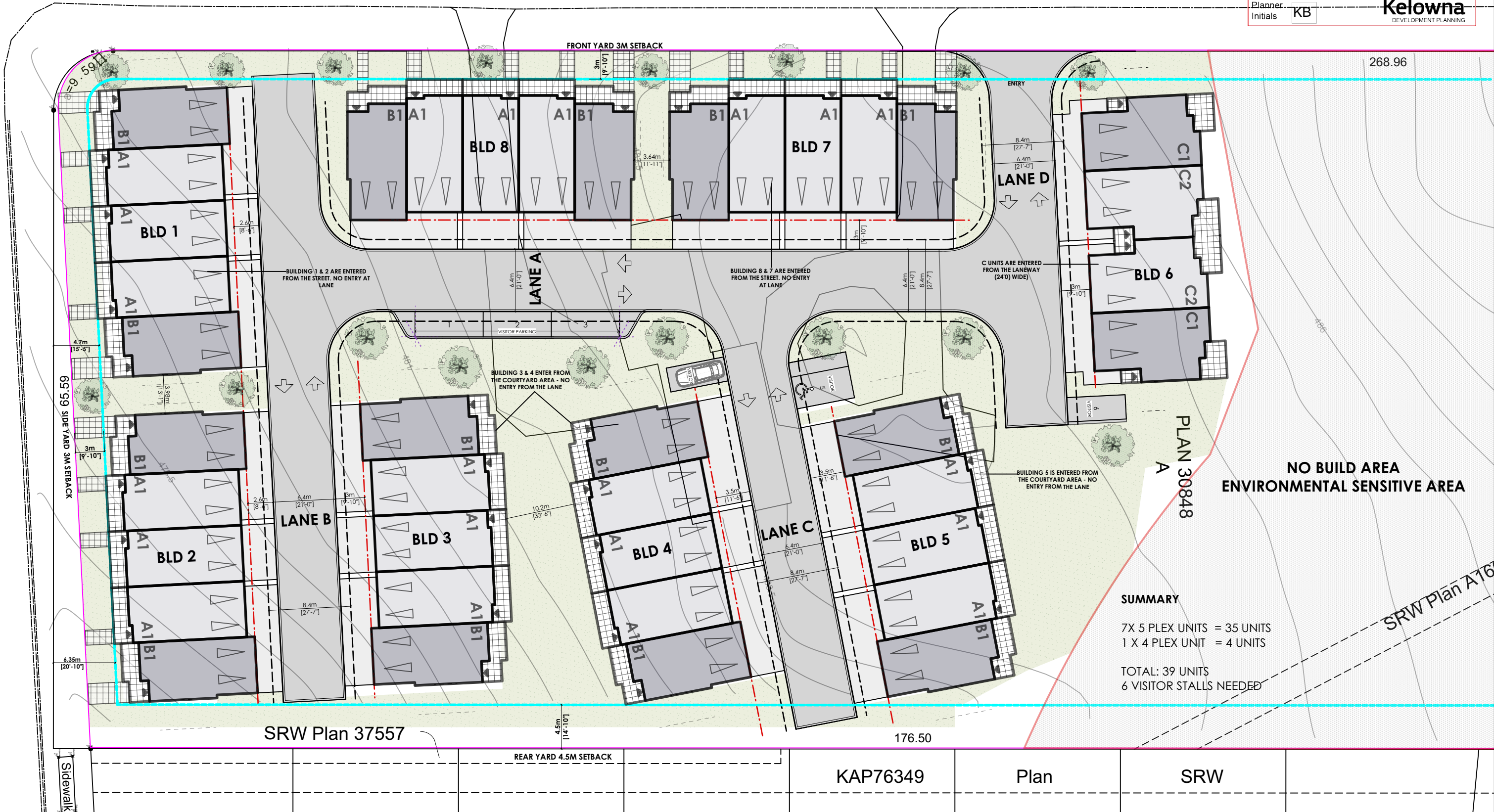
KILLDEER ROAD

ATTACHMENT B

This forms part of application  
# OCP24-0008 Z24-0031

Planner Initials KB

City of Kelowna  
DEVELOPMENT PLANNING





## Public Information Meeting

OCP24-0008/Z24-0031

**Where was the information session held:** Trailhead Sales Centre 5100 Gordon Drive

**Time:** November 19, 2024 – 5:00pm – 6:30pm (Doors open at 4:30p)

**# Attendees:** 22

**Advertising/Notification:** Signage installed on property, advertisement in Kelowna Daily Courier November 2<sup>nd</sup>, notifications mailed per map provided by CoK

**Info provided at Information Session:** display boards of pertinent info, owner, civil engineer and developer representative in attendance to answer questions.

**How was input received:** Mixed feedback on the development. Some happy that there was a middle solution between SFD and the Highstreet product to the east. Others concerned about the following:

- Increased traffic
- Not enough parking for 39 units – please note we are not requesting any variance
- Limited green space
- Too dense
- Blocking views from Killdeer
- Concerns about loss of willow tree
- Drainage swale to be maintained

**Was the information session organized and conducted in a manner consistent with Policy 367?** Yes

Kim McKechnie

Developer Representative



N



# ATTACHMENT MAP A

This forms part of application  
# OCP24-0008



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials

KB

FROST RD

GOWEN PL

TREADGOLD CT

5020

KILLDEER RD




FRANCE ST

LEFEVERE AVE

QUARTZ CR

SOUTH CRES

## MAP "A" OCP AMENDMENT OCP24-0008

-  S-RES - Suburban Residential to NAT - Natural Areas
-  S-RES - Suburban Residential to S-MU - Suburban - Multiple Unit
-  Subject Property

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

0 15 30 m

Rev. Friday, April 4, 2025

City of  
**Kelowna**



N



# ATTACHMENT MAP B

This forms part of application  
# Z24-0031

Planner  
initials

KB

City of  
**Kelowna**  
COMMUNITY PLANNING



FRANCE

FROST RD

GOWEN PL

TREADGOLD CT

KILLDEER RD




LEFEVERE AVE

QUARTZ CR

SOUTH CRES

5020

## MAP "B" ZONING AMENDMENT Z24-0031

-  RR2 - Small Lot Rural Residential to MF2 - Townhouse Housing
-  RR2 - Small Lot Rural Residential to P3 - Parks and Open Space
-  Subject Property

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

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Rev. Tuesday, April 15, 2025

City of  
**Kelowna**





# OCP and Rezoning Applications

5020 Killdeer Rd

OCP24-0008 Z24-0031

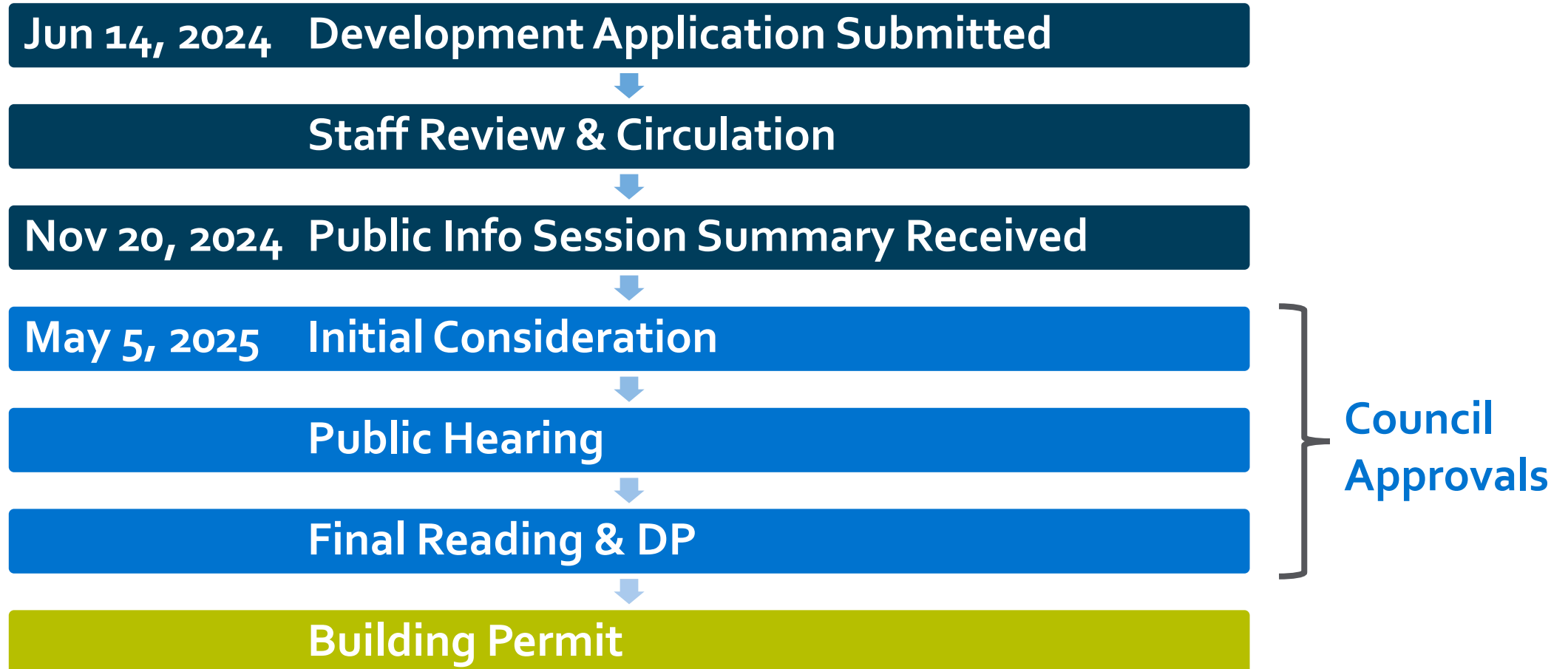


# Purpose

To amend the Official Community Plan to change portions of the future land use designation of the subject property from the S-RES – Suburban – Residential designation to the S-MU – Suburban – Multiple Unit and NAT – Natural Areas designations and to rezone the subject property from the RR2 – Small Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P3 – Parks and Open Space zone to facilitate a townhouse development.



