

City of Kelowna Regular Council Meeting AGENDA



Monday, April 20, 2026
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

5 - 12

PM Meeting - April 13, 2026

3. Public in Attendance

3.1 Annual Update – City of Kelowna and University of British Columbia Okanagan Research Partnership (2026)

13 - 34

To receive an annual progress update regarding the City of Kelowna UBCO Research Alliance.

4. Development Application Reports & Related Bylaws

4.1 Multiple Properties - OCP25-0018 (BL12877) - City of Kelowna

35 - 66

To amend the Official Community Plan to change the future land use designation of 14 properties for administrative updates.

4.2 Multiple Properties - BL12877 (OCP25-0018) - City of Kelowna

67 - 81

Requires a majority of all members of Council (5).

To give Bylaw No. 12877 first reading in order to change the future land use designation of 14 parcels.

4.3 Multiple Properties - Z25-0041 (BL12878) - City of Kelowna

82 - 122

To rezone 41 parcels for administrative updates.

4.4	Multiple Properties BL12878 (Z25-0041) - City of Kelowna	123 - 138
	To give Bylaw No. 12878 first reading in order to rezone 41 parcels for administrative updates..	
4.5	Kyndree Court 1238 - Z25-0050 (BL12898) - Urban Options	139 - 159
	To rezone the subject property from RR1 – Large Lot Rural Residential zone to the RU1 – Large Lot Housing zone to facilitate infill development.	
5.	Bylaws for Adoption (Development Related)	
5.1	McCurdy Place 846 and 863 - BL12874 (Z25-0047) - Sweetwater Management LTD., INC.NO. BC0298078	160 - 160
	To adopt Bylaw No. 12874 in order to rezone the subject properties from the I1 – Business Industrial zone to the I2 – General Industrial zone.	
6.	Non-Development Reports & Related Bylaws	
6.1	Temporary DCC Relief Proposal	161 - 182
	To receive information regarding temporary Development Cost Charge (DCC) relief, and to direct staff to advance the proposed DCC relief option.	
6.2	Accessible Parking Program Update	183 - 207
	To enhance the City’s Accessible Parking Program with improvements to the management, design, and enforcement of accessible parking.	
6.3	BL12888 - Amendment No. 46 to Traffic Bylaw No. 8120	208 - 210
	To give Bylaw No. 12888 first, second and third reading.	
6.4	BL12889 - Amendment No. 43 to Bylaw Notice Enforcement Bylaw No. 10475	211 - 211
	To give Bylaw No. 12889 first, second and third reading.	
6.5	Commercial Marine User Fee	212 - 225
	To amend the Parks and Public Spaces Bylaw, as well as the schedule of the penalties in the Notice Enforcement Bylaw, in relation to the Municipal Boating Facilities Commercial Licensing program.	
6.6	BL12903 - Amendment No. 10 to the Parks and Public Space Bylaw No. 10680	226 - 226
	To give Bylaw No. 12903 first, second and third reading.	

6.7	BL12904 - Amendment No. 44 to the Bylaw Notice Enforcement Bylaw No. 10475	227 - 227
	To give Bylaw No. 12904 first, second and third reading.	
6.8	Business Improvement Area - Downtown Kelowna Association - 2026 Budget	228 - 249
	To authorize the 2026 levy on Class 5 light industry and Class 6 business/other properties located within the Kelowna Downtown Business Improvement Area.	
6.9	Business Improvement Area - Uptown Rutland Business Associate - 2026 Budget	250 - 266
	To authorize the 2026 levy on Class 5 light industry and Class 6 business/other properties located within the Uptown Rutland Business Improvement Area.	
6.10	2026 Tax Distribution Policy	267 - 279
	To establish tax class ratios that will be used in the preparation of the 2026 tax rates.	
6.11	Five Year Financial Plan Bylaw 2026-2030	280 - 337
	To approve the 2026 Final Budget Volume submissions, the 2026-2030 Financial Plan, and the related bylaws.	
6.12	BL12890 - Five Year Financial Plan Bylaw 2026 - 2030	338 - 343
	To give Bylaw No. 12890 first, second and third reading.	
6.13	12891 - 2026 Tax Structure Bylaw	344 - 344
	To give Bylaw No. 12891 first, second and third reading.	
6.14	BL12892 - Annual Tax Rate Bylaw 2026	345 - 347
	To give Bylaw No.12892 first, second and third reading.	
6.15	BL12894 - Development Cost Charge Reserve Fund Expenditure Bylaw 2026	348 - 348
	To give Bylaw No. 12894 first, second and third reading.	
6.16	BL12895 - Sale of City-Owned Land Reserve Fund Expenditure Bylaw 2026	349 - 349
	To give Bylaw No. 12895 first, second and third reading.	
6.17	BL12896 - Density Bonus Expenditure Bylaw 2026	350 - 350
	To give Bylaw No. 12896 first, second and third reading.	
6.18	BL12897 - Septic Removal Specified Area Reserve Fund Expenditure Bylaw 2026	351 - 351
	To give Bylaw No. 12897 first, second and third reading.	

6.19	2026 Sterile Insect Release (SIR) Parcel Tax	352 - 366
	To authorize the 2026 Sterile Insect Release parcel tax levy on specified property tax rolls within the City of Kelowna.	
6.20	BL12893 - Sterile Insect Release Program Parcel Tax Bylaw 2026	367 - 373
	To give Bylaw No. 12893 first, second and third reading.	
7.	Resolutions	
7.1	Councillor Cannan, Draft Resolution re: Graduated Development Cost Charge Policy	374 - 375
7.2	Draft Resolution re: Council Tour of Parkinson Recreation Park and Mission Recreation Park	376 - 376
8.	Bylaws for Adoption (Non-Development Related)	
8.1	BL12879 - Revenue Anticipation Bylaw	377 - 378
	To adopt Bylaw No.12879.	
8.2	BL12876 - Amendment No. 1 to the Five Year Financial Plan 2025-2029 Bylaw No. 12770	379 - 380
	To adopt Bylaw No. 12876.	
8.3	BL12881 - Amendment No. 17 to the Solid Waste Management Regulation Bylaw No. 10106	381 - 398
	To adopt Bylaw No. 12881.	
9.	Mayor and Councillor Items	
10.	Termination	



**City of Kelowna
Regular Council Meeting
Minutes**

Date: Monday, April 13, 2026
Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart*, Charlie Hodge, Mohini Singh, Rick Webber* and Loyal Wooldridge

Members Participating Remotely Councillors Gord Lovegrove* and Luke Stack

Staff Present City Manager, Doug Gilchrist; City Clerk, Laura Bentley; Divisional Director, Planning, Climate Action and Development Services, Ryan Smith*; Development Planning Department Manager, Nola Kilmartin*; Development Planning Manager, Carla Eaton*; Planner Specialist, Tyler Caswell*; Planner, Nadia Mahmoud*; Housing Policy and Programs Manager, James Moore*; Planner Specialist, Mark Tanner*; General Manager, Corporate Services, Joe Sass*; Financial Planning Manager, Melanie Antunes*; Budget Supervisor, Jay Jean*; Treasury Supervisor, James Lawson*; General Manager, Infrastructure, Mac Logan*; Integrated Transportation Department Manager, Brittany Hallam*; Transit and Programs Manager, Mike Kittmer*; Director, Commercial and Air Service, Tonja Molina*; Legal and Administrative Coordinator, Lisa Schell

Staff Participating Remotely Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order

Mayor Dyas called the meeting to order at 1:31 p.m.

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

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2. Confirmation of Minutes

Moved By Councillor Singh/Seconded By Councillor Wooldridge

THAT the Minutes of the Regular Meetings of March 30, 2026 be confirmed as circulated.

Carried

3. Development Application Reports & Related Bylaws

3.1 Belgo Rd 2604 - A25-0005 - Prabdeep Aulakh

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Agricultural Land Reserve Application No. A25-0005 for Lot 5 Block 16 Section 11 Township 26 ODYD Plan 1380 located at 2604 Belgo 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.

Carried

3.2 Cactus Rd 1115 OCP25-0016 Z25-0038 - Kelowna Hindu Cultural Society

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Official Community Plan Map Amendment Application No OCP25-0016 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of Lot B Section 23 Township 26 ODYD Plan 28071 located at 1115 Cactus Road from the C-NHD – Core Area Neighbourhood designation to the EDINST – Educational/Institutional designation be considered by the council;

AND THAT rezoning Application No. Z25-0038 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot B Section 23 Township 26 ODYD Plan 28071 located at 1115 Cactus Road from the MF2 – Townhouse Housing zone to the P2 – Education and Minor Institutional zone be considered by the council;

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

AND FURTHER THAT Council considers the Public Information Session 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 April 13, 2026.

Carried

3.3 Cactus Rd 1115 BL12901 (OCP25-0016) - Kelowna Hindu Cultural Society

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Bylaw No.12901 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried

3.4 Cactus Rd 1115 BL12902 (Z25-0038) - Kelowna Hindu Cultural Society

Moved By Councillor Webber/Seconded By Councillor Wooldridge

THAT Bylaw No.12902 be read a first time.

Carried

3.5 Density Bonus Program Bylaw Updates - OCP26-0001 TA26-0003

Staff:

- Displayed a PowerPoint Presentation summarizing the density bonus program amendments and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Official Community Plan Text Amendment Application No. OCP26-0001 to amend Kelowna 2040 – Official Community Plan Bylaw No. 12300 as outlined in Schedule "A" attached to the Report from the Housing Policy & Programs Department dated April 13, 2026, be considered by Council;

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

AND THAT the requirement to hold a Public Information Session, prior to the Official Community Plan Text Amending Bylaw receiving first reading, in accordance with the *Local Government Act*, and the City of Kelowna's Development Application and Heritage Procedures Bylaw No. 12310, be waived;

AND THAT Zoning Bylaw Text Amendment Application No. TA26-0003 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "B" attached to the Report from the Housing Policy & Programs Department dated April 13, 2026, be considered by Council;

AND THAT final adoption of the Zoning Bylaw Text Amending Bylaw be considered subsequent to the approval of the Ministry of Transportation and Transit;

AND FURTHER THAT Bylaw No. 12900, being the Affordable Housing Reserve Fund Bylaw No. 12900, be forwarded for reading consideration.

Carried

3.6 BL12885 OCP26-0001 Density Bonus Program

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Bylaw No.12885 be read a first time;

AND THAT the bylaw has been considered in conjunction with the City's Financial Plan and Waste Management Plan.

Carried

3.7 BL12900 - Affordable Housing Reserve Fund Bylaw

Moved By Councillor Webber/Seconded By Councillor Wooldridge

THAT Bylaw No. 12900 be read a first, second and third time.

Carried

3.8 Rezoning Bylaws Supplemental Report to Council

Councillor DeHart declared a conflict of interest as they own two units that could be short term rentals and is employed in the hotel industry and left the meeting at 1:57 p.m.

Councillor Lovegrove declared a conflict of interest as they own a short term rental property and disconnected from the meeting at 1:57 p.m.

Staff:

- Commented on notice of first reading and correspondence received for Bylaw No. 12887.
- Responded to questions from Council.

3.9 Rezoning Applications

3.9.1 Short-Term Rental Implementation Zoning Bylaw Amendment - Z26-0005 (BL12887) - City of Kelowna

Moved By Councillor Wooldridge/Seconded By Councillor Webber

THAT Bylaw No. 12887 be read a first, second and third time.

Carried

Councillor DeHart returned to the meeting at 2:05 p.m.

Councillor Lovegrove rejoined the meeting at 2:05 p.m.

3.8 Rezoning Bylaws Supplemental Report to Council

Staff:

- Commented on notice of first reading and correspondence received for Bylaw No. 12884.
- Responded to questions from Council.