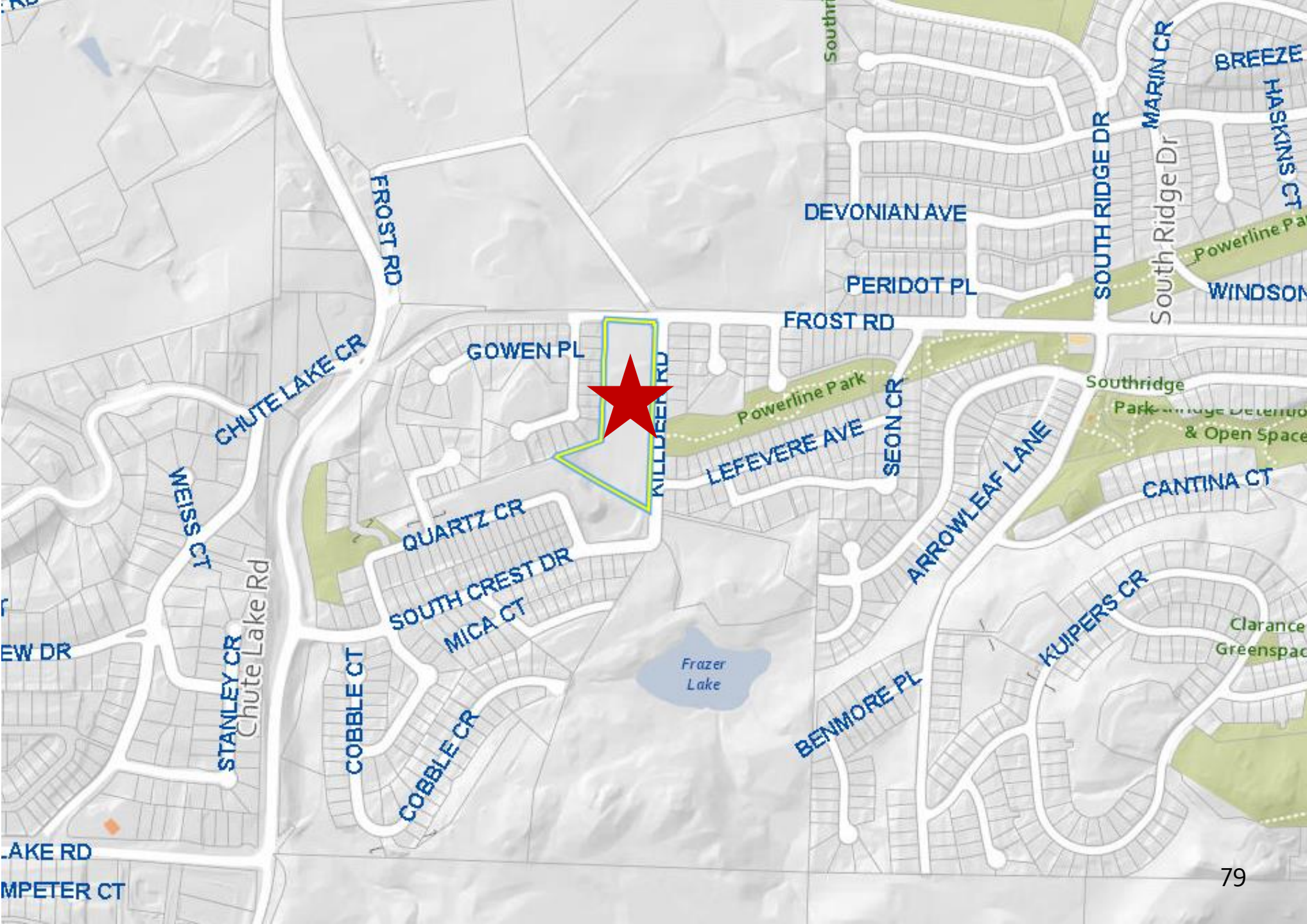
# Development Process







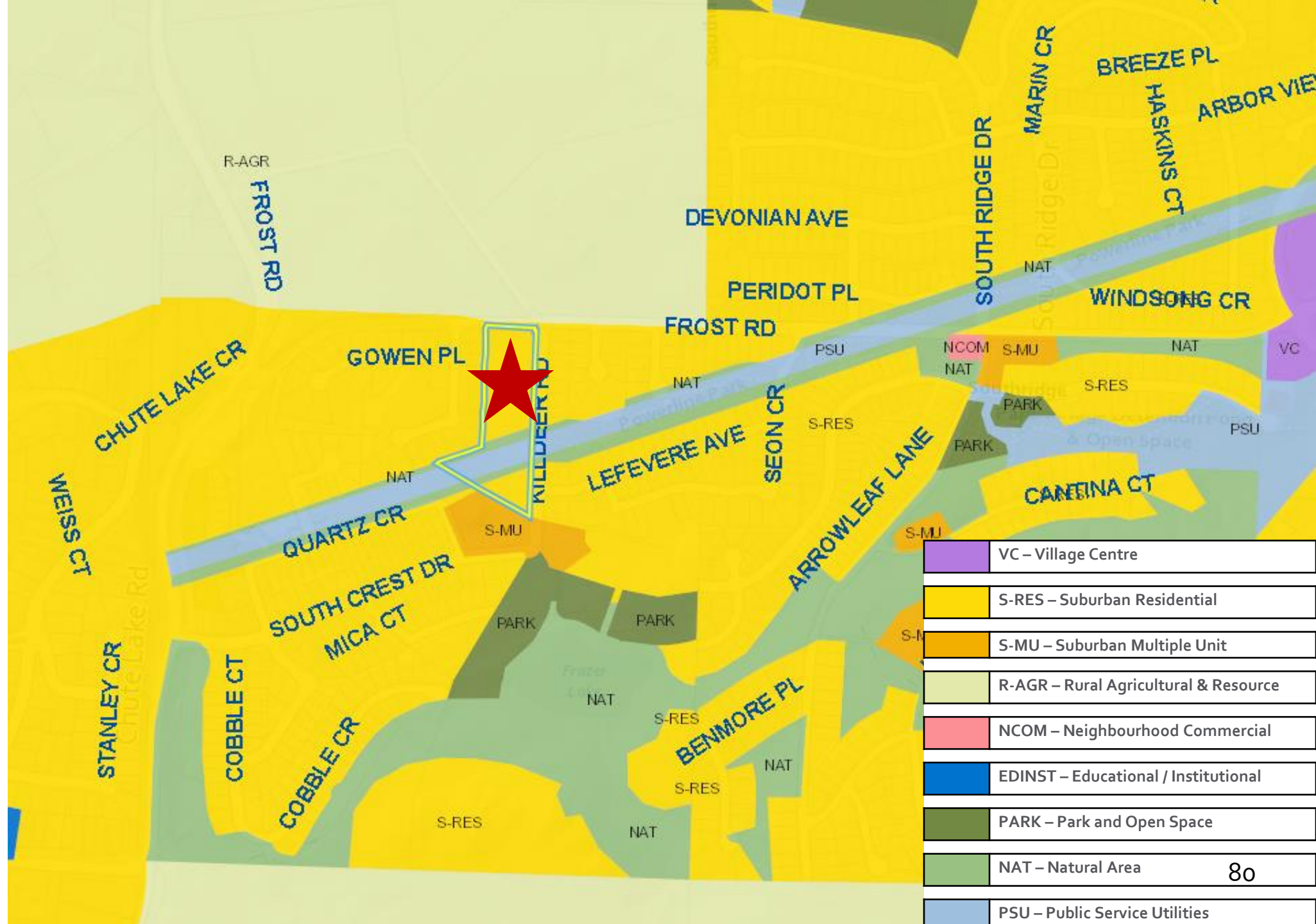
# Context Map



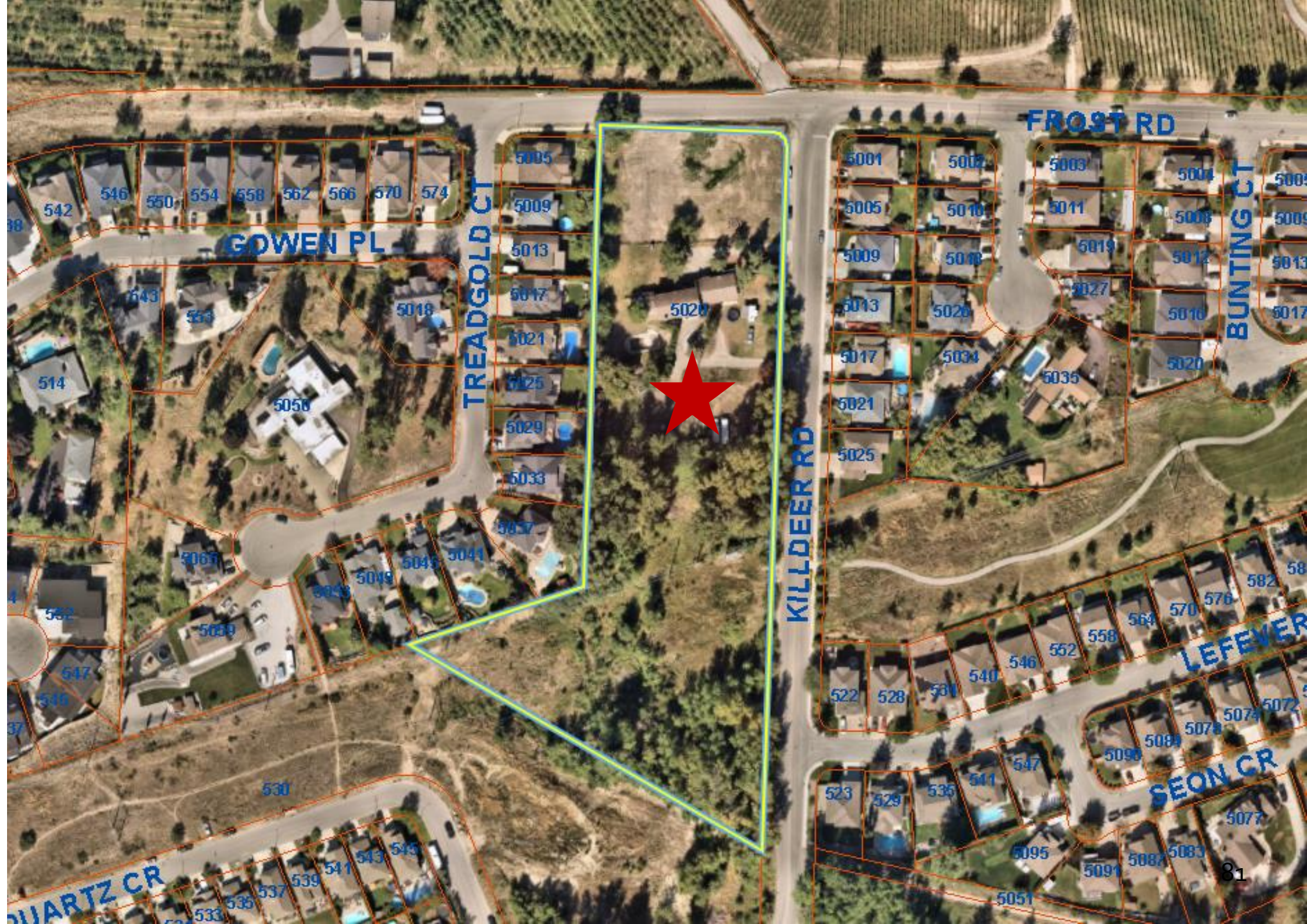




# Context Map: OCP Future Land Use







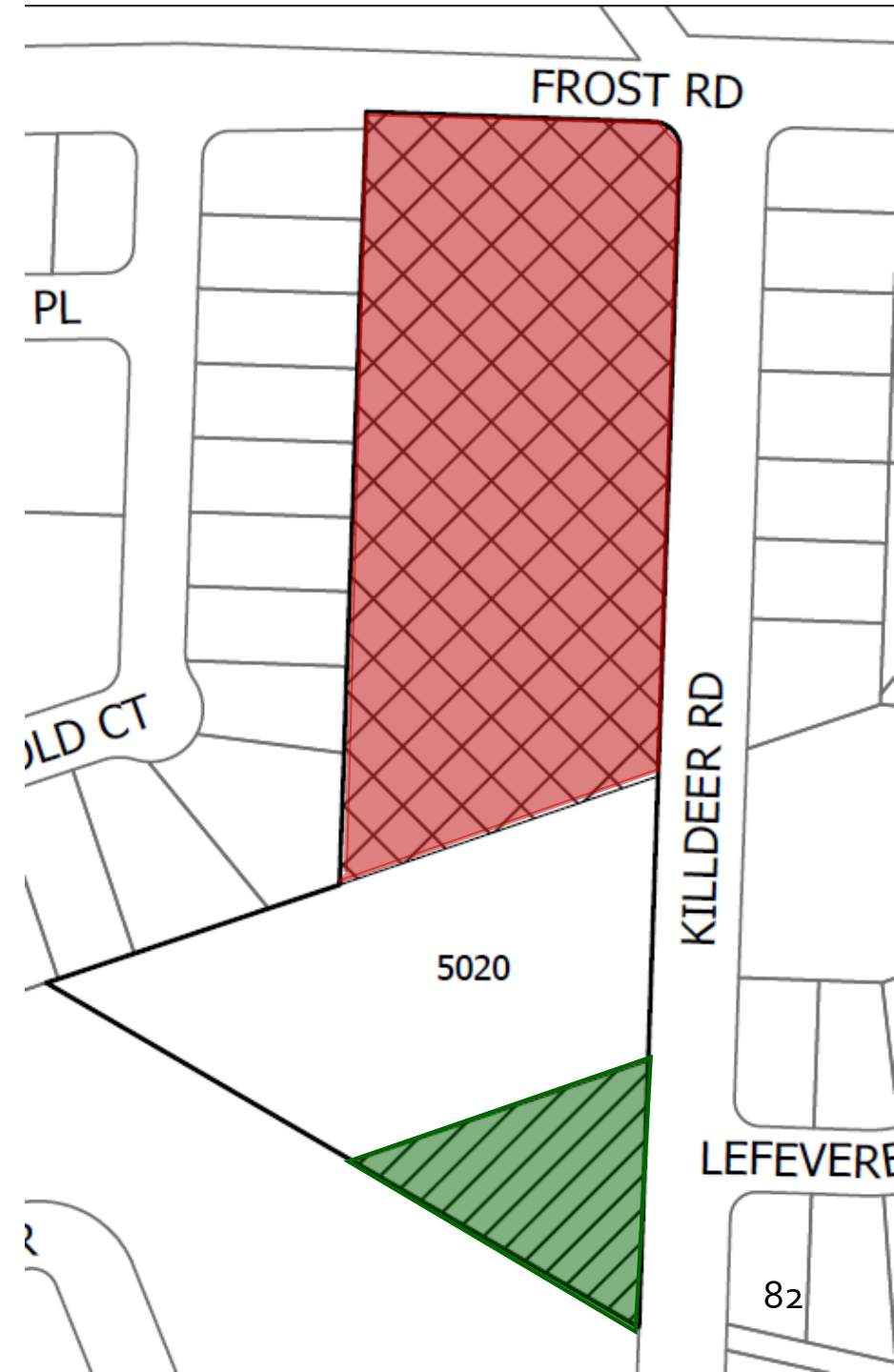




# Proposed OCP Amendment

**S-RES – Suburban Residential  
To  
S-MU – Suburban Multiple Unit**

**S-RES – Suburban Residential  
To  
NAT – Natural Areas**



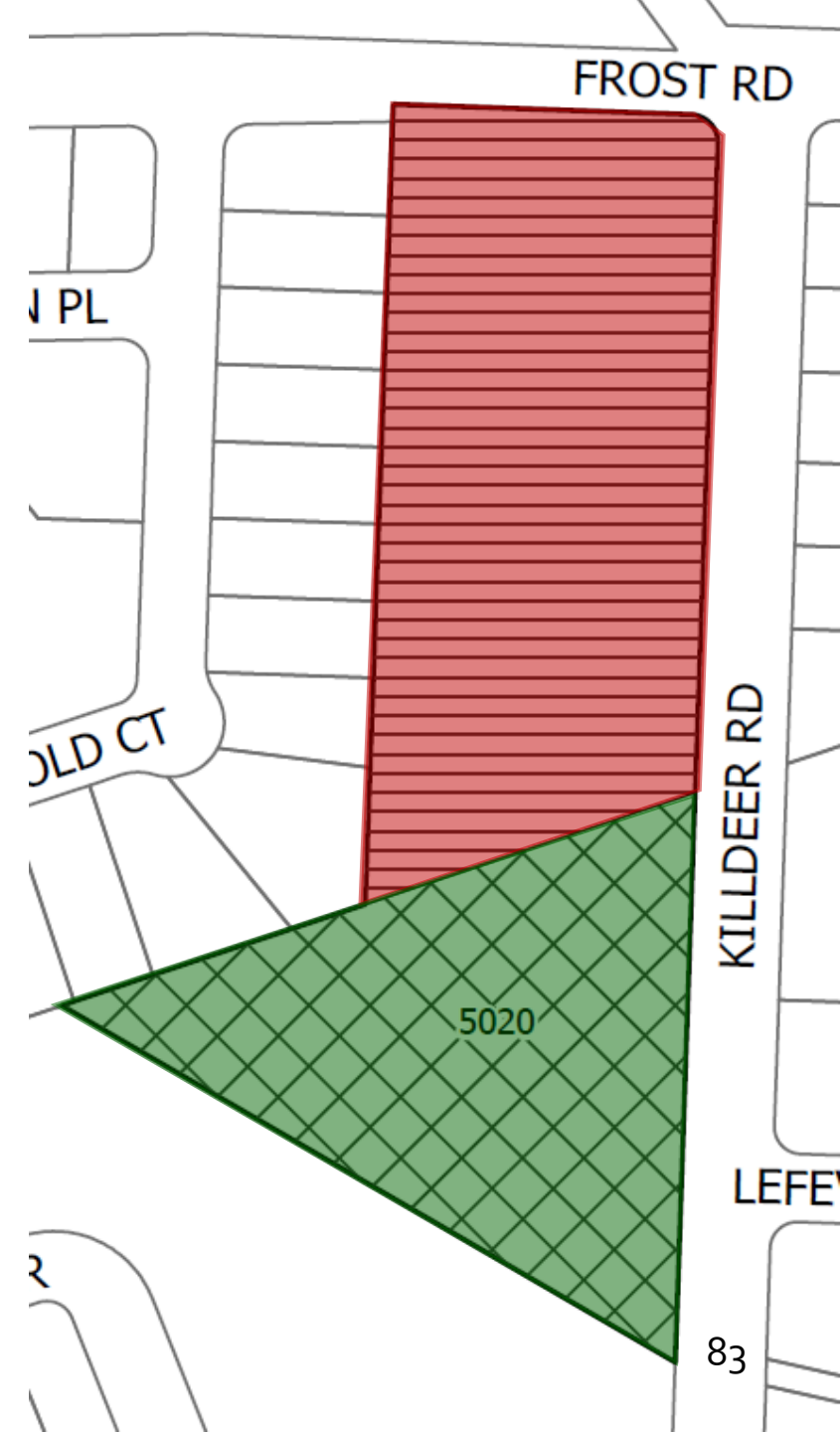




# Proposed Zoning Amendment

**RR2 – Small Lot Rural Residential  
To  
MF2 – Townhouse Housing**

**RR2 – Small Lot Rural Residential  
To  
P3 – Parks and Open Space**





# “MF2” Townhouse Housing Zone

## Purpose:

- To provide a zone for ground-oriented multiple housing (typically townhouses) up to 3 storeys on serviced urban lots.

## Summary of Uses:

- Townhouses
- Stacked Townhouses
- Duplex Housing
- Semi-Detached Housing
- Home Based Businesses



# “MF2” Townhouse Housing Zone

Regulation	Permitted
Maximum Height	11.0 m & 3 storeys
Potential Number of Units	39 + Bonus Density Options
Maximum Site Coverage of Buildings	55%



# OCP Objectives: Climate Resilience

10 min walk to retail / restaurants	Light green
5 min walk to park	Dark Green
10 min bike to public school	Dark Green
20 min bus to village centre / employment hub	Light green
Retaining trees and/or adding trees	Dark Green
<b>OCP Climate Resilience Consistency</b>	Dark Green / Light green

## LEGEND

**Dark Green**  
meets criteria

**Light green**  
will meet criteria soon

**Yellow**  
does not meet criteria



# OCP Objectives & Policies

- Suburban Neighbourhoods (Chapter 7)
- Property located within PGB
- Near Ponds Village Centre
- Considerations for environmental and hillside context
- Additional linear park connectivity (Chapter 10)



# Staff Recommendation

- Staff recommend support for the proposed rezoning as it is consistent with:
  - OCP Objectives in Chapter 7 Suburban Residential
    - Ground-Oriented Housing
    - Hillside Housing Forms
  - Dedication for future linear pedestrian corridor
  - Natural Environment Development Permit required
  - Form and Character Development Permit to follow for Council consideration



# CITY OF KELOWNA

## BYLAW NO. 12782

### Official Community Plan Amendment No. OCP24-0008 – 5020 Killdeer Road

---

A bylaw to amend the "*Kelowna 2040* – Official Community Plan Bylaw No. 12300".

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

1. THAT Map 3.1 – **Future Land Use** of "*Kelowna 2040* – Official Community Plan Bylaw No. 12300" be amended by changing the Future Land Use designation of portions of Lot A Section 24 Township 28 Similkameen Division Yale District Plan 30848, located on 5020 Killdeer Road, Kelowna, BC from the S-RES – Suburban Residential designation to the S-MU – Suburban Multiple Unit designation and the NAT – Natural Areas designation as shown on Map "A" attached to and forming part of this bylaw.
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

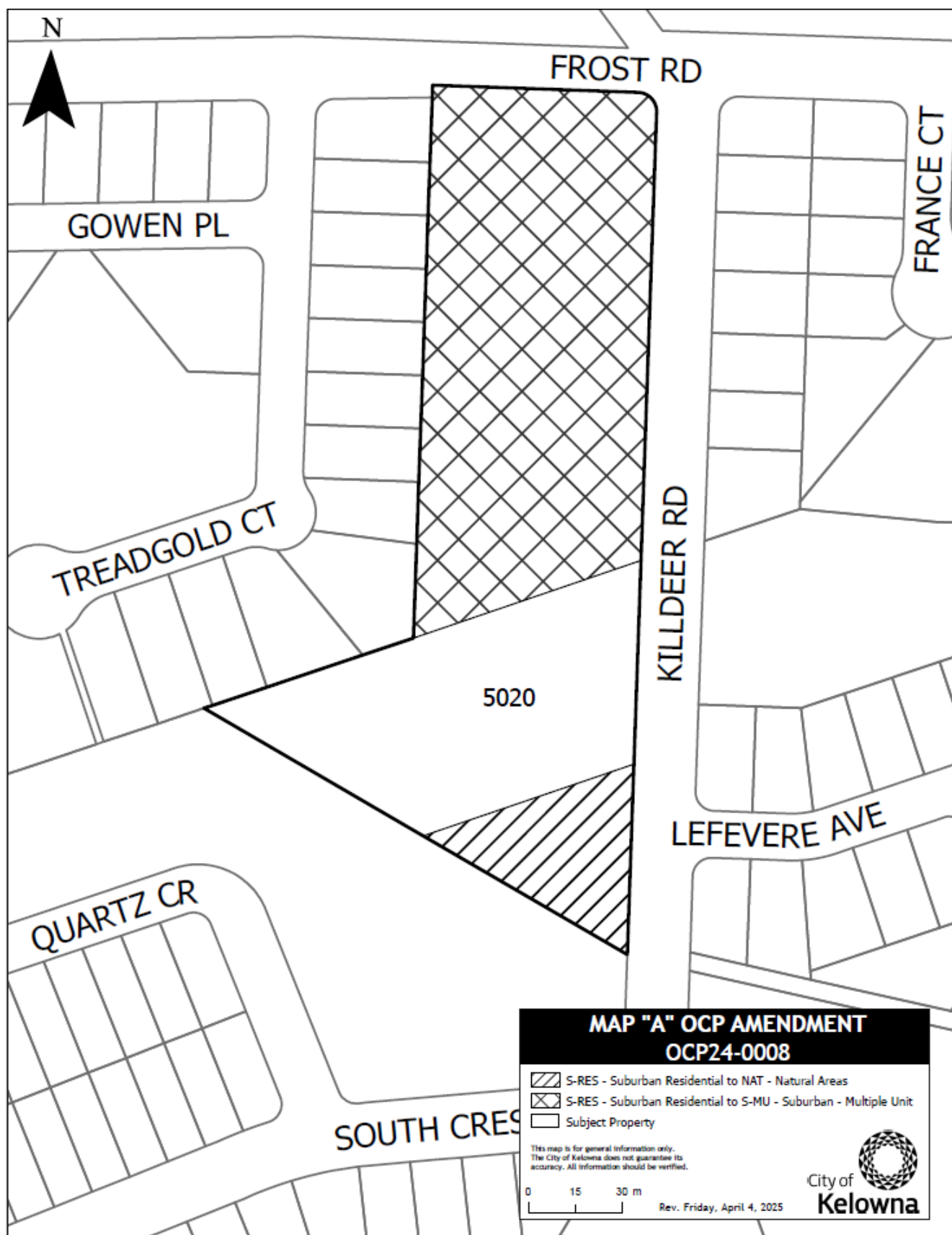
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Mayor

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City Clerk







# **CITY OF KELOWNA**

## **BYLAW NO. 12783**

**Z24-0031**

**5020 Killdeer Road**

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A bylaw to amend the "City of Kelowna Zoning Bylaw No. 12375".