3.9.2 435 Sutton Crescent - Z23-0087 (BL12884) - Up Rite Homes Ltd., Inc. No. BCo235839

Moved By Councillor Cannan/Seconded By Councillor Singh

THAT Bylaw No.12884 be read a first, second and third time.

Carried

3.8 Rezoning Bylaws Supplemental Report to Council

Staff:

- Commented on notice of first reading and correspondence received for Bylaw No. 12882.
- Responded to questions from Council.

3.10 Text Amendment Application

3.10.1 Lombardy Sq 1498 - TA26-0002 (BL12882) - Springdale Properties Ltd. Inc. No. BCo864963

Moved By Councillor Cannan/Seconded By Councillor Singh

THAT Bylaw No. 12882 be read a first, second and third time and adopted.

Carried

3.1.1 Glenmore Dr 1232-1250 - DP25-0235 - City of Kelowna

Staff:

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

Moved By Councillor Wooldridge/Seconded By Councillor Singh

THAT Council authorizes the issuance of Development Permit No. DP25-0235 for Lot A Section 26 Township 26 ODYD Plan EPP137229, located at 1232-1250 Glenmore Drive, Kelowna, BC, subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Carried
Councillor Cannan and Hodge - Opposed

The meeting recessed at 2:20 p.m.

The meeting reconvened at 2:29 p.m.

4. Non-Development Reports & Related Bylaws

4.1 Amendment No. 1 to the Five Year Financial Plan 2025-2029

Staff:

- Displayed a PowerPoint Presentation providing an overview of the amendments to the 2025-2029 Five-Year Financial Plan.

Moved By Councillor Cannan/Seconded By Councillor Singh

THAT Council receives, for information, the Report from Financial Services dated April 13, 2026 with respect to amendments to the Five-Year Financial Plan 2025-2029 Bylaw;

AND THAT Bylaw No. 12876, being Amendment No. 1 to the Five-Year Financial Plan 2025-2029 Bylaw No. 12770, be advanced for reading consideration.

Carried

4.2 BL12876 - Amendment No. 1 to the Five Year Financial Plan 2025-2029 Bylaw No. 12770

Moved By Councillor Singh/Seconded By Councillor Cannan

THAT Bylaw No. 12876 be read a first, second and third time.

Carried

4.3 Revenue Anticipation Bylaw 2026

Staff:

- Displayed a PowerPoint Presentation providing an overview of the Revenue Anticipation Borrowing Bylaw and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Council receives, for information, the report from Financial Services, dated April 13, 2026 with respect to establishing a Revenue Anticipation Borrowing Bylaw;

AND THAT Bylaw No. 12879 being the Revenue Anticipation Borrowing Bylaw be forwarded for reading consideration.

Carried

4.4 BL12879 - Revenue Anticipation Bylaw

Moved By Councillor Singh/Seconded By Councillor Cannan

THAT Bylaw 12879 be adopted.

Carried

4.5 Strategic Land Liability Under Agreement

Staff:

- Displayed a PowerPoint Presentation summarizing the Strategic Land Liability Under Agreement and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Webber

THAT Council receives, for information, the report from Financial Services, dated April 13, 2026 with respect to establishing a Liability Under Agreement for the acquisition of 289 Queensway and 1440 – 1460 Pandosy Street;

AND THAT Council authorizes borrowing of \$24,650,000 under Community Charter Section 175, Liabilities Under Agreement, to fund the purchase of the two strategic properties previously approved by Council in September 2025, with annual interest payments and one lump sum principal payment within five years upon the sale of the properties;

AND THAT the 2026 Financial Plan be amended to include annual interest payments funded through asset revenues.

Carried

4.6 Affordable Transit Pass Program

Staff:

- Displayed a PowerPoint Presentation outlining the Affordable Transit Pass Program and guiding principals and responded to questions from Council.

Moved By Councillor DeHart/Seconded By Councillor Wooldridge

THAT Council receives, for information, the report from the Integrated Transportation Department dated April 13, 2026, with respect to the Affordable Transit Program;

AND THAT Council direct staff to advance the implementation of an Affordable Transit Program in 2027 subject to final budget approval;

AND FURTHER THAT Council direct staff to work with BC Transit to update their Umo fare system to allow for the digital purchase of affordable passes.

Carried

4.7 Kelowna T Hangars Inc. - Extension to Sublease at Kelowna International Airport

Staff:

- Displayed a PowerPoint Presentation providing an overview of the sublease extension and its terms and conditions and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Council receives for information the report from Kelowna International Airport and Real Estate dated April 13, 2026, with respect to the extension of the sublease with Kelowna T Hangars Inc.;

AND THAT Council approves the extension to the sublease with Kelowna T Hangars Inc. attached as Attachment A to the report of the Kelowna International Airport and Real Estate Departments dated April 13, 2026;

AND FURTHER THAT the Real Estate Department Manager be authorized to execute all documents necessary to complete the extension and maintain this transaction.

Carried

4.8 Solid Waste Management Regulation Bylaw No. 10106

Staff:

- Displayed a PowerPoint Presentation summarizing the amendment to the Solid Waste Management Regulation Bylaw to transition curbside collection to Recycle BC and responded to questions from Council.

Moved By Councillor Wooldridge/Seconded By Councillor Hodge

THAT Council receives, for information, the report from Utility Services dated April 13, 2026, regarding proposed bylaw updates required to transition curbside recycling collection from City service to non-City service, effective May 1, 2026;

Carried

4.9 BL12881 - Amendment No. 17 to the Solid Waste Management Regulation Bylaw No. 10106

Moved By Councillor Singh/Seconded By Councillor Cannan

THAT Bylaw No. 12881 be read a first, second and third time.

Carried

5. Resolutions

5.1 Councillor Cannan, Draft Resolution re: Lobbyist Registry

Councillor Cannan:

- Spoke to the draft resolution regarding the Lobbyist Registry and responded to questions from Council.

City Clerk:

- Responded to questions from Council.

Moved By Councillor Webber/Seconded By Councillor Singh

THAT Council directs staff to explore the implications of amending Council Policy No. 390 Lobbyist Registry policy statement 5.c) as outlined in the draft resolution dated April 13, 2026 and report back to Council.

Defeated

Mayor Dyas, Councillors DeHart, Singh, Stack and Wooldridge - Opposed

6. Mayor and Councillor Items

Councillor DeHart:

- Spoke to their attendance at the Kelowna IKEA Opening.
- Spoke to their attendance at the UBC Okanagan Capstone Engineering competition held at the KF Centre for Excellence.
- Spoke to the attendance at the JoeAnna's House fundraising event.
- Spoke to their attendance at the UDI Okanagan Presentation.
- Spoke to their attendance at the Kelowna Chamber Annual General Meeting alongside the newly appointed Board Members.
- Will be emceeing the upcoming Top 40 Under 40 Awards.
- Spoke to their attendance at the Grand Opening of the Chocolats Favoris Shop.
- Spoke to their attendance at the Jamaican BBQ Dinner Fundraiser at Parkinson Recreation Centre.

Councillor Wooldridge:

- Spoke to their attendance at UBC Okanagan first-year engineering students' year-end projects competition.

Councillor Hodge:

- Commended City crews who work on infrastructure improvement projects.

Councillor Cannan:

- Spoke to the UBC Okanagan engineering year-end and business management capstone projects.
- Spoke to their attendance at the Okanagan Basin Water Board meeting.
- Commented that Bill M216 Professional Reliance Act is on pause.
- Commented on the impact that Development Cost Charges has on housing affordability.
- Made a Notice of Motion for staff to develop attainable home ownership policy in light of provincial legislation.

7. Termination

This meeting was declared terminated at 3:54 p.m.

Mayor Dyas

lb/acm



City Clerk

Report to Council



Date: April 20, 2026
To: Council
From: City Manager
Subject: Annual Update – City of Kelowna and University of British Columbia Okanagan Research Partnership
Department: Partnerships Office - City of Kelowna UBCO Research Alliance

Recommendation:

THAT Council receives, for information, the report from the Partnerships Office dated April 20, 2026, with respect to the Annual Update – City of Kelowna and University of British Columbia Okanagan Research Partnership.

Purpose:

To receive an annual progress update regarding the City of Kelowna UBCO Research Alliance.

Background:

The City of Kelowna and the University of British Columbia Okanagan (UBCO) have a long history of collaboration, which was formally established in 2021 through the Framework for Enhanced Collaboration. This framework introduced the Collaborative Research Fund, with each organization contributing \$100,000 annually to support applied research. During the first several years of this partnership, five research projects were funded.

In 2025, the City and UBCO expanded and further formalized this partnership under the name City of Kelowna UBCO Research Alliance (the Alliance). The Alliance aims to advance City priorities through applied research and innovation and is supported by dedicated staff from both organizations. It operates as a cross-disciplinary platform that fosters collaboration, knowledge exchange, and engagement with external partners to broaden impact.

This year’s annual report provides an update on the five legacy research projects, which are now either completed or nearing completion, and introduces four newly funded collaborative research projects. The report also highlights ongoing development of the Research Alliance as the next phase in the evolving applied research partnership between the City and UBCO.

Previous Council Resolution

Resolution	Date
THAT Council receives for information the report from the City of Kelowna UBCO Research Alliance, providing a progress update regarding various collaborative research initiatives.	July 7, 2025

Discussion:

Legacy Research Projects – Annual Update:

During the first several years of the research partnership between the City and UBCO, five research projects were funded. These projects are now referred to as the legacy projects to distinguish them from the newly funded research. To date, one has been completed, three are scheduled for completion in 2026, and one is expected to conclude by December 2027.

Legacy Research Projects - Completed Project:

1. **Biochar Blended Clay Bricks: an Innovative Solution for Landfill Waste:**

This project evaluated the potential to convert wood waste into “biochar bricks” and developed standard techniques to produce them, creating a value-added product that promotes atmospheric carbon capture and sequestration. The research focused on converting wood waste into biochar and incorporating it into different mixtures to determine an optimal mix design that could support the development of sustainable, low-carbon construction materials. This work helped the City explore innovative ways to reduce landfill waste and support low-carbon construction. This project had a budget of \$90,000 and leveraged funding ratio of 3:1. It aligned with Council’s priority of *climate & environment*.

Legacy Research Projects – Nearing Completion:

2. **Assessing the Potential Demand for Alternative Transit along the Rail-Trail Corridor connecting Major Urban Destinations:** This project examines opportunities to improve connectivity between UBC Okanagan, Kelowna International Airport (YLW), and the downtown area along the Okanagan Rail Trail using existing and emerging travel modes. A stated preference survey has been completed, showing strong openness to an Autonomous Transit Service (ATS), which was rated nearly as favourably as driving. A statistical model has been developed to understand the factors influencing ATS adoption, with younger individuals, lower-income residents, bikers, students, and people living or working near the Rail Trail expressing the strongest support.

With data collection and behavioural modelling complete, the project has moved into the simulation phase, which will forecast real-world demand, shifts in mode choice, and potential impacts on travel times and traffic conditions, and may help the City understand how ATS could integrate into the broader regional transportation network. Final project tasks will include cost and transportation network impact assessments and final policy recommendations which are expected to be completed in August 2026. With a budget of \$306,500 and leveraged funding ratio of 3:1, this project aligns with Council’s priorities of *transportation* and *climate & environment*.

3. **EV Charging – Bus Electrification:** This project examines the technological, financial, and environmental feasibility of rapid battery charging infrastructure to support the transition to electric transit and fleet vehicles in Kelowna. Over the past year, travel demand modeling and energy demand analysis have been completed, and a comprehensive life cycle and life cycle cost assessment comparing diesel and battery electric buses has confirmed battery electric buses as the more sustainable alternative.