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

1. THAT City of Kelowna Zoning Bylaw No. 12375 be amended by changing the zoning classification of portions of Lot A Section 24 Township 28 Similkameen Division Yale District Plan 30848 located on Killdeer Road, Kelowna, BC from the RR2 – Small Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P3 – Parks and Open Space zone as shown on Map "B" attached to and forming part of this bylaw.
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

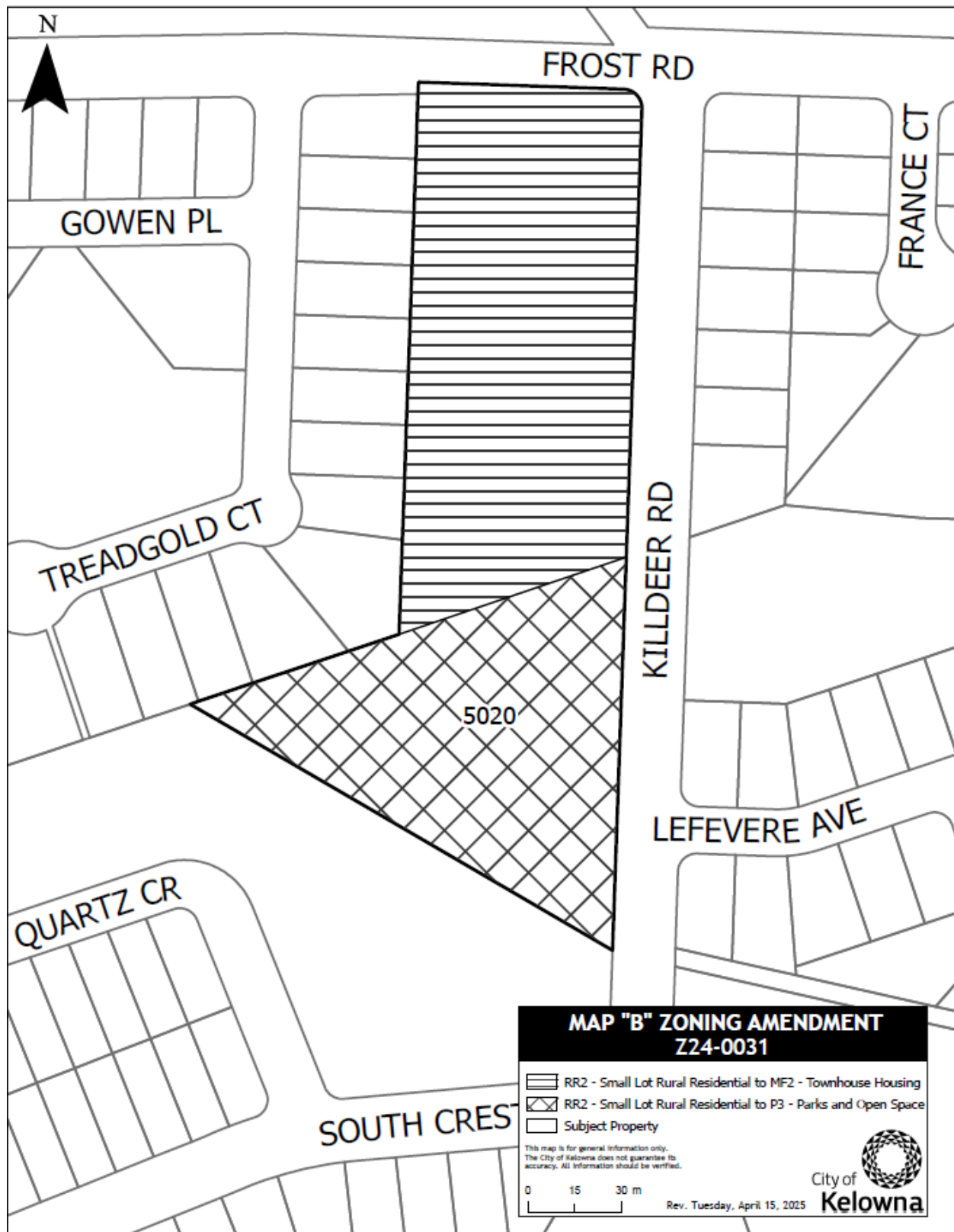
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Mayor

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City Clerk







# Report to Council



**Date:** May 5, 2025  
**To:** Council  
**From:** City Manager  
**Subject:** Recreational Vehicle Sanitary Waste Disposal  
**Department:** Utility Services

---

## **Recommendation:**

THAT Council receives, for information, the report from the Utility Services Department, dated May 5, 2025, regarding sanitary waste disposal from recreational vehicles.

## **Purpose:**

To receive an update on the feasibility and costs associated with a City-provided recreational vehicle sanitary waste disposal facility.

## **Council Priority Alignment:**

Economic Development

## **Background:**

The City of Kelowna provides a variety of public services including the collection and treatment of wastewater from our residents and customers. A very specific type of wastewater collection from recreation vehicle (RV) wastewater storage tanks into the municipal wastewater system is referred to as a "sani-dump".

Within the boundaries of Kelowna there are no City-owned and operated RV sani-dumps. One privately operated facility is located at the Shell gas station at 1155 Hwy 33. Dumping is free with a gas purchase, otherwise the cost is \$3.

There are 8 licensed Agri-tourism RV campgrounds that can have up to 10 sites within the City. Seven of the eight locations advertise as having sanitary service on site.



#### *Previous Council Resolution*

At the June 24, 2024 meeting, council raised the issue of the limited availability of RV sani-dumps within the municipal limits of Kelowna and the impacts that may have on tourism. Staff were asked to explore the matter and report back.

Resolution	Date
THAT Council directs staff to explore the need for another sani-dump facility in Kelowna and to explore possible locations including potential partnership opportunities with the private sector, and report back to Council.	June 24, 2024

#### **Discussion:**

Staff have been unable to assess the customer demand (need) for another sani-dump within the City. Given the small number of stand alone RV sites within the City, and the fact that almost all camp sites are fully serviced, staff conclude that the demand for sani-dump facilities within the City is mainly driven by local residents wanting to empty their RVs.

An RV sani-dump facility requires several elements. Ideally, the site should be in proximity to our primary highways and be easy to locate. Physically it needs a substantial area for vehicles to safely queue, maneuver to the dump site, off-load wastewater, and have adequate space to maneuver and exit. The site needs a connection to the sanitary sewer network (ideally with significant usage and flow) or a holding tank to be vacuumed up and transported to the wastewater treatment plant. If a user pay program is desired, a payment system is required. Finally, the site may need to be secured to restrict off-hour dumping and monitored to guard against disposal of untreatable contaminants (e.g., paint, pesticides). The site will require access to potable water and some staff resources to maintain. Staff did see the availability of potable water as a significant co-marketing element.

Table 1 summarizes some of the known sani-dump facilities in the Central Okanagan, the approximate land area, and how much they charge to use the service.

Location	Public or Private?	Site land area (approx. acres)	Fee
Vernon (Tronson Rd)	Public	0.8	\$4
Fintry Provincial Park (Westside Rd)	Public	0.5	\$5
Bear Creek Provincial Park	Public	Unknown	\$5
Kelowna (Shell Gas - Hwy 97)	Private	0.76 (Gas Station)	Free with fill or \$3
West Kelowna (Shell Gas – Dobbin Rd)	Private	0.94 (Gas Station)	Free
West Kelowna (Chevron Gas – Dobbin Rd)	Private	0.50 (Gas Station)	Free
Summerland (off Hwy 97)	Public	0.3	\$15
Penticton	None found (2 recently closed)		

Table 1 – Sani-Dump Location Summary



Staff studied the location question from two perspectives. Firstly, are there private businesses that are interested in adding a sani-dump to their own operation and can the City of Kelowna assist? Secondly, does the City have a suitable location that could accommodate this type of operation?

Council's discussion was reported by the local news agencies. Following that news coverage, no local businesses came forward inquiring about adding an RV sani-dump to their business. Staff made additional inquiries with several local businesses; however, none expressed an interest in adding or returning a RV sani-dump to their site, even with City assistance. Two private locations in Penticton recently closed due to excess operating challenges and costs.

At a very conceptual level, staff reviewed a dozen potential locations on which the City could create a sani-dump site that could accommodate at least one connection on a City road or on city property and meet the operational requirements. Site development costs vary significantly but for a more permanent site that allows for at least some queueing, site development would likely range from \$100,000 to \$250,000, assuming a flat and readily accessible property. Operating costs are estimated at \$15,000 per year plus lifecycle maintenance, which is also site and service specific. Operating costs will escalate if inappropriate dumping occurs.

The 10-year capital plan and 2025 capital budget do not include a program that is aligned with developing a sani-dump site. Therefore, funding would need to be added to the capital plan or shifted from another program. Staff are confident that if fees are collected, revenues may recover operating costs. Revenues are unlikely to recover the capital cost of construction.

**Conclusion:**

There are concerns that without a sani-dump facility in the region, RV owners will simply find other municipalities to empty their systems. This can become a lost opportunity for the municipality and may need to be addressed independently or in partnership with private companies.

The Central Okanagan area currently has seven publicly accessible locations that staff could identify. There does not seem to be any local private sector interest in partnering with the City of Kelowna in developing a new RV sani-dump.

Staff feel that if a fee were charged, the annual operating cost might be recovered. The capital cost for development will not be recovered from a City owned facility. The application of a fee will undermine the attractiveness of a municipal site for visitors which will erode the alignment to Council's priorities.

The City has viable sites that could be developed into an RV sani-dump. A business case, including design and cost estimate, can be prepared should Council recognize this as a funding and business priority in a future business plan and budget.



**Internal Circulation:**

Partnerships Office

**Considerations applicable to this report:**

***Financial/Budgetary Considerations:*** Requires additional capital and operating budget approvals to construct and operate.

Cost recovery is estimated to be negligible for the capital cost to construct a site and some potential to recover the annual operating cost if a fee between \$5 and \$15 were applied.

If the strategic priority was to encourage visitors to stop in Kelowna, a fee is more likely to encourage them to use the free facilities in West Kelowna.

**Considerations not applicable to this report:**

***Legal/Statutory Authority:***

***Legal/Statutory Procedural Requirements:***

***Existing Policy:***

***Consultation and Engagement:***

***Communications Comments:***

Submitted by: K. Van Vliet, Utility Services Department Manager

Approved for inclusion: M. Logan, Infrastructure General Manager

cc:  
M. Kam, Partnerships Office Director



# Recreational Vehicle Sani-dump

May 5, 2025



# What is a “Sani-dump”?

- Wastewater collection from recreational vehicle (RV) wastewater storage tanks into the municipal system





# Known public sani-dump locations

Vernon (City) - \$5

Fintry Prov. Park - \$5

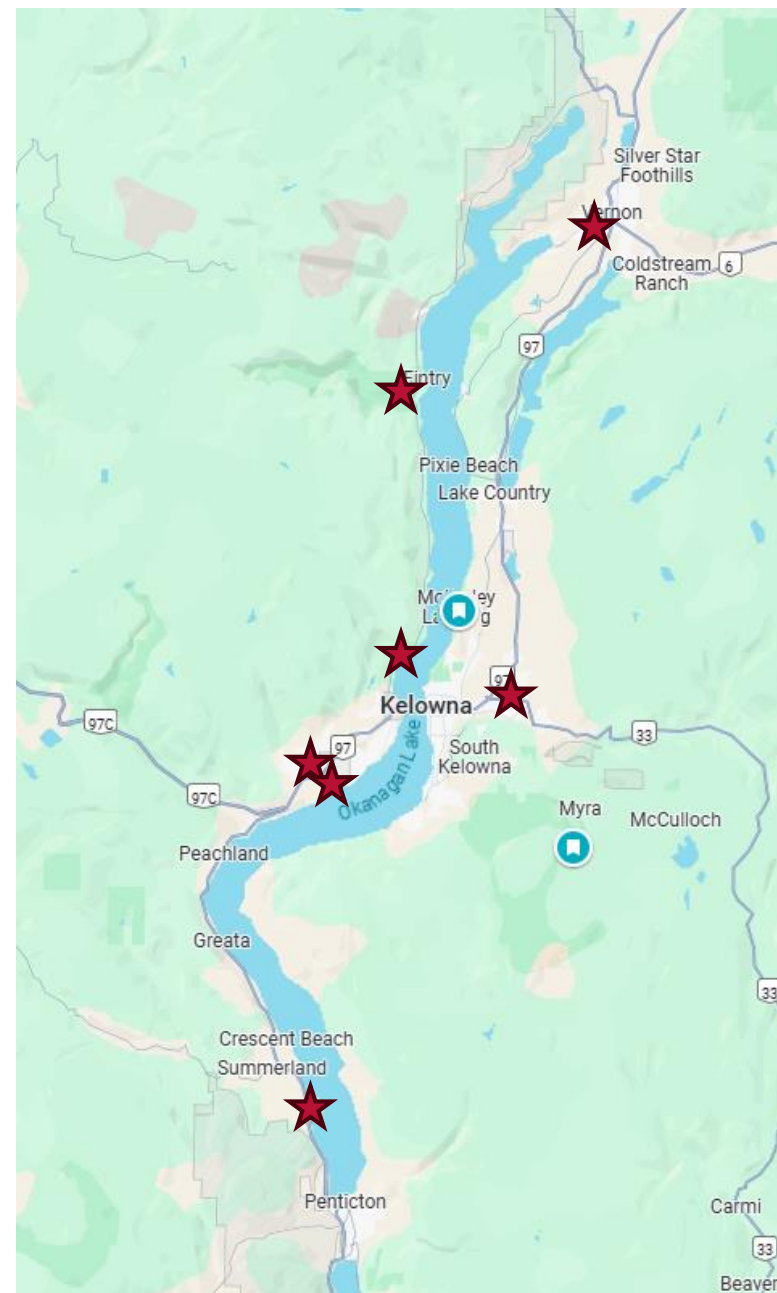
Bear Creek Prov. Park - \$5

Hwy 33 Shell (free with fill or \$3)

West Kelowna Shell (free)

West Kelowna Chevron (free)

Hwy 97 Summerland - \$15





# Demand

- 8 Licensed Agri-tourism RV campgrounds (up to 80 sites)
  - 7 advertise as having sanitary
- Demand mainly locals





# Criteria for effective site

- Highway access
- Space to queue
- Sewer line nearby
- Water (cleaning, rinsing)





# Examples



Fintry Provincial Campground  
2 receiving sites



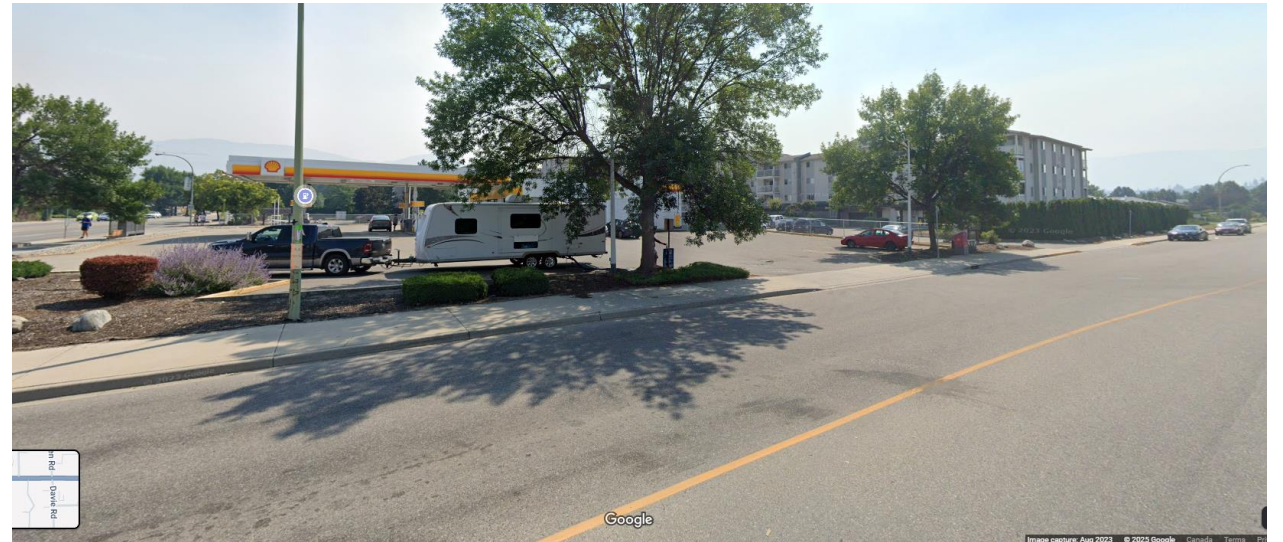
City of Vernon  
4 receiving sites



# Examples



Summerland



Hwy 33 Shell



# Development Potential

- There are possible sites in Kelowna.  $\frac{1}{4}$  to  $\frac{1}{2}$  acre land
- Development \$100,000 to \$250,000 (order of magnitude)
  - Very site dependent
- Operating costs ~\$15,000 per year (site and service dependent)
- Revenues inconsistent and may pay for operating costs







# Report to Council



**Date:** May 5, 2025  
**To:** Council  
**From:** City Manager  
**Subject:** Procurement Policy Review  
**Department:** Purchasing

---

## **Recommendation:**

THAT Council receives, for information, the report from Purchasing dated May 5, 2025, with respect to a review of Purchasing Bylaw No. 11477 and related policies.

## **Purpose:**

To receive for information a review of the corporate procurement policy and purchasing bylaw and assessment of opportunities to enhance preference for Canadian and local firms.

## **Background:**

Trade dynamics with the United States, Canada's largest trading partner have and continue to evolve rapidly. In response to this, there is growing demand from the public and senior levels of government to consider the impact of "Buy Canadian" preferences in their procurement approaches. In light of this shift, and opportunity to review the current Corporate Policy, Council has directed staff to review the Purchasing Bylaw No. 11477 and report back to Council with proposed amendments for enhancing the bylaw's effectiveness, compliance, and alignment with Council's priorities.

## *Previous Council Resolution:*

<b>Resolution</b>	<b>Date</b>
THAT Council directs staff to review Purchasing Bylaw No. 11477, based on the proposed policy direction outlined in the draft resolution from Councillor Cannan dated March 31, 2025, and report back to Council with options to enhance the Bylaw's effectiveness and compliance in alignment with prioritizing Canadian suppliers.	March 31, 2025

## **Discussion:**

The policy review conducted by staff comprised of three elements:

1. Procurement Framework
2. Policy Thresholds



### 3. Buy-Canadian Assessment

#### Procurement Framework

The best value procurement framework is designed to ensure an open, transparent, and competitive procurement process that prioritizes minimizing the total cost of ownership. Although it may require more resources upfront, this approach is particularly advantageous for municipalities. It enables the development of tailored solutions, fosters innovation, and emphasizes long-term cost-effectiveness and performance. The best value procurement framework ensures that public investments deliver maximum value and benefit to the community over time.

#### Policy Thresholds

Our procurement policy thresholds achieve value for money by setting levels and sourcing processes that take into account staff resourcing and the need for competitive pricing. This approach ensures that the procure-to-pay process maximizes efficiency and cost-effectiveness. Additionally, it ensures compliance with various Canadian and international trade agreements.

Trade Agreement	Procurement Type	Value
NWPTA	Goods	\$75,000
	Services	\$75,000
	Construction	\$200,000
CFTA/AIT	Goods	\$121,200
	Services	\$121,200
	Construction	\$302,900
CETA	Goods	\$366,800
	Services	\$366,800
	Construction	\$9,100,000
TCA	Goods	\$366,800
	Services	\$366,800
	Construction	\$9,100,000

#### Buy Canadian Assessment

Under the guidance of the existing procurement policy, the City of Kelowna procures the vast majority of its products and services from Canadian firms, and over half from the local region (See appendix 1).