Current work focuses on modeling and optimization, including simulation of selected transit routes, infrastructure feasibility, cost and environmental sensitivity analysis, and validation of system performance under different charging and operational scenarios. The findings are expected to support decision-making related to fleet electrification. With a budget of \$198,000 and leveraged funding ratio of 4:1, the project is scheduled for completion by June 2026. This project aligns with Council's advocacy priority for the development of the new **Kelowna Regional Transit Centre** and a fully electric bus fleet, while also aligning with broader **transportation and climate & environment** Council priorities.

4. **Feasibility Study of Solar Energy:** This project examines the technical, economic, and policy feasibility of solar energy adoption in Kelowna, with a focus on informing municipal operations, long-term energy planning, and broader community uptake. Over the past year, a city-wide geospatial analysis of rooftop solar potential has been completed, assessing over 45,000 buildings to quantify technical suitability, total rooftop photovoltaic potential, and long-term economic feasibility under a range of current and projected conditions.

Current work is focused on additional modelling, including utility load forecasting and storage-scenario analysis, to better understand future grid interactions and system integration. Machine learning methods are also being developed to identify existing solar installations, supporting improved planning, validation, and tracking of solar adoption. In parallel, a market research study is underway, with preliminary findings highlighting low historical adoption, limited awareness, and upfront cost as key barriers, alongside emerging opportunities linked to electrification trends. The next phase will focus on completing survey analysis, refining techno-economic and grid interaction scenarios, and translating findings into policy-relevant recommendations and decision-support tools to support the City in advancing solar adoption and informed long-term energy planning. With a budget of \$330,000 and leveraged funding ratio of 11:1, the project is scheduled for completion by August 2026. This project aligns with Council's priority of **climate & environment**.

5. **Sustainable Aquatic Centre Operations:** This project focuses on identifying optimal operational strategies for aquatic centres by examining how disinfectant use, air and water circulation, temperature, and ventilation influence indoor environmental quality, user experience, health outcomes, and energy performance. Over the past year, extensive water and air quality monitoring has been completed, including seven sampling campaigns across partner facilities, with analysis confirming the presence, variability, and drivers of key disinfection by-products (DBPs). Building energy assessments and simulation modeling are underway, with early results identifying pool water heating, ventilation, and dehumidification as the dominant energy demands in indoor pools. Occupant surveys have also been completed at select facilities, providing insights into user satisfaction, health benefits, safety perceptions, and engagement.

The next phase of the project will focus on predictive models for DBPs, health risk assessments, cost-benefit analysis, and the development of optimized operational strategies, culminating in a real-time “ePool” dashboard, to support proactive facility monitoring and smarter facility management. This research may help the City improve the health, energy efficiency and environmental performance of its aquatic centres. With a budget of \$648,000 and leveraged funding ratio of 11:1, this project is scheduled to be completed by December 2027. This project aligns with Council’s priority of *climate & environment*.

New Research Projects:

The City of Kelowna UBCO Research Alliance has recently funded the following four new collaborative research projects.

1. **WildfireCam – Supporting Community Wildfire Preparedness and Resilience:** This project will deploy a network of wildfire detection cameras and support the advancement of AI-driven analytics to enhance early detection and improve wildfire response. With a budget of \$1,254,000 and leveraged funding ratio of 12:1, the project is scheduled to be completed by November 2028. The project aligns with Council priorities of *crime & safety, agriculture & environment*, and the *City of the Future* focus on digital transformation and governance & accountability. It also supports the *Kelowna Fire Department Strategic Master Plan* emphasis on technology and innovation.
2. **Development of a rapid eDNA detection tool to improve invasive mussel biosecurity in BC:** This research project seeks to develop a fast, portable eDNA-based detection tool to strengthen provincial and regional efforts to prevent invasive mussels from entering Okanagan Lake and damaging critical water infrastructure. With a budget of \$512,500 and leveraged funding ratio of 9:1, the project is scheduled to be completed by March 2028. The project aligns with Council’s priority on *economic prosperity*, Council’s advocacy priority of *Okanagan Lake Health*, and the *Climate Resilient Kelowna Strategy* and the *2040 Official Community Plan*, which both emphasize reducing risk of invasive species invasions.
3. **Forecasting Climate Impacts on Drinking Water Source Quality Using Generative AI:** This research will explore how Generative AI could be employed to forecast climate impacts on drinking water quality, informing infrastructure planning and climate adaptation strategies. With a budget of \$195,000 and leveraged funding ratio of 5:1, the project is scheduled to be completed by May 2030. Implementation of the project is contingent on successfully securing additional external funding. This project aligns with the *Healthy City Strategy, Climate Resilience Framework, Water Security Plan, Integrated Water Management Strategy* and *City of the Future: smart city solutions for environmental management*.
4. **A Data-Driven Framework for District Energy System Planning and Implementation in Kelowna:** This project explores a data-driven decision-making framework to support long-term planning and implementation of district energy systems in Kelowna, which could help to identify where systems may be viable, which low-carbon energy sources are most suitable, and how future infrastructure investments can be optimized. With a budget of \$99,750 and leveraged funding ratio of 3:1, the project is scheduled for completion by April 2027. Implementation of the project is contingent on successfully securing additional external funding. The project aligns with Council’s priority of *climate & environment* and the *City of the Future* focus on digital transformation and governance & accountability and supports the *Climate Resilient Kelowna*

Strategy and the Strategic Energy Management Plan which emphasize low-carbon and renewable energy sources across the City.

City of Kelowna UBCO Research Alliance:

The City of Kelowna UBCO Research Alliance aims to enhance and coordinate applied research efforts between the City and UBCO to drive meaningful community impact. Since the previous annual update in July 2025, UBCO has committed to extending its annual contribution of \$100,000 to the Alliance through 2029. Combined with the City's contribution, this renewed commitment enables the Alliance to continue exploring new opportunities and advancing research initiatives supported through the Collaborative Research Fund. Newly funded research projects reflect cross-organizational engagement, with projects being led by staff from three different City divisions, which helps maintain a balanced and strategically aligned portfolio.

Also in 2025, a Joint Adjudication Group (JAG) was established to serve as the formal review and decision-making body for the Collaborative Research Fund within the Alliance. Comprised of senior staff and subject matter experts from both the City and UBCO, the JAG evaluates all research proposals submitted to the Alliance, ensuring they align with Council priorities, City operational needs, and UBCO's academic strengths. By applying a consistent evaluation framework, the JAG helps ensure that funded projects advance shared priorities and strengthen the long-term research partnership between the City and UBCO.

In the upcoming year, staff from both organizations will continue advancing the evolution of the partnership. Newly funded projects will be supported as they initiate their research programs, with ongoing coordination to ensure operational needs and academic goals for both organizations remain aligned. The Alliance will also explore opportunities to expand engagement across City divisions and UBCO faculties, strengthen communication channels, and identify new project opportunities that could be considered under the Collaborative Research Fund. Additionally, staff will consider opportunities for enhanced storytelling and public communication to help build broader community awareness of the Alliance's contributions.

Conclusion:

The City of Kelowna UBCO Research Alliance continues to demonstrate strong momentum, with the past year bringing increased engagement from the research community and a growing portfolio of impactful projects. This sustained collaboration has further strengthened relationships across both institutions and deepened shared understanding of how to effectively leverage expertise and resources to advance mutual priorities.

Internal Circulation:

Communications
 Finance
 Strategic Transportation Planning
 Infrastructure
 Facilities
 Energy Management
 Climate Action and Environment
 Fire Department
 Utility Services
 Landfill & Compost Operations

Considerations applicable to this report:***Existing Policy:***

Imagine Kelowna:

Principle 1: Collaborative

A community where people of all backgrounds work together to meet collective challenges.

Principle 2: Smarter Support innovation that helps drive inclusive prosperity.

Financial/Budgetary Considerations:

Commencing with the 2022 budget, each party began contributing \$100,000 annually to the partnership. Funding is allocated to projects evaluated and approved by the Joint Adjudication Group pursuant to the Collaborative Research Agreement.

Project proposals that demonstrate significant funding leverage from additional sources or partners are prioritized for funding. Depending on the project type and associated funding criteria, leverage ratios can range from 2:1 to substantially higher, maximizing the impact of municipal and university contributions.

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Consultation and Engagement:

Communications Comments:

Submitted by: K. Brunet, Partnerships Development Coordinator

Approved for inclusion: M.Kam, Partnerships Office Director

cc:

S. Currie, Vice-Principal and Associate Vice-President, Research and Innovation (UBCO)

E. Hornibrook, Associate Vice-Principal, Research and Innovation (UBCO)

A. Sheehan, Partnerships Development Specialist (UBCO)



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City of Kelowna and UBCO Research Partnership Annual Update

April 20, 2026

Background

- Strategic partnership between the City and UBC Okanagan
- 2021: Formal framework established
 - Framework for Enhanced Collaboration launched
 - \$200,000 annual joint investment in applied research
 - Five projects funded
- 2025: City of Kelowna UBCO Research Alliance launched
 - Four newly funded collaborative research projects
 - Dedicated staff and formal governance

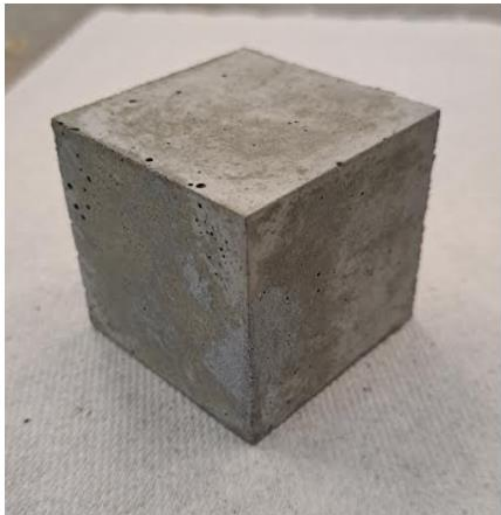
City of Kelowna UBCO Research Alliance

- Formal partnership to advance applied research aligned with community impact
- Jointly funded through the Collaborative Research Fund
 - \$100,000 annual contribution from the City
 - \$100,000 annual contribution from UBCO (*extended through 2029*)
- Supports research aligned with Council priorities and City operational needs
- Joint Adjudication Group
 - Established in 2025 as the formal review and decision-making body



Legacy Research Projects

Biochar Blended Clay Bricks: an Innovative Solution for Landfill Waste



- Evaluated conversion of wood waste into biochar-blended bricks
- Explored applications for landfill waste reduction and carbon sequestration
- Supported development of sustainable, low-carbon building materials
- \$90,000 total project value, City leverage ratio: 3:1
- Supported Council's Climate & Environment priority

Assessing the Potential Demand for Alternative Transit along the Rail-Trail Corridor connecting Major Urban Destinations.

- Examines alternative transit options linking UBCO, YLW and Downtown along the Okanagan Rail Trail
- Cost and transportation network impact assessments to be completed, along with final policy recommendations
- \$306,500 total project value, City leverage ratio: 3:1
- Supports Council's Transportation and Climate & Environment priorities



Developing Rapid Battery Charging in Kelowna for Transit and Fleet: A Techno-Economic and Environmental Assessment.