This approach reflects our value-based procurement methodology, which prioritizes local experience in completing work of similar scope and size, adherence to schedules, competitive pricing, and sustainable and ethical procurement practices. This approach supports the local economy, ensures high-quality and reliable services, and promotes sustainable and ethical practices.



Overall, there is limited opportunity for increasing procurement for Canadian companies as a result of efforts to prioritize Canadian procurement due to:

- Almost all of the City's contract awards are to Canadian Companies.
- A large percentage of the City's contract awards are from companies that have a base of operations in Kelowna, BC (outside of the Okanagan), and Okanagan.
- Purchases from Non-Canadian Suppliers are generally for specialized software and equipment that does not have suitable local or Canadian alternatives.

### Trade Agreement Considerations

Directly and overtly prioritizing local or Canadian suppliers for purchase above specified dollar thresholds would contravene interprovincial and international trade agreements. Breaching these agreements could result in having to cancel contracts and re-tender procurements, reimbursement for bid preparation costs, penalties or compensating companies for lost profits due to discrimination. Canada and the US are co-signatories to two trade agreements: the Canada United States-Mexico Agreement (CUSMA) and the World Trade Organization Agreement on Government Procurement (GPA). CUSMA and GPA do not impose any procurement obligations on Canadian municipalities. Accordingly, the City does not have an obligation to provide equal access to procurement opportunities to US vendors. Based on this, excluding US suppliers from any new purchasing or future procurement agreements would not constitute a breach of applicable trade agreement obligations.

A "US Supplier" is defined as a supplier that has a place of business in the United States. A "place of business" is an establishment where a supplier conducts activities on a permanent basis, clearly identified by name, and accessible during normal business hours. This definition does not preclude Canadian subsidiaries of US suppliers or suppliers with US ownership.

### Assessment of Options:

Option:	Update to policy	Advantages	Disadvantages
<b>1) No Changes to the Corporate Financial Policy FIN-016</b>	No Changes made to the current policy.	<ul style="list-style-type: none"> <li>• Maintains the current procurement process without adding further administrative complexity.</li> <li>• Ensures adherence to existing trade agreements and avoids potential legal challenges.</li> </ul>	<ul style="list-style-type: none"> <li>• No specific response to geo-political challenges.</li> </ul>
<b>2) Amend Fin-016 to exclude US suppliers from bidding opportunities.</b>	US Suppliers are excluded from bidding on public competitive process.	<ul style="list-style-type: none"> <li>• Supports Canadian businesses.</li> <li>• No trade violation risk.</li> </ul>	<ul style="list-style-type: none"> <li>• Increases costs due to reduced competition.</li> <li>• Limit access to specialized goods and services available from US suppliers.</li> <li>• Added complexity to determine who is US supplier and enforcement.</li> </ul>



Option:	Update to policy	Advantages	Disadvantages
<b>3) Amend Fin-016 to add local and Canadian preference for purchases below the interprovincial and international trade agreement thresholds</b>	For purchases under \$366,800 for goods and services and \$9,100,000 for construction we will give preference to Canadian suppliers and manufacturers whenever all relevant factors (price, quality, availability, sustainability, and service) are equal.	<ul style="list-style-type: none"> <li>• Supports local and Canadian businesses.</li> </ul>	<ul style="list-style-type: none"> <li>• Complex compliance process</li> <li>• It is uncommon for vendors to quote identical prices or for reviewers to assign the exact same scores. The "All things equal" situation would be very rare.</li> <li>• Could result in retaliatory actions from Provinces and other Countries.</li> <li>• May lead to legal disputes over definitions of local and Canadian suppliers and product origins.</li> <li>• Increase purchasing costs due to reduced competition.</li> <li>• Not aligned with team Canada approach being pursued by other municipalities and levels of government.</li> <li>• Not aligned with the trade expansion efforts being pursued with non-US countries by other levels of government.</li> </ul>

Recommendation: Option 1

Staff recommend maintenance of the existing bylaw and associated corporate policy. As noted, the existing policies and practices at the city are resulting in good value for the local taxpayer, align with trade agreements and best practice thresholds and results in the vast majority of procurements being awarded to Canadian firms.

**Considerations applicable to this report:**

**Legal/Statutory Authority:** *Purchasing Bylaw No. 11477*

**Legal/Statutory Procedural Requirements:** *New West Partnership Trade Agreement (NWPTA), Agreement on Internal Trade, The Canada-European Union Comprehensive Economic and Trade Agreement (CETA), The Canada-United Kingdom Trade Continuity Agreement (Canada-UK TCA)*

**Existing Policy:** *Corporate Procurement Policy FIN-016*

**Financial/Budgetary Considerations:** *Purchasing Staff Budget*

**Consultation and Engagement:** *Interior BC Purchasing Managers Group, BC Purchasing Managers Group.*

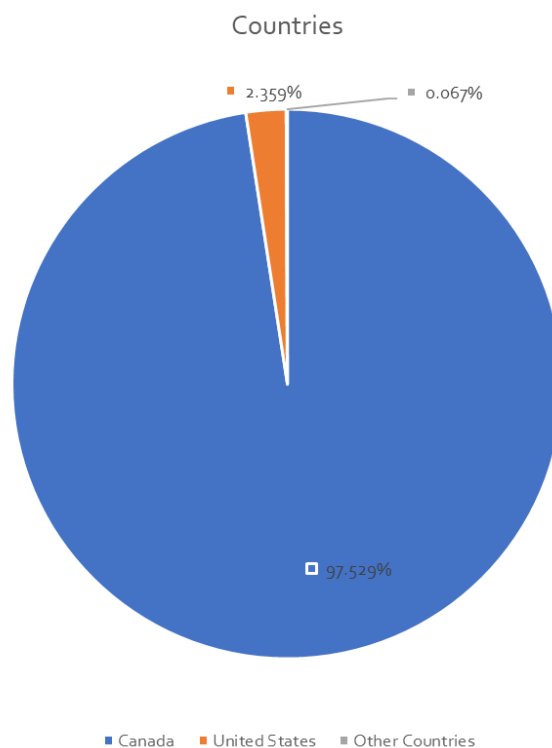
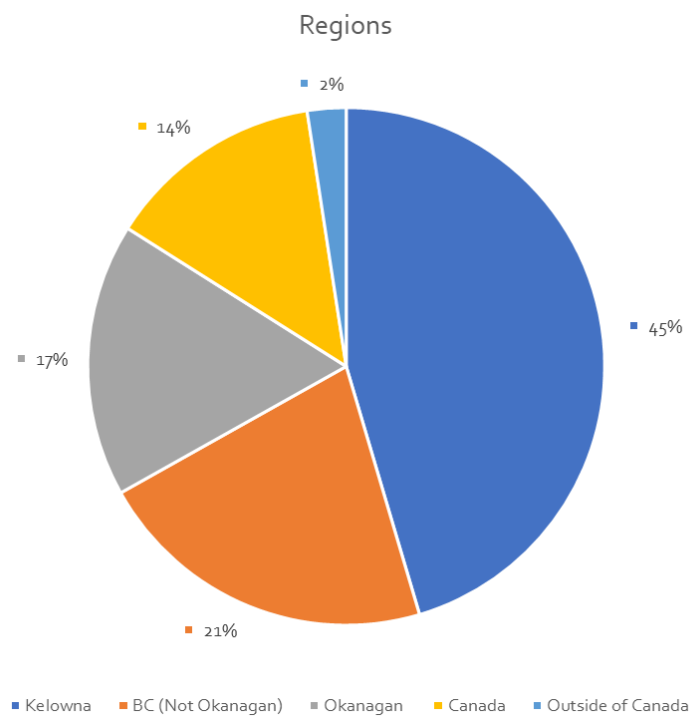
**Submitted by:** T. Lamin, Purchasing Manager

**Approved for inclusion:** J. Sass, General Manager, Corporate Services



## Appendix 1

Below is a summary of purchase order data from January 1, 2023, to April 1, 2025:





# Procurement Policy Review

Tamba Lamin

May 5, 2025



# Background

- Rapidly evolving geo-political and trade challenges
- Requests from Council to review policy and consider the impact of “Buy Canadian” preference
- Staff reviewed 3 major policy components:
  - Procurement Framework
  - Policy Thresholds
  - Buy Canadian Options



# Procurement Framework

## Best Value Procurement:

- The best value procurement framework is designed to ensure an open, transparent, and competitive procurement process that prioritizes minimizing the total cost of ownership. Although it may require more resources upfront, this approach is particularly advantageous for municipalities.
- It enables the development of tailored solutions, fosters innovation, and emphasizes long-term cost-effectiveness and performance. The best value procurement framework ensures that public investments deliver maximum value and benefit to the community over time.



# Policy Thresholds

Trade Agreement	Procurement Type	Threshold
NWPTA (BC, Alberta, Saskatchewan, Manitoba)	Goods	\$75,000
	Services	\$75,000
	Construction	\$200,000
CFTA/AIT (Canada)	Goods	\$121,200
	Services	\$121,200
	Construction	\$302,900
CETA/TCA (EU,UK)	Goods	\$366,800
	Services	\$366,800
	Construction	\$9,100,000



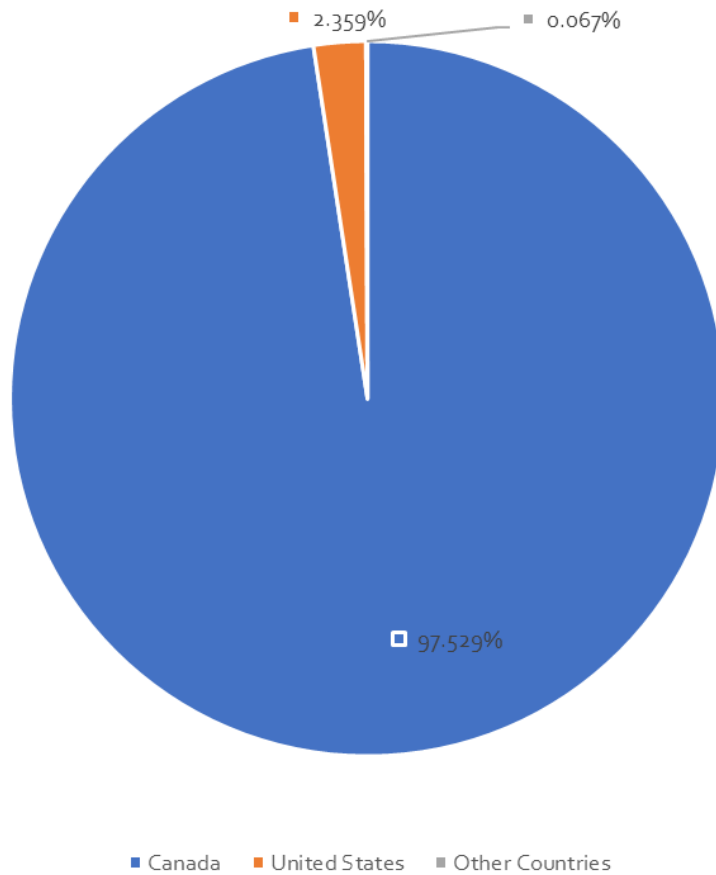
# Buy Canadian Analysis

- The City procures most of its products and services from Canadian firms
- Limited opportunity for increasing procurement for Canadian companies
- Specialized software and equipment does not have local alternatives
- Prioritizing local or Canadian suppliers for purchase above specified dollar thresholds would contravene interprovincial and international trade agreements. Breaching these agreements carries risk.

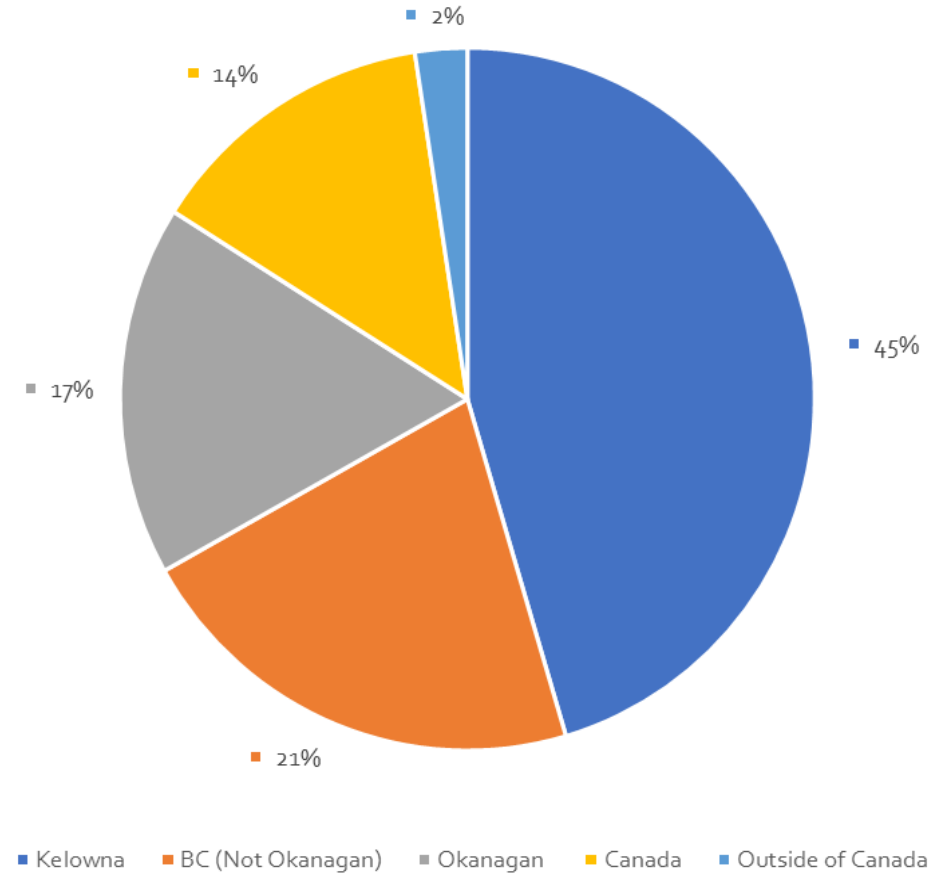


# PO Data

Countries



Regions





# Buy Canadian Options

- **Option 1:** No change to Corporate Policy
- **Option 2:** Exclude US Suppliers from bidding opportunities
- **Option 3:** Amend Corporate Policy to add local and Canadian preference for purchases below the interprovincial and international trade agreement thresholds



# Recommendation

## Option 1: No Changes to the Corporate Financial Policy FIN-016

- Best Value framework continues to deliver value & Policy thresholds are appropriate.
- The current policy supports local and Canadian suppliers while ensuring compliance with trade agreements
- Existing purchases from non-Canadian suppliers are already limited to specialized equipment or software.
- While further efforts could be taken, staff believe that additional restriction via policy amendment is not advisable given identified risk of non-compliance and limited opportunity.







# Report to Council



**Date:** May 5, 2025  
**To:** Council  
**From:** City Manager  
**Subject:** Review of Council Policy No. 368 Council Policy Framework  
**Department:** Office of the City Clerk

---

## **Recommendation:**

**THAT** Council receive, for information, the report from the Office of the City Clerk dated May 5, 2025 respecting a review of Council Policy No. 368 Council Policy Framework;

**AND THAT** Council Policy No. 368, being Council Policy Framework, be revised as outlined in the Report from the Office of the City Clerk, dated May 5, 2025;

**AND FURTHER THAT** Council direct staff to conduct a review of all Council policies and bring forward for rescission consideration all policies that are identified as obsolete or unnecessary.

## **Purpose:**

To adopt amendments to Council Policy No. 368 Council Policy Framework, and to direct staff to bring forward for rescission consideration Council policies that have become obsolete or unnecessary.

## **Background:**

Council exercises its authority under the *Community Charter, Local Government Act*, and other pieces of legislation through a combination of resolutions and bylaws. A resolution that is intended to serve as a source of general, ongoing guidance or direction to the organization is referred to as a Council policy. There are currently 124 numbered Council policies in effect, with the newest addition being Council Policy No. 393 BIA Ambassador Program Funding.

On July 13, 2013 Council adopted its Council Policy Framework ([Council Policy No. 368](#)), hereafter the "Policy Framework". The purpose of the Policy Framework is to promote good governance by setting out a framework for Council policymaking including clear processes for the establishment, management and review of Council policies. The Policy Framework's most recent formal review took place on May 25, 2015.



## Discussion:

The Policy Framework plays an important role in promoting a standardized set of policy management best practices across the organization. In reviewing the current Policy Framework, staff noted significant areas where additional guidance and structure would be beneficial. Given the relatively brief nature of the existing Policy Framework, staff determined that a comprehensive update would be the optimal approach to providing this additional guidance and structure.

### Highlights of the Updated Policy Framework

#### a) More Regular Policy Reviews

Council policies should be reviewed regularly to ensure that they remain up to date, consistent with other policies and bylaws and with Council's overall strategic direction, and to confirm that they continue to serve a worthwhile purpose in the governance of the City. It has become evident that many policies are not being reviewed on a regular basis or brought forward for amendment or rescission when appropriate. This has resulted in a significant number of Council policies becoming obsolete, unnecessary, ineffective, contrary to other policies or bylaws and legislation, or otherwise of minimal value to the organization and the community.

In addition to maintaining Council's ability to initiate a policy review, The revised Policy Framework establishes the expectation that going forward all policies will be reviewed at least once every four years. This obligation may be met by bringing a policy forward in a report to Council where necessary, and it may also be met by staff undertaking a review and confirming that no changes are needed. In order to assist departments in carrying out this work, the updated Policy Framework includes an expectation that the Office of the City Clerk will assist departments with policy responsibilities.

#### b) Strengthened Responsibility and Accountability

The updated Policy Framework provides greater clarity with respect to the role of City staff in managing and implementing policies. The updated Policy Framework provides that each policy will be assigned to a "responsible department" (previously referred to as a "contact department"). The responsible department will have primary responsibility for policy implementation, regular reviews and updates, plus related administrative tasks.

A policy's responsible department will be determined at the time of the policy's adoption, and may be subsequently changed at the discretion of the City Manager as the City's organizational structure evolves. Provided that the updated Policy Framework is adopted, staff will work to ensure that all currently in-effect policies are assigned to a responsible department.

#### c) Clarified Set of Best Practices

The updated Policy Framework reflects a more sophisticated approach to policy development by expanding a foundational set of best practices for adoption across the organization. These best practices include but are not limited to:

- considering the adoption of a new policy only when a compelling need for a policy has been identified;
- consulting with all impacted stakeholders to assess and account for the impacts of a policy;



- ensuring that policies are consistent with the overall goals and strategic direction established by Council; and
- ensuring that policies are consistent with any applicable bylaws or legislation.

### Elimination of Low-Value Policies

In coordination with the development of the updated Policy Framework, staff have undertaken a preliminary review of all Council policies to identify those policies that over the course of years have become obsolete, unnecessary, ineffective, contrary to other policies, bylaws and legislation, or otherwise of minimal value. The preliminary estimate of staff is that these low-value policies currently comprise at least 20% of all existing Council policies.

The relative infrequency and modest scale of past policy reviews has allowed such policies to remain in effect despite their diminishing value and increasing irrelevance. While the updated Policy Framework will help to reduce this issue over time, staff are proposing to proactively identify all policies that have fallen into the low-value category and bring these policies forward for potential rescission in a future report. Rescinding these policies now will facilitate future policy reviews by enabling departments to focus their efforts on higher-value policies, and will enable further administrative improvements such as a planned review of the policy numbering system.

### **Conclusion:**

Maintaining a robust Policy Framework contributes to the foundational goals of good governance, transparency and accountability. With the updated Policy Framework in place, a regular 4-year policy review cycle will be implemented to ensure that all policies remain relevant and up to date. The Office of the City Clerk will work with responsible departments to ensure that they are equipped to carry out effective policy reviews. In addition, with Council's direction staff will proceed to bring forward a report recommending a list of low-value policies for potential rescission.

### **Internal Circulation:**

Active Living and Culture  
Development Services  
Financial Services  
Infrastructure Operations  
Real Estate  
Utility Services

### **Considerations applicable to this report:**

#### ***Existing Policy:***

[Council Policy No. 368 Council Policy Framework](#)

### **Considerations not applicable to this report:**

#### ***Legal/Statutory Authority:***

#### ***Legal/Statutory Procedural Requirements:***

#### ***Financial/Budgetary Considerations:***

#### ***Consultation and Engagement:***

#### ***Communications Comments:***



Submitted by:

M. Jud, Deputy City Clerk

**Approved for inclusion:** L. Bentley, City Clerk

**Attachments:**

Attachment A: Draft Amended Council Policy No. 368 Council Policy Framework

Attachment B: Current Policy No. 368 Council Policy Framework





City Hall  
1435 Water Street  
Kelowna, BC V1Y 1J4  
250 469-8500  
kelowna.ca

# City of Kelowna Council Policy No. 368

## Council Policy Framework

<b>Responsible Department:</b> Office of the City Clerk	<b>Adopted:</b> 2013/07/15
<b>Amendments:</b> 2025/XX/XX, 2015/05/25	<b>Last Reviewed:</b> 2025/XX/XX

### Purpose

Council policies play an important role in promoting good governance and guiding the delivery of the City's programs and services to the residents of Kelowna. The purpose of this policy is to promote transparency and accountability by setting out a framework for the establishment, management and review of Council policies.

### Application

This policy applies to each Council policy; it does not apply to an administrative policy.

### Definitions

"Council policy" or "policy" means a policy document endorsed through a resolution of Council that provides ongoing guidance or direction on matters related to governance, programs and services provided by the City of Kelowna.

"Administrative policy" means a policy document that provides a common understanding of strategic direction on an organizational matter that is under the authority of the City Manager.

"Responsible department" means the department, division or other unit that has been assigned responsibility for managing a Council policy.

### Policy Statements

#### **General Framework**

1. A Council policy is a means for Council to provide guidance or direction with respect to the governance of the City and the delivery of its programs and services. Depending on a policy's subject matter, the guidance or direction it provides may take the form of one or more of the following illustrative examples:
  - a) guiding principles;
  - b) broad strategic direction;
  - c) priority-setting;
  - d) levels of service; or
  - e) prescribed practices, rules or procedures.
2. A responsible department will be designated for each policy. A policy's responsible department may be changed at any time at the discretion of the City Manager. In general, the responsible department will be the department, division or other unit with the strongest connection to the policy's subject matter or area of focus. The role of a responsible department includes:



- a) implementing any directive, strategy, plan, guideline, or process set out in the policy;
  - b) creating, where necessary, documentation to direct implementation of the policy;
  - c) performing administrative tasks required under the policy;
  - d) ensuring that the policy is regularly reviewed as required under this policy; and
  - e) bringing forward amendments to the policy for Council consideration.
3. Council may, at its own discretion and in circumstances it considers appropriate, choose to depart from the requirements of a policy in specific instances. Policies remain valid and generally applicable notwithstanding such departures.
4. Once approved by Council, a policy will be made available in electronic format online or upon request from the Office of the City Clerk. The City will promote openness and transparency by making a reasonable effort to ensure barrier-free access to policies by all members of the public.

### **Form and Content of Policies**

5. Each policy will have a title and number. A policy title will be brief and describe the policy's subject matter. The Office of the City Clerk will assign a number to each new policy before the policy is brought forward for Council consideration.
6. Each policy will include at least the following sections:
  - a) Guiding Principles (if applicable)
  - b) Purpose
  - c) Application
  - d) Definitions (if applicable)
  - e) Policy Statements

### **Proposing a New Policy or Amending an Existing Policy**

7. A proposed new policy or policy amendment may be brought forward for consideration either at the direction of Council or on the initiative of the responsible department.
8. A new policy will be considered for adoption only when a clearly demonstrated need for additional policy guidance or direction exists. The following are examples of factors that may demonstrate the need for a new policy:
  - a) ongoing Council direction is required on a matter that is non-regulatory or is otherwise unnecessary to include in a bylaw;
  - b) a bylaw requires additional Council guidance;
  - c) a policy is called for by requirements imposed on the City by provincial or federal legislation; or
  - d) a policy is needed to establish a level of service.
9. For each proposed new policy or policy amendment, appropriate consultation will be undertaken to understand potential impacts and ensure proper planning and coordination.
10. The responsible department will ensure that a proposed new policy or policy amendment is consistent with the overall goals and strategic direction of the City as expressed in Council-endorsed plans, strategies, priorities and other express direction of Council.
11. A proposed policy amendment will be presented for Council consideration in a manner that clearly and concisely identifies the proposed amendments.



12. Before bringing a new or amended policy forward for Council consideration, the responsible department will engage the Office of the City Clerk to ensure that the policy conforms to the requirements of the Council Policy Framework and any applicable legislation and bylaw.
13. A proposed new policy or significant policy amendment will, to the extent required as determined by the City Manager, be brought forward to Council for review and discussion prior to adoption consideration.

#### **Policy Reviews**

14. The responsible department will complete regular reviews to ensure that each policy remains up to date, consistent with all relevant legislation and bylaws, and aligned with the strategic direction of Council. For each policy a review must be completed at least once every four years.
15. Upon completion of a policy review, the responsible department will determine whether to bring forward for Council consideration any recommendations respecting the policy. A policy that is obsolete, unnecessary, or contrary to legislation or a bylaw will be brought forward in a timely manner for rescission.
16. The Office of the City Clerk will support responsible departments in carrying out policy reviews as required under this policy.





City of Kelowna  
1435 Water Street  
Kelowna, BC V1Y 1J4  
250 469-8500  
kelowna.ca

Policy 368

# Council Policy

Council Policy Framework

APPROVED July 15, 2013

Contact Department: Office of the City Clerk

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## **Guiding Principle**

Good Governance - Council governs through policy to address issues and concerns of the community and communicate priorities of the City of Kelowna.

## **Purpose**

To identify the components of Council's Policy Framework and establish the process for the establishment, management and review of council policy.

## **Application**

Bylaw – an action that generally prohibits, permits or regulates activities is required by legislation to be enacted through a bylaw, and must follow certain statutory conditions for its adoption.

Council Policy - provides common understanding of strategic direction on matters related to governance, programs and services provided by the City of Kelowna and is endorsed through a resolution of Council.

Resolution of Council – is direction provided by Council, typically related to a single event, action or activity, following a motion and positive vote of Council.

## **Policy Statements:**

- Council will, within 180 days of a new term, review their policy framework and provide direction regarding a formal review.
- Council may, at any time, determine which, if any, policies need to be reviewed, amended or rescinded.
- Council or staff through the City Manager may initiate policy proposals for consideration by Council.
- A policy will be consistent with the overall goals of the City and guide Council decisions to achieve consistent outcomes.
- The Office of the City Clerk has primary responsibility for the management of policy and the policy framework and will work with all contact departments to bring new and amended policies to Council for consideration.
- Proposed new council policy, or substantive policy draft amendments will be provided to Council for review and discussion prior to endorsement consideration.
- Once approved by Council, all council policies will be made accessible to the public via [www.kelowna.ca](http://www.kelowna.ca) , or upon request.
- Each policy originates with a 'Contact Department', whose responsibility includes a periodic review for alignment to current priorities, practice, initiatives, legislation and regulations.

## **Amendments**

Resolution: R382/15/05/25 – reworded and named previous policy "Council Policy Administration Policy No. 368"

Replacing: R477/13/07/15; R375/10/04/26



# Review of Council Policy No. 368 – Council Policy Framework

May 5, 2025



# Background

- ▶ Council Policy Framework was adopted on July 13, 2013, last amended in 2015.
- ▶ Policy Framework promotes good governance by establishing procedures and responsibilities for Council policies.
- ▶ Staff are proposing significant changes to enhance policy and achieve several key goals.



# More Regular Policy Reviews

- ▶ Council policies benefit from regular, consistent reviews.
- ▶ A significant number of Council policies have room for improvement.
- ▶ Revised Policy Framework requires all policies to be reviewed at least once every four years.



# Strengthened Accountability

- ▶ Each policy assigned to a responsible department.
- ▶ Responsible department has a clear role in implementing, managing and reviewing policies.
- ▶ Staff will work to ensure that every existing policy is assigned to a responsible department.



# Clarified Set of Best Practices

- ▶ Expanded Policy Framework includes a foundational set of best practices for policy work.
- ▶ This includes:
  - ▶ considering new policies only when there is a compelling need;
  - ▶ consulting with all impacted stakeholders; and
  - ▶ ensuring that policies are consistent with the overall goals and strategic direction of Council.



# Elimination of Low-Value Policies

- ▶ Staff are seeking to proactively identify low-value policies and bring forward for rescission consideration.
- ▶ Preliminary estimate is that at least 20% of all Council policies are in the 'low-value' category.
- ▶ Clerk's Office will work with departments to identify low-value policies and bring forward in a single report.



# Conclusion

- ▶ An enhanced Policy Framework will strengthen good governance, transparency and accountability.
- ▶ Next steps:
  - ▶ Office of the City Clerk staff to bring forward low-value policies for rescission consideration.
  - ▶ 4-year policy review cycle to commence in 2026.





*Questions?*

For more information, visit [kelowna.ca](http://kelowna.ca).



## **DRAFT RESOLUTION**

Re: Special Committee of the Whole Meetings – May 9, 2025, and June 17, 2025

**THAT** Council schedule a Special Closed Committee of the Whole Meeting for Friday, May 9, 2025, beginning at 9:00am;

**AND THAT** Council authorize the May 9, 2025, Special Committee of the Whole Meeting to be held at the Kelowna Yacht Club, Jib Room, being located at 1370 Water Street in the City of Kelowna, BC;

**AND FURTHER THAT** Council schedule a Special Committee of the Whole Meeting with the School District 23 Board of Education for Tuesday, June 17th, 2025, beginning at 1:30pm.

### **BACKGROUND:**

A special meeting of the Committee of the Whole will be held on May 9, 2025, to review Council priorities and strategic planning.

A separate special meeting of Committee of the Whole will be held on June 17, 2025, with the Board of Education of School District 23. Council and School District 23 meet periodically to discuss topics of mutual interest.

Pursuant to the Council Procedure Bylaw, a Council resolution is required to hold a Committee of the Whole meeting on non-Council Monday and to hold a Council meeting at a location other than City Hall.

**Date:** May 5<sup>th</sup>, 2025.



## DRAFT RESOLUTION

Re: Provincial Housing Legislation and Low-Density Neighbourhoods Outside the Urban Core

THAT Council direct staff to bring forward an information report on the implications that recent Provincial housing legislation may have on low-density neighbourhoods outside the core areas, including current delegations to staff and the subdivision process, in comparison to the City of Kelowna's small scale infill objectives, as identified in the OCP.

### BACKGROUND:

Councillor Wooldridge indicated their intent to bring forward a resolution regarding provincial housing legislation and low-density neighbourhoods outside the urban core on April 28, 2025

### COUNCILLOR WOOLDRIDGE COMMENTS:

#### **Purpose of the Motion**

The intent of this motion is to request that City staff provide Council with information on how recent Provincial housing legislation may impact infill development in low-density neighbourhoods outside Kelowna's urban cores.

#### **Context**

In late 2023 and early 2024, the Province of BC enacted housing legislation to increase housing supply across municipalities. Key components of this legislation include:

- Bill 44: Allows 3–6 units on lots currently zoned for single-family or duplex use, depending on lot size and proximity to transit.
- Bill 46: Requires cities to develop and report on Housing Needs Reports and targets, with the province holding authority to enforce compliance.
- Bill 47: Speeds up municipal approvals for housing developments that meet zoning and policy requirements.

#### **City of Kelowna's Current Direction**

The City of Kelowna has already made significant strides in supporting densification through Small-Scale Infill Housing policy, as identified in the 2040 Official Community Plan (OCP.) This policy was developed through extensive public engagement and is designed to:

- Encourage context-sensitive infill in Core Area Growth neighbourhoods;
- Maintain neighbourhood character while gradually increasing housing diversity;
- Align with infrastructure capacity and urban design principles.

The OCP's approach is measured and localized, balancing growth with livability alongside infrastructure servicing goals.



### **Need for an Information Report**

While there is alignment between the City's infill objectives and the Province's desire to increase housing supply, questions remain about:

- How Provincial mandates impact in-fill development in non-Core Area neighbourhoods;
- How delegations of subdivision and development permits for infill to staff are implemented and what options exist for Council to provide oversight;
- The subdivision approval process as it relates to infill development;
- Understand potential unintended consequences could exist in suburban low-density neighbourhoods outside core areas.

Date: May 5, 2025



# CITY OF KELOWNA

## BYLAW NO. 12770

### Five-Year Financial Plan 2025-2029

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

1. 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, 2025 to and including December 31, 2029.
2. 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*.
3. This bylaw may be cited for all purposes as the "Five-Year Financial Plan Bylaw, 2025-2029, No. 12770".

Read a first, second and third time by the Municipal Council this 28<sup>th</sup> day of April, 2025.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



**Schedule "A"**  
**Financial Plan 2025 - 2029**

<b>\$ thousands</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030 - 2032</b>
<b>Revenue</b>						
Property Value Tax	204,274	217,396	232,130	246,538	261,835	849,770
Library Requisition	8,418	8,586	8,758	8,933	9,112	27,885
Parcel Taxes	4,368	1,962	5,037	3,697	2,428	6,236
Fees and Charges	198,594	195,235	202,500	209,989	216,831	626,822
Borrowing Proceeds	31,627	165,000	166,400	84,684	47,500	90,700
Other Sources	92,267	76,330	81,266	76,810	74,710	225,380
	539,547	664,509	696,091	630,651	612,417	1,826,793
<b>Transfer between Funds</b>						
Reserve Funds	122,341	107,525	99,661	111,205	70,947	130,449
DCC Funds	88,870	69,434	74,303	67,860	48,841	113,693
Surplus/Reserve Accounts	157,209	54,877	79,291	84,242	59,372	178,495
	368,421	231,835	253,255	263,307	179,159	422,637
<b>Total Revenues</b>	<b>907,968</b>	<b>896,344</b>	<b>949,346</b>	<b>893,957</b>	<b>791,576</b>	<b>2,249,431</b>
<b>Expenditures</b>						
<b>Municipal Debt</b>						
Debt Interest	4,259	5,179	9,565	10,852	13,372	50,632
Debt Principal	6,811	7,299	10,892	11,376	13,804	52,025
<b>Other Municipal Purposes</b>						
Airport	125,232	72,757	68,727	64,545	57,154	128,680
Arts & Culture	6,435	5,629	5,974	5,365	5,430	17,397
Community Development	4,267	4,019	4,182	4,323	4,470	14,338
Community Safety & Bylaw	9,452	8,952	9,253	9,574	9,906	31,828
Development Planning	2,713	2,764	2,858	2,955	3,056	9,806
Development Services	6,785	7,020	7,264	7,516	7,777	24,987
Enabling Services	114,600	105,258	114,795	105,962	109,925	321,553
Fire Safety	36,918	44,710	45,622	52,279	37,842	115,598
Governance & Leadership	4,403	4,383	4,715	4,878	5,047	16,218
Parking	7,880	7,500	14,112	12,726	9,344	53,267
Parks	79,114	68,727	86,161	60,450	47,711	125,950
Partnerships Office	2,066	1,795	1,635	1,691	1,750	5,623
Police Services & RCMP	69,610	73,654	76,120	78,760	81,492	261,834
Solid Waste & Landfill	32,752	25,148	26,063	25,531	22,108	67,427
Sport & Recreation	42,977	105,127	134,660	52,551	21,371	59,154
Stormwater & Flood Protection	13,906	23,033	18,298	11,374	12,053	19,786
Transit	40,120	43,746	46,161	44,071	45,440	162,823
Transportation	106,078	115,464	90,942	128,051	108,063	200,913
Wastewater	60,706	41,936	32,716	36,526	36,497	101,145
Water	45,738	36,575	44,983	66,412	44,001	102,458
	822,822	810,675	855,695	797,768	697,611	1,943,442
<b>Transfers between Funds</b>						
Reserve Funds	35,724	37,491	37,419	38,225	39,084	119,251
DCC Funds	—	—	—	—	—	—
Surplus/Reserve Accounts	49,421	48,178	56,231	57,964	54,882	186,738
	85,146	85,669	93,651	96,189	93,966	305,989
<b>Total Expenditures</b>	<b>907,968</b>	<b>896,344</b>	<b>949,346</b>	<b>893,957</b>	<b>791,576</b>	<b>2,249,431</b>

Note: Totals may not add due to rounding.