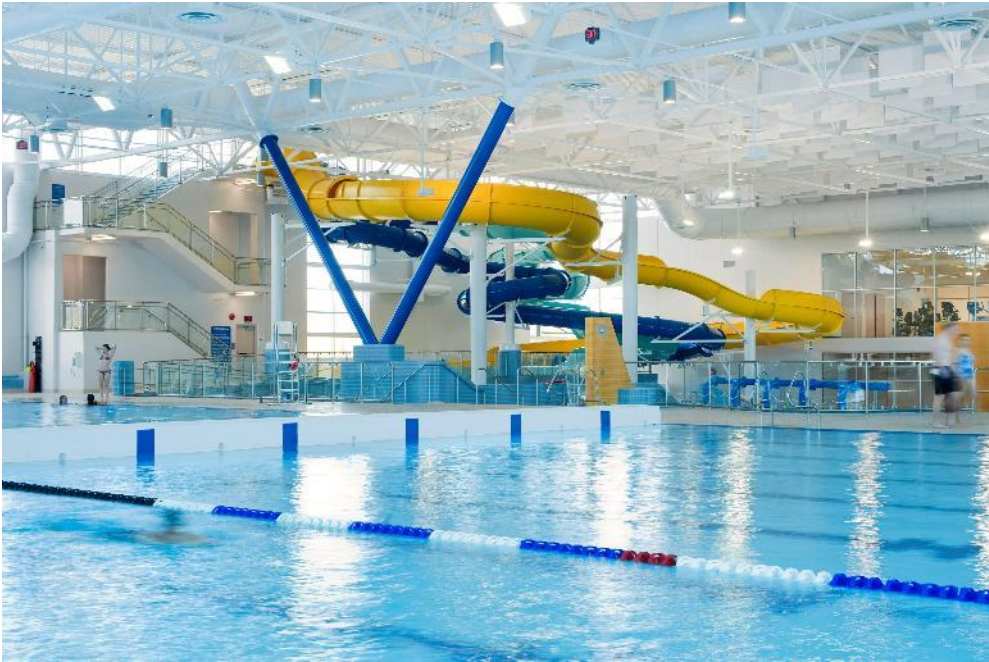
- Assesses feasibility of rapid charging infrastructure for electric buses
- Findings to inform fleet electrification and charging best practices
- \$198,000 total project value, City leverage ratio: 4:1
- Supports Council's Transportation and Climate & Environment priorities

Feasibility Study of Solar Energy in the City of Kelowna

- Evaluates technical, economic and policy feasibility of solar energy in Kelowna
- City-wide rooftop analysis completed for 45,000 buildings
- \$330,000 total project value, City leverage ratio: 11:1
- Supports Council's Climate & Environment priority



Enhancing Health and Environment Performance in Aquatic Centres: A Life Cycle Approach



- Examines how operations affect air/water quality, health outcomes and energy use
- Early results identify heating, ventilation, and dehumidification as key energy drivers
- Next phase to deliver predictive tools and a real-time “ePool” dashboard
- \$648,000 total project value, City leverage ratio: 11:1
- Supports Council’s Climate & Environment priority

New Research Projects

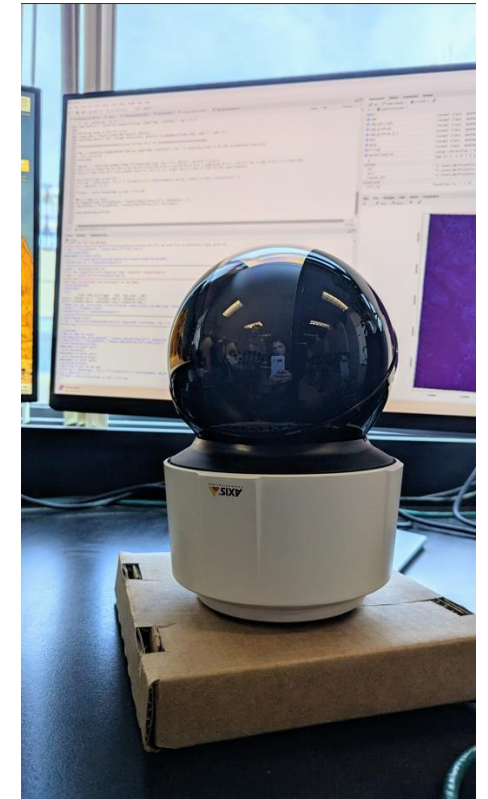


UBC
OWN



WildfireCam – Supporting Community Wildfire Preparedness and Resilience

- Deploys wildfire detection cameras and develops AI analytics to enhance early warning and situational awareness.
- \$1,254,000 total project value, City leverage ratio: 12:1
- Timeline: January 2026 to November 2028
- Supports Council's Crime & Safety, Agriculture & Environment and City of the Future priorities



Development of a rapid eDNA detection tool to improve invasive mussel biosecurity in BC

- Development of a fast, portable eDNA-based detection tool for invasive mussels
- \$512,500 total project value, City leverage ratio: 9:1
- Timeline: April 2026 to May 2028
- Supports Council's priority of Economic Prosperity and advocacy priority of Okanagan Lake Health



Fig. 1. Axxin T16 Isothermal Diagnostics Instrument



Forecasting Climate Impacts on Drinking Water Source Quality Using Generative AI



- Use Generative AI to forecast climate impacts on drinking water quality to inform long-term planning
- \$195,000 total project value, City leverage ratio: 5:1
- Timeline: May 2026 to May 2030*
- Supports the Healthy City Strategy, Climate Resilience Framework and Water Security Plan and Integrated Water Management Strategy

**Funding and start date contingent on securing additional external funding*

A Data-Driven Framework for District Energy System Planning and Implementation in Kelowna

- Develop a data-driven decision-making framework for district energy systems
 - Identifies viable locations, low-carbon energy sources and optimized infrastructure investments
- \$99,750 total project value, City leverage ratio: 3:1
- Timeline: April 2026 to April 2027*
- Supports Council's Agriculture & Environment priority



**Funding and start date contingent on securing additional external funding* City of  Kelowna

Looking Ahead

- Growing a strategically aligned portfolio
- Newly funded research projects
 - Led by staff from three different City divisions
 - Reflects cross-organizational engagement and balanced priorities
- Supporting project start-up and ongoing coordination
- Expanding engagement across City divisions and UBCO faculties
- Strengthening communication, storytelling and public awareness
- Identifying new research opportunities for future funding





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Questions?