## **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;
- (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 2025. 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 percentage 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.
  - Active Living & Culture Fees and Charges – application of BC Consumer Price Index.
  - Utility Revenues – ensure Utilities operate as self-supporting enterprise funds.
- Increase provincial and federal grant revenue through utilization of Partnerships office



**Table 1: Sources of Revenue**

Revenue Source	Revenue \$ (000's)	% of Revenue
Property Value Tax	204,274	22%
Library Requisition	8,418	1%
Parcel Taxes	4,368	1%
Fees and Charges	198,594	22%
Borrowing Proceeds	31,627	3%
Other Sources	92,266	10%
Reserve Funds/Accounts	368,421	41%
<b>Total</b>	<b>907,968</b>	<b>100%</b>

**Distribution of Property Tax Rates**

Table 2 outlines the council approved municipal tax distribution policy for 2025 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 3:1 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	2025 Tax Class Ratios	Tax Revenue \$ (000's)	2024 Tax Class Ratios
01/08/03	Res/Rec/NP/SH	1.0000:1	141,999	1.0000:1
02	Utilities	3.6021:1	836	4.5169:1
04	Major Industrial	8.2256:1	116	8.3358:1
05/06	Light Ind/Bus/Other	2.0265:1	60,548	2.0696:1
09	Farm Land	0.2206:1	12	0.2291:1
91	Farm Improvements	0.5136:1	763	0.5122:1
	<b>Total Revenues</b>		<b>204,274</b>	



## Property 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.

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.

The value of tax exemptions provided by Council for 2025 (based on 2024 assessment totals) is \$4,846,871. The following breaks down the total into various exemption categories and the exemption value for the category:

Places of Worship - \$ 422,644

Private schools - \$ 65,056

Hospitals - \$ 15,052

Special Needs Housing - \$ 86,084

Social Services - \$ 371,725

Public Park, Athletic or Recreational - \$ 454,649



Cultural - \$ 567,801

Partnering, Heritage or Other Special Exemptions Authority - \$ 380,866

Revitalization - \$2,482,994



# CITY OF KELOWNA

## BYLAW NO. 12771

### Tax Structure Bylaw, 2025

---

WHEREAS the Letters Patent of the City of Kelowna provide that the municipality may be divided into two (2) or more taxation areas by bylaw adopted prior to the adoption of the Annual Budget Bylaw;

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

1. **Taxation Area 1**

All lands and improvement thereon classified for assessment purposes as "Farm".

2. **Taxation Area 2**

All lands and improvements thereon not included in Taxation Area 1.

3. This bylaw shall be applicable for the 2025 taxation year.

4. This bylaw may be cited for all purposes as "Tax Structure Bylaw, 2025 No. 12771".

Read a first, second and third time by the Municipal Council this 28<sup>th</sup> day of April, 2025.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



# CITY OF KELOWNA

## BYLAW NO. 12772

### Annual Tax Rates Bylaw, 2025

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WHEREAS the Letters Patent dated the Twenty-fifth day of April, 1973 for the City of Kelowna provides for differing levels of taxation taking into consideration the extent of level of services being provided to different areas within the municipality.

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

1. The following rates are hereby imposed and levied for the taxation year 2025:
  - (a) For all lawful General purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "A" of Schedule 1 of this Bylaw;
  - (b) For Debt purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in column "B" of Schedule 1 of this Bylaw;
  - (c) For purposes of the Okanagan Regional Library on the assessed value of land and improvements taxable for Regional Library purposes, rates appearing in column "C" of Schedule 1 of this Bylaw;
  - (d) For Hospital purposes on the assessed value of land and improvements taxable for Regional Hospital District purposes, rates appearing in column "D" of Schedule 1 of this Bylaw;
  - (e) For purposes of the Regional District of Central Okanagan on the assessed value of land and improvements taxable for Regional District purposes, rates appearing in column "E" of Schedule 1 of this Bylaw;
  - (f) For purposes of the Regional District of Central Okanagan on the assessed value of land only for the Regional District of Central Okanagan Sterile Insect Release Program, rates appearing in column "F" of Schedule 1 of this Bylaw; and
  - (g) For Local Service Area purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in columns "A" and "B" of Schedule 2 of this Bylaw.
2. This bylaw may be cited as "Annual Tax Rates Bylaw, 2025 No. 12772".

Read a first, second and third time by the Municipal Council this 28<sup>th</sup> day of April, 2025.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



**SCHEDULE 1****CITY OF KELOWNA****GENERAL MUNICIPAL, DEBT, HOSPITAL AND REGIONAL DISTRICT  
TAX RATES - 2025**

PROPERTY CLASS	TAX RATES (DOLLAR OF TAX PER \$1,000 TAXABLE VALUE)					TAXABLE LAND ONLY
	A  GENERAL MUNICIPAL	B  DEBT	C  LIBRARY	D  REGIONAL HOSPITAL DISTRICT	E  REGIONAL DISTRICT	F  REGIONAL DISTRICT SIR
1 Residential	2.5874	0.0840	0.1099	0.1980	0.2113	0.0171
2 Utilities	9.3200	0.3027	0.3957	0.6930	0.7396	0.0598
3 Supportive Housing	2.5874	0.0840	0.1099	0.1980	0.2113	0.0171
4 Major Industrial	21.2829	0.6913	0.9037	0.6732	0.7185	0.0581
5 Light Industrial	5.2434	0.1703	0.2226	0.6732	0.7185	0.0581
6 Business/Other	5.2434	0.1703	0.2226	0.4851	0.5177	0.0419
8 Recreation/Non-Profit	2.5874	0.0840	0.1099	0.1980	0.2113	0.0171
9 Farm:						
a) Land	0.5274	0.0175	0.0250	0.1980	0.2113	0.0171
b) Improvements	1.3290	0.0432	0.0564	0	0	0



**SCHEDULE 2**

**CITY OF KELOWNA**

**2025 LOCAL SERVICE AREA TAX RATES**

<b>PROPERTY CLASS</b>	<b>A</b>	<b>B</b>
	<b>DOWNTOWN BUSINESS IMPROVEMENT AREA</b>	<b>UPTOWN RUTLAND BUSINESS IMPROVEMENT AREA</b>
1. RESIDENTIAL	0	0
2. UTILITY	0	0
4. INDUSTRIAL – MAJOR	0	0
5. INDUSTRIAL – LIGHT	0.8558	0.7561
6. BUSINESS	0.8558	0.7561
7. TREE FARM	0	0
8. SEASONAL	0	0
9. FARM		
a) LAND	0	0
b) IMPROVEMENT	0	0



# CITY OF KELOWNA

## BYLAW NO. 12773

### Development Cost Charge Reserve Fund Expenditure Bylaw, 2025

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WHEREAS, there is an unappropriated balance in the Development Cost Charge Reserve Fund of Two Hundred and Eight Million, One Hundred Thirty One Thousand, Nine Hundred and Eighty Three dollars (\$ 208,131,983) as at January 1, 2025.

AND WHEREAS, it is deemed desirable to expend a portion of the monies set aside under said Development Cost Charge Reserve Fund for the purpose of utility, road and land improvement and additions;

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

1. The sum of Two Hundred and Eight Million, One Hundred Thirty One Thousand, Nine Hundred and Eighty Three dollars (\$ 208,131,983) is hereby appropriated from the Development Cost Charge Reserve Fund to be expended in 2025 for the following purposes:

Land for Park Purposes	\$ 33,293,018
Park Dev	\$ 25,451,689
Road Construction	\$ 107,090,445
Wastewater Trunks, Plant & Debt Repayment	\$ 18,635,092
Water Mains, Pump Stations & Reservoir Construction	\$ 22,415,275
Drainage	\$ 1,246,464

\$ 208,131,983

2. The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified and authorized by resolution of Council.
3. Should any of the above remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the Development Cost Charge Reserve Fund.
4. This bylaw may be cited as the "Development Cost Charge Reserve Fund Expenditure Bylaw, 2025, No. 12773".

Read a first, second and third time by the Municipal Council this 28<sup>th</sup> day of April, 2025.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



# CITY OF KELOWNA

## BYLAW NO. 12774

### Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2025

WHEREAS, there is an unappropriated balance in the Sale of City-Owned Land Reserve Fund of Ten Million, Five Hundred and Eleven Thousand, Nine Hundred and Forty One Dollars (\$10,511,941) as at January 1, 2025.

AND WHEREAS, it is deemed desirable to expend a portion of the monies set aside under said Sale of City-Owned Land Reserve Fund for the purpose of land purchases and enhancements set out below;

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

1. The sum of Ten Million, Five Hundred and Eleven Thousand, Nine Hundred and Forty One Dollars (\$10,511,941) as at January 1, 2025 is hereby appropriated from the Sale of City-Owned Land Reserve Fund to be expended in 2025 for the following purposes:

General Land	\$ 6,767,713
Parks Land	\$ 596,721
Housing Opportunity	\$ 3,147,506
	<u>\$ 10,511,941</u>

2. The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified and authorized by resolution of Council.
3. Should any of the above remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the City-Owned Land Reserve Fund.
4. This bylaw may be cited as the "Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2025, No. 12774".

Read a first, second and third time by the Municipal Council this 28<sup>th</sup> day of April, 2025.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



# CITY OF KELOWNA

## BYLAW NO. 12775

### Density Bonusing for Public Amenities & Streetscape Reserve Fund Expenditure Bylaw, 2025

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WHEREAS, there is an unappropriated balance in the Density Bonusing for Public Amenities & Streetscape Reserve Fund of Six Hundred and Seventy Eight Thousand, One Hundred and Forty Four (\$678,144), as at January 1, 2025.

AND WHEREAS, it is deemed desirable to expend a portion of the monies set aside under said Density Bonusing for Public Amenities & Streetscape Reserve Fund for the purpose of enhancements set out below;

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

1. The sum of Six Hundred and Seventy Eight Thousand, One Hundred and Forty Four (\$678,144), as at January 1, 2025 is hereby appropriated from the Density Bonusing for Public Amenities & Streetscape Reserve Fund to be expended in 2025 for the following purposes:

Urbanization and Streetscape Amenities	\$678,144
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2. The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified and authorized by resolution of Council.
3. Should any of the above remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the Density Bonusing for Public Amenities & Streetscape Reserve Fund.
4. This bylaw may be cited as the "Density Bonusing for Public Amenities & Streetscape Reserve Fund Expenditure Bylaw, 2025, No. 12775".

Read a first, second and third time by the Municipal Council this 28<sup>th</sup> day of April, 2025.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



# CITY OF KELOWNA

## BYLAW NO. 12776

### Septic Removal Specific Area Reserve Fund Expenditure Bylaw, 2025

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WHEREAS, there is an unappropriated balance in the Septic Removal Specific Area Reserve Fund of Nine Million, Eight Hundred and Eighty Eight Thousand, Twenty Eight (\$9,888,028), as at January 1, 2025.

AND WHEREAS, it is deemed desirable to expend a portion of the monies set aside under said Septic Removal Specific Area Reserve Fund for the purpose of septic removal and enhancements set out below;

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

1. The sum of of Nine Million, Eight Hundred and Eighty Eight Thousand, Twenty Eight (\$9,888,028), as at January 1, 2025 is hereby appropriated from the Septic Removal Specific Area Reserve Fund to be expended in 2025 for the following purposes:

Septic Removal	\$ 9,888,028
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2. The expenditure to be carried out by the monies hereby appropriated shall be more particularly specified and authorized by resolution of Council.
3. Should any of the above remain unexpended after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the Septic Removal Specific Area Reserve Fund
4. This bylaw may be cited as the " Septic Removal Specific Area Reserve Fund Expenditure Bylaw, 2025, No. 12776".

Read a first, second and third time by the Municipal Council this 28<sup>th</sup> day of April, 2025.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



# CITY OF KELOWNA

## BYLAW NO. 12781

### Sterile Insect Release Program Parcel Tax Bylaw 2025

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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, enact 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 2025 tax year on each parcel of land aforementioned, and the amount of such Parcel Tax shall be One Hundred and Sixty-Nine Dollars and Nineteen Cents (\$169.19) per assessed acre.
3. This bylaw shall be known for all purposes as the “Sterile Insect Release Program Parcel Tax Bylaw 2025 No. 12781”.

Read a first, second and third time by the Municipal Council this 28<sup>th</sup> day of April, 2025.

Adopted by the Municipal Council of the City of Kelowna this

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Mayor

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City Clerk



Schedule A

Regional District of Central Okanagan			2025 OKSIR PARCEL TAX ROLL		Jurisdiction 217
Folio	Property Address	Legal Description	Adjusted Acres	x \$169.19	
21703108010	1355 LATTA, KELOWNA	LOT 10, PLAN KAP1611, SECTION 1, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 39146	6.26	\$1,059.13	
21703121000	2355 MCKENZIE, KELOWNA	LOT A, PLAN KAP15859, SECTION 1, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	2.18	\$368.83	
21703121010	2295 MCKENZIE, KELOWNA	LOT 2, PLAN KAP33255, SECTION 1, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	10.24	\$1,732.51	
21703205000	2635 SEXSMITH, KELOWNA	LOT 1, PLAN KAP12772, SECTION 3&33, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 26	8.30	\$1,404.28	
21703210125	2517 SEXSMITH, KELOWNA	LOT 10, PLAN KAP21431, SECTION 3&4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	6.84	\$1,157.26	
21703210210	705 VALLEY, KELOWNA	LOT B, PLAN KAP31659, SECTION 3, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	4.97	\$840.87	
21703236002	770 PACKINGHOUSE, KELOWNA	LOT 1, PLAN EPP68383, SECTION 3,4,9, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	3.05	\$516.03	
21703245000	590 BRENDA, KELOWNA	LOT 25, BLOCK 5, PLAN KAP896, SECTION 4&9, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	4.85	\$820.57	
21703255321	1982 UNION, KELOWNA	LOT A, PLAN KAP75150, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19	
21703255322	1980 UNION, KELOWNA	LOT B, PLAN KAP75150, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19	
21703262000	2389 LONGHILL, KELOWNA	LOT 13, BLOCK 9, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC 33 TWP 26	5.77	\$976.23	
21703263000	2206 LONGHILL, KELOWNA	LOT 2, BLOCK 17, PLAN KAP1068, SECTION 4&34, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 26	7.33	\$1,240.16	
21703264000	185 VALLEY, KELOWNA	LOT 3, BLOCK 17, PLAN KAP1068, SECTION 4&34, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 26	3.77	\$637.85	
21703266000	143 VALLEY, KELOWNA	LOT 5, BLOCK 17, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 20854	3.84	\$649.69	
21703267000	1 - 127 VALLEY, KELOWNA	LOT 6, BLOCK 17, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	9.27	\$1,568.39	
21703268000	2214 BONN, KELOWNA	LOT 7, BLOCK 17, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 22394	4.51	\$763.05	
21703269000	115 VALLEY, KELOWNA	LOT 8, BLOCK 17, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	10.16	\$1,718.97	
21703271000	220 MAIL, KELOWNA	LOT 12, BLOCK 17, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	8.45	\$1,429.66	
21703272000	180 MAIL, KELOWNA	LOT 13, BLOCK 17, PLAN KAP1068, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	4.68	\$791.81	
21703274000	135 VALLEY, KELOWNA	LOT H, PLAN KAP1636, SECTION 4, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H8323	3.80	\$642.92	
21703278000	800 PACKINGHOUSE, KELOWNA	LOT 3, PLAN KAP1884, SECTION 4&9, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19	
21703279000	2160 SCENIC, KELOWNA	LOT 4, PLAN KAP1884, SECTION 4&9, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, AMD LOT (DD 79128F)	2.91	\$492.34	
21703410000	1250 GLENMORE, KELOWNA	LOT 1, BLOCK 11, PLAN KAP1068, SECTION 9, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP85917	2.24	\$378.99	
21703412000	1460 GLENMORE, KELOWNA	LOT 3, BLOCK 11, PLAN KAP1068, SECTION 9+16, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP86445	3.26	\$551.56	
21703664514	2855 DRY VALLEY, KELOWNA	LOT A, PLAN KAP37471, SECTION 23, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, MOBILE ON GALE RD, MANUFACTURED HOME REG.# 4566	3.56	\$602.32	
21703664516	2849 DRY VALLEY, KELOWNA	LOT B, PLAN KAP37471, SECTION 23, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT	10.66	\$1,803.57	
21703884000	3310 MATHEWS, KELOWNA	LOT 63, PLAN KAP1247, SECTION 3&34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 29	2.56	\$433.13	
21703905104	4236 SPIERS, KELOWNA	LOT B, PLAN KAP92871, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.44	\$751.20	
21703906000	4233 SPIERS, KELOWNA	LOT 119, PLAN KAP1247, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN A1060	1.13	\$191.18	
21703907000	4221 SPIERS, KELOWNA	LOT 120, PLAN KAP1247, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 72661	7.51	\$1,270.62	
21703908000	4215 SPIERS, KELOWNA	LOT 121, PLAN KAP1247, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19	
21703912000	3030 GRIEVE, KELOWNA	LOT 125, PLAN KAP1247, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# B13027	5.50	\$930.55	
21703913001	3015 GRIEVE, KELOWNA	LOT 126, PLAN KAP1247, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 068492	5.05	\$854.41	
21703913100	3145 GULLEY, KELOWNA	LOT 127, PLAN KAP1247, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.52	\$1,272.31	
21703949320	4280 SPIERS, KELOWNA	LOT B, PLAN KAP34609, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.13	\$1,206.32	
21703949340	4207 SPIERS, KELOWNA	LOT B, PLAN KAP47098, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.07	\$519.41	
21703950000	3965 TODD, KELOWNA	PARCEL B, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP44155, ASSIGNED PCL B (D.D.191005F) OF L 154	8.67	\$1,466.88	
21703952062	3865 SPIERS, KELOWNA	LOT 138, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H15296 & 39975	6.75	\$1,142.03	
21703956000	4201 SPIERS, KELOWNA	LOT 142, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.18	\$1,045.59	
21703960000	2699 SAUCIER, KELOWNA	LOT 145, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EX W 320 FT	1.35	\$228.41	
21703965000	4175 TODD, KELOWNA	LOT 150, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & OF W 1/2 OF SEC 33	4.40	\$744.44	
21703968000	4067 TODD, KELOWNA	LOT 153, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.70	\$795.19	
21703971501	2177 WARD, KELOWNA	LOT 157, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP78689, KAP88849	1.25	\$211.49	
21703971503	2287 WARD, KELOWNA	LOT B, PLAN KAP78689, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP88849	35.85	\$6,065.46	
21703971504	3974 TODD, KELOWNA	LOT 1, PLAN KAP88849, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.23	\$208.10	
21703973000	3980 TODD, KELOWNA	LOT 159, PLAN KAP1247, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.16	\$873.02	
21703981000	2570 SAUCIER, KELOWNA	PARCEL A, PLAN KAP6018B, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, PCL A OF L 1 PL 1656 S/O PL B6018 (DD 127007F)	1.18	\$199.64	
21703985000	2675 HEWLETT, KELOWNA	LOT A, PLAN KAP12142, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.83	\$817.19	
21703990002	3950 SPIERS, KELOWNA	LOT E, PLAN KAP12142, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 27157 28923 KAP65455	1.37	\$231.79	
21703995027	3920 TODD, KELOWNA	LOT B, PLAN KAP21140, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19	
21703995159	3955 SPIERS, KELOWNA	LOT A, PLAN KAP56989, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.40	\$236.87	
21703995172	2620 HEWLETT, KELOWNA	LOT 2, PLAN KAP92520, SECTION 4, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	14.25	\$2,410.96	
21703997000	4200 STEWART, KELOWNA	LOT 237, PLAN KAP1247, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC 32 TWP 29	7.79	\$1,317.99	
21704008004	4025 CASORSO, KELOWNA	LOT 1, PLAN EPP72879, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.04	\$852.72	
21704014004	3896A CASORSO, KELOWNA	LOT A, PLAN KAP92331, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.36	\$1,076.05	
21704016000	3877 CASORSO, KELOWNA	LOT 4, PLAN KAP2243, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19	
21704021000	3995 CASORSO, KELOWNA	LOT 8, PLAN KAP2243, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.94	\$835.80	
21704023001	1989 WARD, KELOWNA	LOT 1, PLAN EPP95434, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	8.96	\$1,515.94	
21704029000	4153 BEDFORD, KELOWNA	LOT 1, PLAN KAP15793, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, (DD D29970) SEC 32 TWP 29	9.31	\$1,575.16	



Folio	Property Address	Legal Description	Adjusted Acres	x \$169.19
21704032158	3860 CASORSO, KELOWNA	LOT 2, PLAN KAP89549, SECTION 5, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21704084000	2090 WARD, KELOWNA	LOT B, PLAN KAP1780, SECTION 8, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	13.48	\$2,280.68
21704118205	1950 WARD, KELOWNA	LOT A, PLAN KAP48946, SECTION 8, TOWNSHIP 12, OSOYOOS DIV OF YALE LAND DISTRICT	13.07	\$2,211.31
21704118206	1990 WARD, KELOWNA	LOT B, PLAN KAP48946, SECTION 8, TOWNSHIP 12, OSOYOOS DIV OF YALE LAND DISTRICT	1.98	\$335.00
21704121000	3677 SPIERS, KELOWNA	LOT 1, BLOCK 2, PLAN KAP1072, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B5219 14900	7.25	\$1,226.63
21704127000	3663 SPIERS, KELOWNA	LOT 2, PLAN KAP1765, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 19631 KAP45040 KAP70726	7.25	\$1,226.63
21704128000	2796 K.L.O., KELOWNA	LOT 2, PLAN KAP1992, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, SHOWN ON PL B3790 & B3824	1.25	\$211.49
21704151030	3769 SPIERS, KELOWNA	LOT 1, PLAN KAP23684, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.66	\$280.86
21704151105	2190 GULLEY, KELOWNA	LOT A, PLAN KAP26008, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.69	\$1,301.07
21704151125	2568 K.L.O., KELOWNA	LOT B, PLAN KAP26528, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21704151150	3668 SPIERS, KELOWNA	LOT B, PLAN KAP28797, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21704151155	3678 SPIERS, KELOWNA	LOT C, PLAN KAP28797, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.73	\$1,138.65
21704151192	2777 K.L.O., KELOWNA	LOT A, PLAN KAP43297, SECTION 9&10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	9.55	\$1,615.76
21704151195	3740 HART, KELOWNA	LOT 6, PLAN KAP29282, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	14.66	\$2,480.33
21704151200	2452 GULLEY, KELOWNA	LOT 7, PLAN KAP29282, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	20.34	\$3,441.32
21704151210	2725 K.L.O., KELOWNA	LOT A, PLAN KAP45934, SECTION 9 & 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	14.11	\$2,387.27
21704151260	2295 K.L.O., KELOWNA	LOT 2, PLAN KAP33463, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.16	\$703.83
21704151265	3551 SPIERS, KELOWNA	LOT 3, PLAN KAP33463, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP44147	2.86	\$483.88
21704151292	2202 GULLEY, KELOWNA	LOT A, PLAN KAP44147, SECTION 9, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.85	\$651.38
21704156000	3455 ROSE, KELOWNA	LOT 4, PLAN KAP355, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 71430	10.15	\$1,717.28
21704157051	3480 FITZGERALD, KELOWNA	LOT 5, PLAN KAP355, PART E1/2, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 30818	10.07	\$1,703.74
21704159000	3030 MCCULLOCH, KELOWNA	LOT 4, PLAN KAP790, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 11840	3.81	\$644.61
21704160001	3090 MCCULLOCH, KELOWNA	LOT 5, PLAN KAP790, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 18708 33271	5.64	\$954.23
21704161000	3641 HART, KELOWNA	LOT 7, PLAN KAP790, PART N1/2, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.11	\$526.18
21704167000	3286 MCCULLOCH, KELOWNA	LOT 3, PLAN KAP978, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.46	\$1,092.97
21704173000	3020 MCCULLOCH, KELOWNA	LOT 3, PLAN KAP1517, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B1212 B5633	1.47	\$248.71
21704174002	3099 MCCULLOCH, KELOWNA	LOT B, PLAN KAP71621, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.91	\$492.34
21704176000	3591 HART, KELOWNA	LOT 3, PLAN KAP1589, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.33	\$563.40
21704179000	3635 REEKIE, KELOWNA	LOT A, PLAN KAP2038, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	11.36	\$1,922.00
21704180000	3695 FITZGERALD, KELOWNA	LOT B, PLAN KAP2038, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	24.89	\$4,211.14
21704181000	3520 REEKIE, KELOWNA	LOT 1, PLAN KAP2398, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 73821	3.95	\$668.30
21704183000	3680 REEKIE, KELOWNA	LOT 2, PLAN KAP2398, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.11	\$1,033.75
21704184000	3096 MCCULLOCH, KELOWNA	LOT 1, PLAN KAP2957, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 10713 & KAP46590	1.00	\$169.19
21704194000	3275 MCCULLOCH, KELOWNA	LOT 1, PLAN KAP6530, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	11.49	\$1,943.99
21704198000	3524 ROSE, KELOWNA	LOT A, PLAN KAP11840, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 078725	4.77	\$807.04
21704199100	3564 ROSE, KELOWNA	LOT A, PLAN KAP18708, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	11.96	\$2,023.51
21704199156	3269 MCCULLOCH, KELOWNA	LOT 2, PLAN KAP90496, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.06	\$348.53
21704199180	3301 MCCULLOCH, KELOWNA	LOT 2, PLAN KAP28811, SECTION 3, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC 10	14.83	\$2,509.09
21704199252	3630 FITZGERALD, KELOWNA	LOT B, PLAN KAP30817, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EX MH OCCUPIER (SEE 217-04199-253)	10.10	\$1,708.82
21704199256	3661 HART, KELOWNA	LOT A, PLAN KAP31613, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21704199278	3565 ROSE, KELOWNA	LOT A, PLAN KAP38325, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.87	\$1,331.53
21704199308	3665 HART, KELOWNA	LOT 1, PLAN EPP74364, SECTION 10, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.43	\$580.32
21704209000	2502 BELGO, KELOWNA	LOT 6, BLOCK 16, PLAN KAP1380, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B1528 H17537, MANUFACTURED HOME REG.# 46438	1.00	\$169.19
21704214000	2605 BELGO, KELOWNA	LOT 3, BLOCK 17, PLAN KAP1380, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H17537, EXC R/S 7534 .153 AC	7.45	\$1,260.47
21704215000	2505 BELGO, KELOWNA	LOT 4, BLOCK 17, PLAN KAP1380, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H17537 KAP68946 KAP76995	2.84	\$480.50
21704220000	3950 BORLAND, KELOWNA	PLAN KAP1862B, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP70445	2.92	\$494.03
21704222000	3527 BEMROSE, KELOWNA	LOT 2, PLAN KAP2005, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 70201	3.60	\$609.08
21704223000	3835 BORLAND, KELOWNA	LOT A, PLAN KAP2645, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.59	\$607.39
21704228000	3625 BEMROSE, KELOWNA	LOT A, PLAN KAP4553, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP59561	7.45	\$1,260.47
21704232000	3647 BEMROSE, KELOWNA	LOT 1, PLAN KAP5787, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 72602	2.59	\$438.20
21704235000	3975 SENGER, KELOWNA	LOT A, PLAN KAP6633, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.62	\$443.28
21704237120	2149 BELGO, KELOWNA	LOT 1, BLOCK 17, PLAN KAP31521, SECTION 11&14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP69980 & KAP73861	6.24	\$1,055.75
21704237137	3547 BEMROSE, KELOWNA	LOT 1, PLAN KAP71097, SECTION 26, TOWNSHIP 11, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21704237138	2547 BELGO, KELOWNA	LOT A, PLAN KAP76995, SECTION 11, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21704243000	2455 WALBURN, KELOWNA	LOT B, PLAN KAP3238B, SECTION 12, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP68575, PT L B OF PL 1639 S/O ON PL B3238	6.94	\$1,174.18
21704247000	1190 LEWIS, KELOWNA	LOT 9, BLOCK 9, PLAN KAP1380, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 10873, MANUFACTURED HOME REG.# 70462	5.69	\$962.69
21704248000	2290 GARNER, KELOWNA	LOT 2, BLOCK 18, PLAN KAP1380, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.52	\$1,272.31
21704249000	2148 WALBURN, KELOWNA	LOT 4, BLOCK 18, PLAN KAP1380, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	10.44	\$1,766.34
21704254000	1093 TEASDALE, KELOWNA	LOT 8, BLOCK 20, PLAN KAP1380, SECTION 13&14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.17	\$874.71
21704258000	1404 LEWIS, KELOWNA	LOT 2, PLAN KAP1926, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H16654, MANUFACTURED HOME REG.# 52828	9.97	\$1,686.82
21704261000	1839 WALBURN, KELOWNA	LOT 7, PLAN KAP1926, DISTRICT LOT 508, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.61	\$949.16
21704269002	2015 WALBURN, KELOWNA	LOT 2, PLAN KAP4119, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 20534, 34516, MANUFACTURED HOME REG.# 76344	1.00	\$169.19
21704270003	1959 WALBURN, KELOWNA	LOT B, PLAN KAP91170, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21704310068	2007 WALBURN, KELOWNA	LOT 1, PLAN KAP83356, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21704310500	2021 WALBURN, KELOWNA	LOT A, PLAN KAP34516, SECTION 13, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19



Folio	Property Address	Legal Description	Adjusted Acres	x \$169.19
21704315000	3855 EAST KELOWNA, KELOWNA	LOT 13, PLAN KAP665, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 20082 & KAP44096	4.96	\$839.18
21704317000	2075 BELGO, KELOWNA	LOT 9, BLOCK 17, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 19507 & KAP69980	3.07	\$519.41
21704318001	1865 BELGO, KELOWNA	LOT 11, BLOCK 17, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 32086	8.04	\$1,360.29
21704319000	2280 HOLLYWOOD, KELOWNA	LOT 12, BLOCK 17, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H13888 KAP52999	1.67	\$282.55
21704324000	1650 GEEN, KELOWNA	LOT 3, BLOCK 19, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.38	\$402.67
21704327004	1595 TEASDALE, KELOWNA	LOT B, PLAN EPP32484, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.87	\$485.58
21704330000	1555 TEASDALE, KELOWNA	LOT 10, BLOCK 19, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EX PT INCL IN PL ATTACHED TO DD188738F	1.00	\$169.19
21704334001	1225 TEASDALE, KELOWNA	LOT 6, BLOCK 20, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 23119	3.29	\$556.64
21704335000	1103 TEASDALE, KELOWNA	LOT 7, BLOCK 20, PLAN KAP1380, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.17	\$367.14
21704343000	2270 HOLLYWOOD, KELOWNA	LOT A, PLAN KAP1845, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21704344000	2015 BELGO, KELOWNA	LOT B, PLAN KAP1845, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN EPP76229	7.67	\$1,297.69
21704345000	1525 GEEN, KELOWNA	LOT A, PLAN KAP1846, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.45	\$245.33
21704350000	1469 TEASDALE, KELOWNA	LOT 1, PLAN KAP4384, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.19	\$1,216.48
21704360093	3754 EAST KELOWNA, KELOWNA	LOT B, PLAN KAP84170, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 14820	6.87	\$1,162.34
21704360267	1708 GEEN, KELOWNA	LOT 1, PLAN KAP82075, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 103088	2.05	\$346.84
21704360268	1605 GEEN, KELOWNA	LOT 2, PLAN KAP82075, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.99	\$1,182.64
21704360354	1950 BELGO, KELOWNA	LOT 2, PLAN KAP25528, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	14.26	\$2,412.65
21704360527	3795 EAST KELOWNA, KELOWNA	LOT A, PLAN KAP58793, SECTION 14, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 64814	1.72	\$291.01
21704364000	2995 DUNSTER, KELOWNA	LOT 6, PLAN KAP187, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, N 378 FT L 6	1.00	\$169.19
21704365000	3098 EAST KELOWNA, KELOWNA	LOT 6, PLAN KAP187, PART N1/2, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, PORTION EXC NLY 378 FT	1.08	\$182.73
21704366000	3002 EAST KELOWNA, KELOWNA	LOT 6, PLAN KAP187, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, W 1/2 OF THE S 1/2 OF L 6	1.00	\$169.19
21704367000	2855 DUNSTER, KELOWNA	LOT 7, PLAN KAP187, PART N1/2, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP77776	15.87	\$2,685.05
21704368000	3152 EAST KELOWNA, KELOWNA	LOT 7, PLAN KAP187, PART S1/2, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 11658	13.29	\$2,248.54
21704369000	2795 DUNSTER, KELOWNA	LOT 8, PLAN KAP187, PART N1/2, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	17.25	\$2,918.53
21704370002	3250 EAST KELOWNA, KELOWNA	LOT B, PLAN EPP54381, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	13.16	\$2,226.54
21704372000	3208 REID, KELOWNA	LOT 18, PLAN KAP187, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, N 740.8 FT L 18	6.07	\$1,026.98
21704375000	3350 POOLEY, KELOWNA	LOT 20, PLAN KAP187, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B1536 B1720 5512	3.62	\$612.47
21704379000	3073 DUNSTER, KELOWNA	LOT 12, PLAN KAP665, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.89	\$658.15
21704380000	3502 EAST KELOWNA, KELOWNA	LOT 11, PLAN KAP187, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, PORTION SHOWN ON PL B716	6.79	\$1,148.80
21704381000	2947 EAST KELOWNA, KELOWNA	LOT 1, PLAN KAP736, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.42	\$1,255.39
21704382000	2981 EAST KELOWNA, KELOWNA	LOT 2, PLAN KAP736, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.09	\$861.18
21704385000	3072 EAST KELOWNA, KELOWNA	LOT 6, PLAN KAP821B, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, E 1/2 OF S 1/2 OF L 6 PL 187 S/O PL B821	1.33	\$225.02
21704386002	3652 EAST KELOWNA, KELOWNA	LOT 12, PLAN KAP900B, PART E1/2, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, PL 187	1.00	\$169.19
21704387000	3183 DUNSTER, KELOWNA	PLAN KAP187, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, N 1/2 OF S 1/2 OF LOT 5 SHOWN ON PL B1156, MANUFACTURED HOME REG.# 15739	2.29	\$387.45
21704394000	3582 EAST KELOWNA, KELOWNA	LOT B, PLAN KAP1670, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.19	\$370.53
21704396000	2960 MCCULLOCH, KELOWNA	LOT B, PLAN KAP1703, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B4658	2.33	\$394.21
21704400000	3430 POOLEY, KELOWNA	LOT B, PLAN KAP1725, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP53451	11.06	\$1,871.24
21704402000	3251 EAST KELOWNA, KELOWNA	LOT 1, PLAN KAP3379, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.89	\$658.15
21704404000	3260 POOLEY, KELOWNA	LOT 3, PLAN KAP3379, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.31	\$1,236.78
21704412000	3288 REID, KELOWNA	LOT A, PLAN KAP4618, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B7432	2.71	\$458.50
21704416000	3329 EAST KELOWNA, KELOWNA	LOT 1, PLAN KAP5512, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.47	\$417.90
21704418000	3375 DALL, KELOWNA	LOT 1, PLAN KAP6585, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.44	\$582.01
21704420005	3060 POOLEY, KELOWNA	LOT 1, PLAN EPP100244, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.15	\$363.76
21704423190	3350 EAST KELOWNA, KELOWNA	LOT 1, PLAN KAP30593, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21704423192	3310 EAST KELOWNA, KELOWNA	LOT 2, PLAN KAP30593, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	11.89	\$2,011.67
21704423194	3410 POOLEY, KELOWNA	LOT A, PLAN KAP34483, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21704423198	3120 POOLEY, KELOWNA	LOT B, PLAN KAP34888, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	9.08	\$1,536.25
21704423205	3480 POOLEY, KELOWNA	LOT A, PLAN KAP53451, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21704423207	3367 REID, KELOWNA	LOT B, PLAN KAP55650, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.86	\$314.69
21704423209	3360 REID, KELOWNA	LOT 2, PLAN KAP56635, SECTION 15, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.18	\$538.02
21704428000	3395 NEID, KELOWNA	LOT 26, PLAN KAP187, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B129, S 1/2 OF LOT, MANUFACTURED HOME REG.# B02269	1.00	\$169.19
21704432000	3194 DUNSTER, KELOWNA	LOT 5, PLAN KAP665, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.94	\$328.23
21704433000	3172 DUNSTER, KELOWNA	LOT 6, PLAN KAP665, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.17	\$197.95
21704436000	1 - 3042 DUNSTER, KELOWNA	LOT 9, PLAN KAP665, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.67	\$282.55
21704525228	2877 EAST KELOWNA, KELOWNA	LOT B, PLAN KAP33697, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.26	\$213.18
21704525503	2690 BEWLAY, KELOWNA	LOT 1, PLAN KAP56199, SECTION 16, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.20	\$541.41
21704574000	2990 DUNSTER, KELOWNA	PLAN KAP1353B, PART SE1/4, SECTION 21, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, THAT PART OF THE FRACTIONAL	4.64	\$785.04
21704591000	2934 DUNSTER, KELOWNA	LOT C, PLAN KAP1700, SECTION 22, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.33	\$1,240.16
21704805214	2960 DUNSTER, KELOWNA	LOT 1, PLAN KAP73437, SECTION 22, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	11.13	\$1,883.08
21704825001	1 - 1368 TEASDALE, KELOWNA	LOT 3, PLAN KAP2329, SECTION 23, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 4697, 34964, H12752	18.46	\$3,123.25
21705502305	1151 LEWIS, KELOWNA	LOT A, PLAN KAP33567, SECTION 24, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.57	\$265.63
21705502310	881 HIGHWAY 33, KELOWNA	LOT B, PLAN KAP33567, SECTION 24, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP89364, EPP7143	6.36	\$1,076.05
21705503005	688 WEBSTER, KELOWNA	LOT 1, PLAN KAP92447, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21705510000	920 HARTMAN, KELOWNA	LOT 3, PLAN KAP731, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, C OF T 143842F	5.77	\$976.23



Folio	Property Address	Legal Description	Adjusted Acres	x \$169.19
21705511000	1130 HARTMAN, KELOWNA	LOT 4, PLAN KAP731, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP78162	1.00	\$169.19
21705513004	1120 GIBSON, KELOWNA	LOT B, PLAN EPP11757, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.28	\$724.13
21705514000	1145 MORRISON, KELOWNA	LOT 2, PLAN KAP1515, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.63	\$275.78
21705519002	1610 SWAINSON, KELOWNA	LOT 1, PLAN KAP77945, SECTION 25 & 30, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC 27	10.30	\$1,742.66
21705524000	1308 MCKENZIE, KELOWNA	LOT 12, PLAN KAP1760, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B4687 & KAP77650	4.42	\$747.82
21705530000	1550 SWAINSON, KELOWNA	LOT 1, PLAN KAP77944, SECTION 25 & 30, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 27	13.42	\$2,270.53
21705548000	1090 MCKENZIE, KELOWNA	LOT 2, PLAN KAP4586, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B7112 19263 20308	18.71	\$3,165.54
21705561000	690 HARTMAN, KELOWNA	LOT A, PLAN KAP5499, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP60758, KAP87365	16.60	\$2,808.55
21705579469	1045 EL PASO, KELOWNA	LOT 22, PLAN KAP22986, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.95	\$1,006.68
21705579684	837 HARTMAN, KELOWNA	LOT A, PLAN KAP35135, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.66	\$450.05
21705579778	1315 MCKENZIE, KELOWNA	LOT 3, PLAN KAP77946, SECTION 25, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP78450	1.00	\$169.19
21706374002	563 VALLEY, KELOWNA	LOT 1, PLAN EPP32871, SECTION 32, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC'S 28 & 33	1.00	\$169.19
21706470000	483 VALLEY, KELOWNA	LOT 1, BLOCK 9, PLAN KAP896, SECTION 32, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.47	\$925.47
21706471000	463 VALLEY, KELOWNA	LOT 2, BLOCK 9, PLAN KAP896, SECTION 32&33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.55	\$262.24
21706502000	389 VALLEY, KELOWNA	LOT 5, BLOCK 9, PLAN KAP896, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.17	\$705.52
21706504000	355 VALLEY, KELOWNA	LOT 7, BLOCK 9, PLAN KAP896, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B3900	6.91	\$1,169.10
21706507000	2429 LONGHILL, KELOWNA	LOT 14, BLOCK 9, PLAN KAP1068, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.01	\$1,186.02
21706508000	2449 LONGHILL, KELOWNA	LOT 15, BLOCK 9, PLAN KAP1068, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B6691	1.28	\$216.56
21706510000	120 MAIL, KELOWNA	LOT 15, BLOCK 17, PLAN KAP1068, SECTION 33&34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.80	\$1,319.68
21706511000	102 MAIL, KELOWNA	LOT 16, BLOCK 17, PLAN KAP1068, SECTION 33&34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 18945	8.24	\$1,394.13
21706515000	545 RIFLE, KELOWNA	LOT 7, BLOCK 21, PLAN KAP1249, SECTION 33&34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.11	\$1,033.75
21706524000	30 - 2300 SILVER, KELOWNA	LOT 8, BLOCK 22, PLAN KAP1249, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.43	\$580.32
21706527000	2255 ROJEM, KELOWNA	LOT 11, BLOCK 22, PLAN KAP1249, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.42	\$747.82
21706528000	2309 ROJEM, KELOWNA	LOT 12, BLOCK 22, PLAN KAP1249, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.36	\$737.67
21706529000	2323 ROJEM, KELOWNA	LOT 13, BLOCK 22, PLAN KAP1249, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.04	\$175.96
21706533000	2379 ROJEM, KELOWNA	LOT 17, BLOCK 22, PLAN KAP1249, SECTION 33, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B6651	1.97	\$333.30
21706554140	2400 LONGHILL, KELOWNA	LOT A, PLAN KAP26592, SECTION 4&33, TOWNSHIP 23, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 26	2.41	\$407.75
21706557002	2710 LONGHILL, KELOWNA	LOT B, PLAN KAP88097, SECTION 34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21706612470	2512 LONGHILL, KELOWNA	LOT A, PLAN KAP26258, SECTION 33&34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 40166, MANUFACTURED HOME REG.# 85193	13.49	\$2,282.37
21706612672	2614 LONGHILL, KELOWNA	LOT 1, PLAN KAP40166, SECTION 34, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.17	\$367.14
21706645000	610 MOYER, KELOWNA	LOT 26, PLAN KAP425, SECTION 35&36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.40	\$1,082.82
21706647000	610 CORNISH, KELOWNA	LOT 28, PLAN KAP425, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & SEC 36	7.94	\$1,343.37
21706658000	355 CORNISH, KELOWNA	LOT 41, PLAN KAP425, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.64	\$615.85
21706661000	298 CORNISH, KELOWNA	LOT 45, PLAN KAP425, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.29	\$725.83
21706773003	1685 RUTLAND, KELOWNA	LOT 3, PLAN KAP18313, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.05	\$346.84
21706773440	585 CORNISH, KELOWNA	LOT 1, PLAN KAP19142, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	3.86	\$653.07
21706774244	245 CORNISH, KELOWNA	LOT B, PLAN KAP43294, SECTION 35, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.10	\$355.30
21706776850	2105 MORRISON, KELOWNA	LOT 1, PLAN KAP425, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP77337	7.05	\$1,192.79
21706776900	1990 MCKENZIE, KELOWNA	LOT 2, PLAN KAP425, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP78155, KAP92012	10.58	\$1,790.03
21706777000	1900 MCKENZIE, KELOWNA	LOT 3, PLAN KAP425, PART N1/2, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	5.62	\$950.85
21706778000	1893 MORRISON, KELOWNA	LOT 3, PLAN KAP425, PART S1/2, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	2.63	\$444.97
21706788000	1304 MORRISON, KELOWNA	LOT 10, PLAN KAP425, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.59	\$1,284.15
21706789000	819 MOYER, KELOWNA	LOT 11, PLAN KAP425, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 82699	3.98	\$673.38
21706792000	2062 MORRISON, KELOWNA	LOT 14, PLAN KAP425, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.79	\$810.42
21706794000	2 - 685 OLD VERNON, KELOWNA	LOT 16, PLAN KAP425, SECTION 35 & 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.36	\$737.67
21706796000	745 CORNISH, KELOWNA	LOT 18, PLAN KAP425, SECTION 35 & 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	6.35	\$1,074.36
21706799510	1425 MORRISON, KELOWNA	LOT B, PLAN EPP15301, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	7.41	\$1,253.70
21706805005	1920 MCCURDY, KELOWNA	LOT 3, PLAN KAP91486, SECTION 31, TOWNSHIP 27, OSOYOOS DIV OF YALE LAND DISTRICT	5.24	\$886.56
21706806000	1431 LATTA, KELOWNA	LOT 24, PLAN KAP1760, SECTION 36&31, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, & TWP 27	1.00	\$169.19
21706807001	1305 LATTA, KELOWNA	LOT 25, PLAN KAP1760, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN B4218 & 33998	7.55	\$1,277.38
21706810002	1341 LATTA, KELOWNA	LOT 28, PLAN KAP1760, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 31944	9.96	\$1,685.13
21706817001	1331 MCCURDY, KELOWNA	LOT 1, PLAN KAP4060, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 30660 KAP67186	19.59	\$3,314.43
21706819000	1545 MCCURDY, KELOWNA	LOT 3, PLAN KAP4060, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP56029 & KAP63091	15.92	\$2,693.50
21706820000	1445 LATTA, KELOWNA	LOT 25, PLAN KAP4218B, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	4.37	\$739.36
21706828500	1750 MCKENZIE, KELOWNA	LOT B, PLAN KAP25654, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP90335	10.24	\$1,732.51
21706828618	1301 LATTA, KELOWNA	LOT 1, PLAN KAP33998, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, HERETO IS ANNEXED EASEMENT CA3247673 OVER LOT 25 PL 1760 EXC PLANS B4218 & 33998 THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT; SEE PL M11328	1.00	\$169.19
21706828642	837 MCCURDY, KELOWNA	LOT 2, PLAN EPP14181, SECTION 36, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21706886003	1 - 2025 TREETOP, KELOWNA	LOT 1, PLAN KAP1760, SECTION 19, TOWNSHIP 27, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 26646, & SEC 30 & EXC PL 30907, MANUFACTURED HOME REG.# 13479	8.04	\$1,360.29



Folio	Property Address	Legal Description	Adjusted Acres	x \$169.19
21706960185	5681 LAKESHORE, KELOWNA	LOT 1, PLAN EPP37698, SECTION 16, TOWNSHIP 28, SIMILKAMEEN DIV OF YALE LAND DISTRICT	1.00	\$169.19
21707143000	559 BARNABY, KELOWNA	LOT 3, PLAN KAP1743, SECTION 25, TOWNSHIP 28, SIMILKAMEEN DIV OF YALE LAND DISTRICT	1.00	\$169.19
21707161000	4860 LAKESHORE, KELOWNA	PARCEL A, PLAN KAP1722, SECTION 25, TOWNSHIP 29, SIMILKAMEEN DIV OF YALE LAND DISTRICT, SHOWN ON PL B5804 OF LOT 3	3.21	\$543.10
21707264002	1456 DEHART, KELOWNA	LOT 1, PLAN KAP1837, SECTION 31, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 21254 28408, & SEC 6 TWP 26	11.58	\$1,959.22
21707269000	999 CRAWFORD, KELOWNA	LOT 1, PLAN KAP13170, SECTION 31, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 20569	4.82	\$815.50
21707270072	1265 CRAWFORD, KELOWNA	LOT 2, PLAN KAP21104, SECTION 31, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21707270074	1285 CRAWFORD, KELOWNA	LOT 3, PLAN KAP21104, SECTION 31&32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21707278000	4551 STEWART, KELOWNA	LOT 220, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	2.89	\$488.96
21707287000	4335 STEWART, KELOWNA	LOT 229, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN EPP89865	3.02	\$510.95
21707290000	4285 STEWART, KELOWNA	LOT 232, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN EPP89865	6.85	\$1,158.95
21707291000	4202 BEDFORD, KELOWNA	LOT 233, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN H9875	9.74	\$1,647.91
21707293000	4250 STEWART, KELOWNA	LOT 238, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	1.63	\$275.78
21707296000	1475 DEHART, KELOWNA	LOT 246, PLAN KAP1247, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 6779	1.00	\$169.19
21707304000	4132 BEDFORD, KELOWNA	LOT 3, PLAN KAP15793, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	6.38	\$1,079.43
21707304010	1485 DEHART, KELOWNA	LOT 1, PLAN KAP20969, SECTION 32, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	1.21	\$204.72
21707351000	4305 JAUD, KELOWNA	LOT 5, PLAN KAP6171, SECTION 34, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN EPP120634	11.06	\$1,871.24
21707357000	4263 JAUD, KELOWNA	LOT A, PLAN KAP14895, SECTION 34, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21707362338	2950 BALDOCK, KELOWNA	LOT 10, PLAN KAP74510, SECTION 34, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21709533000	2517 GALE, KELOWNA	LOT 2, PLAN KAP10810, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 19044, H15414	6.08	\$1,028.68
21709533052	2499 GALE, KELOWNA	LOT C, PLAN KAP19044, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21709533053	2475 GALE, KELOWNA	LOT D, PLAN KAP19044, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21709533054	2449 GALE, KELOWNA	LOT E, PLAN KAP19044, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21709533055	2427 GALE, KELOWNA	LOT F, PLAN KAP19044, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21709533057	2555 GALE, KELOWNA	LOT A, PLAN EPP65442, DISTRICT LOT 32A, OSOYOOS DIV OF YALE LAND DISTRICT	1.39	\$235.17
21710392000	2240 MAYER, KELOWNA	LOT 1, PLAN KAP2332, DISTRICT LOT 128, OSOYOOS DIV OF YALE LAND DISTRICT	16.77	\$2,837.32
21710393000	2050 BYRNS, KELOWNA	LOT 1, PLAN KAP2830, DISTRICT LOT 128, SECTION 17, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# B00730	16.89	\$2,857.62
21710410000	1756 BYRNS, KELOWNA	LOT 23, PLAN KAP415, DISTRICT LOT 129, OSOYOOS DIV OF YALE LAND DISTRICT, EX E 4.14 CHNS, MANUFACTURED HOME REG.# 49222	11.34	\$1,918.61
21710411000	1890 BYRNS, KELOWNA	LOT 23, PLAN KAP415, DISTRICT LOT 129, SECTION 19, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT, E 4.14 CHNS L 23, MANUFACTURED HOME REG.# 105820	4.35	\$735.98
21710414000	1756 BYRNS, KELOWNA	LOT 26, PLAN KAP415, DISTRICT LOT 129, OSOYOOS DIV OF YALE LAND DISTRICT, EX E 4.14 CHNS	10.62	\$1,796.80
21710518000	1650 BYRNS, KELOWNA	LOT 2, PLAN KAP78759, DISTRICT LOT 129, OSOYOOS DIV OF YALE LAND DISTRICT	3.61	\$610.78
21710519852	2225 SPALL, KELOWNA	LOT B, PLAN KAP40808, DISTRICT LOT 129, OSOYOOS DIV OF YALE LAND DISTRICT	10.81	\$1,828.94
21710519854	1980 BYRNS, KELOWNA	LOT C, PLAN KAP40808, DISTRICT LOT 129, OSOYOOS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 20597	9.18	\$1,553.16
21710519856	1990 BYRNS, KELOWNA	LOT D, PLAN KAP40808, DISTRICT LOT 129, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21710531000	1909 BYRNS, KELOWNA	LOT 15, PLAN KAP415, DISTRICT LOT 130, OSOYOOS DIV OF YALE LAND DISTRICT, E 10 ACRES OF L 15	6.34	\$1,072.66
21710543001	2589 BENOULIN, KELOWNA	LOT 1, PLAN KAP3357, DISTRICT LOT 130, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 15515 20646 23696	5.66	\$957.62
21710549000	2029 BYRNS, KELOWNA	LOT 2, PLAN KAP8615, DISTRICT LOT 130, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 16912	7.94	\$1,343.37
21710589113	1909 BYRNS, KELOWNA	LOT B, PLAN KAP67173, DISTRICT LOT 130, OSOYOOS DIV OF YALE LAND DISTRICT	23.50	\$3,975.97
21711501711	4345 HOBSON, KELOWNA	LOT 25, PLAN KAP27559, DISTRICT LOT 167, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP64149 KAP68293 KAP73487 EPP16570 EPP46682	1.00	\$169.19
21711502309	4340 HOBSON, KELOWNA	LOT A, PLAN KAP69885, DISTRICT LOT 167, OSOYOOS DIV OF YALE LAND DISTRICT	1.00	\$169.19
21712185885	4485 SALLOWS, KELOWNA	LOT 184, PLAN KAP1247, DISTRICT LOT 359, SECTION 33, TOWNSHIP 29, OSOYOOS DIV OF YALE LAND DISTRICT	2.04	\$345.15
21712199082	4380 WALLACE HILL, KELOWNA	LOT 2, PLAN KAP39632, DISTRICT LOT 360, OSOYOOS DIV OF YALE LAND DISTRICT	4.70	\$795.19
21712199103	2740 HARVARD, KELOWNA	LOT 14, PLAN KAP62784, DISTRICT LOT 360, OSOYOOS DIV OF YALE LAND DISTRICT	3.11	\$526.18
288			1585.01	\$268,167.84



# CITY OF KELOWNA

## BYLAW NO. 12762

### Amendment No. 18 to Water Regulation Bylaw No. 10480

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Water Regulation Bylaw No. 10480 be amended as follows:

1. **THAT PART 8 – WATER USE RESTRICTION STAGES, 8.3 Adjustment of Allotment, 8.3.4** be added as follows:

"If the Manager determines that additional Allotment on the Non-Potable Water System can be made available within the limits outlined in Council Policy No. 383 Water Supply Level of Service, then a Customer may purchase additional Allotment at the rates specified in Schedule 'B'. The Manager will determine the volume of Allotment available for sale. The Customer's annual Allotment Fee will be adjusted accordingly";

2. **AND THAT Schedule "B" Water Meter Fees and Service Charges, Section 5. Purchase of Allotment on the Non-Potable Water System in Accordance with Section 8.3.4** be added as follows:

5. **"Purchase of Allotment on the Non-Potable Water System in accordance with Section 8.3.4**

In accordance with Section 8.3.4:

One time charge for each Hectare of additional Allotment:	\$13,600
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";

6. This bylaw may be cited for all purposes as "Bylaw No. 12762, being amendment No. 18 to Water Regulation Bylaw No. 10480."
7. This bylaw shall come into full force and effect and is binding on all persons on the date of adoption.

Read a first, second and third time by the Municipal Council this 28<sup>th</sup> day of April, 2025.

Adopted by the Municipal Council of the City of Kelowna this

\_\_\_\_\_  
Mayor

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