For more information, visit kelowna.ca or research.ok.ubc.ca.

REPORT TO COUNCIL

OCP



Date: April 20, 2026
To: Council
From: City Manager
Address: Multiple Properties
File No.: OCP25-0018

	Existing	Proposed
OCP Future Land Use:	Multiple	Multiple

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP25-0018 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of 14 parcels described in Schedule 'A', be considered by Council;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

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

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of 14 properties for administrative updates.

3.0 Development Planning

Staff are committed to the continual improvement of the Official Community Plan and Zoning Bylaw and bring forward updates as and when required. The purpose of this proposed amendment is to revise the Future Land Use (FLU) classification for 14 properties, which require administrative corrections. Generally, these types of updates are needed when a past development misaligns OCP FLU boundaries and zoning, or when public utilities are planned on city owned land. An accompanying Zoning Bylaw mapping amendment (Z25-0041) is also proposed for several properties to reflect the appropriate street context and redevelopment potential. See Table 3.1 Executive Summary for further details about each of the 14 properties.

No.	Address	OCP FLU Details	Reason for Change
1.	5045 Chute Lake Crescent	S-RES to be changed to Parks (PARK) as per Map A.	The zoning of the Property is P3 and the property being located at a slope and riparian area with many easements cannot accommodate any residential developments.

Table 3.1 Executive Summary			
No.	Address	OCP FLU Details	Reason for Change
2.	925 Ellis St / 969 Ellis St / 990 Richter St/620 Recreation Ave	Industrial (IND) to be changed to Core Area Neighbourhood (C- NHD) as per Map B.	The property is signaled for a future land use change from IND to C-NHD in the North End Plan (NEP). The future land use change for this property was missing on the NEP OCP updates.
3.	4980 Lakeshore Rd	S-RES to PARK as per Map C.	City owned lot intended for future park uses.
4.	411 Stellar Drive	S-RES to PSU - Public Service Utilities as per Map D.	This property was part of the CD2 zone per the Kettle Valley Master Plan, it is a City owned parcel, with a major pumping station.
5.	808 Manhattan Drive	Undesignated (lakeward portion) to PARK as per Map E.	Accretion and lot line adjustment.
6.	709 McClure Road	S-RES – Suburban Residential to PSU – Public Service Utilities as per Map F.	City owned lot with existing utility infrastructure intended for public service utilities.
7.	1367 Clear Pond Court	NAT – Natural Area to PSU – Public Service Utilities as per Map G.	City owned lot with existing utility infrastructure intended for public service utilities.
8.	2230 Summit Drive	Park to PSU – Public Service Utilities as per Map H.	City owned lot with existing utility infrastructure intended for public service utilities.
9.	2602 O'Reilly Road	R-RES – Rural Residential to PSU – Public Service Utilities as per Map I.	City owned lot with existing utility infrastructure intended for public service utilities.
10.	5008 Chute Lake Road	S-RES – Suburban Residential to PSU – Public Service Utilities as per Map J.	City owned lot with existing utility infrastructure intended for public service utilities.
11.	400 Sumac Road W	PARK – Park & Open Space to S-RES – Suburban Residential as per Map K.	Lot designated as Parks future land use in the OCP. Real Estate/Parks department does not wish to purchase. This restores the owner's ability to redevelop the property.
*Full Legal Descriptions can be found within Schedule "A"			

Report prepared by: Carson Mackonka, Planner II
Reviewed by: Adam Cseke, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: List of Mapping Amendments for various properties

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.

Schedule A - List of Mapping Amendments

Official Community Plan 12300

No.	Address	Legal Description	OCP FLU Details	Reason for Change
1.	5045 Chute Lake Crescent	LOT B SECTION 24 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP59499 EXCEPT PLAN KAP71939	S-RES to be changed to Parks (PARK) as per Map A.	The zoning of the Property is P3 and the property being located at a slope and riparian area with many easements cannot accommodate any residential developments.
2.	925 Ellis St / 969 Ellis St / 990 Richter St/620 Recreation Ave	LOT 1-3 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 7577	Industrial (IND) to be changed to Core Area Neighbourhood (C-NHD) as per Map B.	The property is signaled for a future land use change from IND to C-NHD in the North End Plan (NEP). The future land use change for this property was missing on the NEP OCP updates.
3.	4980 Lakeshore Rd	LOT 6 SECTION 26 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 4493	S-RES to PARK as per Map C.	City owned lot intended for future park uses.
4.	411 Stellar Drive	LOT 3 SECTIONS 23 AND 24 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP67007	S-RES to PSU - Public Service Utilities as per Map D.	This property was part of the CD2 zone per the Kettle Valley Master Plan, it is a City owned parcel, with a major pumping station.
5.	808 Manhattan Drive	LOT A DISTRICT LOT 9 OSOYOOS DIVISION YALE	Undesignated (lakeward portion) to PARK as per Map E.	Accretion and lot line adjustment.

SCHEDULE A

This forms part of application
OCP25-0018

Planner
Initials

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City of
Kelowna

COMMUNITY PLANNING

No.	Address	Legal Description	OCP FLU Details	Reason for Change
		DISTRICT PLAN EPP146700		
6.	709 McClure Road	LOT 2 DISTRICT LOT 357 OSOYOOS DIVISION YALE DISTRICT PLAN 36359	S-RES – Suburban Residential to PSU – Public Service Utilities as per Map F.	City owned lot with existing utility infrastructure intended for public service utilities.
7.	1367 Clear Pond Court	LOT 98 SECTION 5 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP88266	NAT – Natural Area to PSU – Public Service Utilities as per Map G.	City owned lot with existing utility infrastructure intended for public service utilities.
8.	2230 Summit Drive	LOT 27 SECTION 28 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN KAP46337	Park to PSU – Public Service Utilities as per Map H.	City owned lot with existing utility infrastructure intended for public service utilities.
9.	2602 O'Reilly Road	LOT B SECTION 16 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 33244	R-RES – Rural Residential to PSU – Public Service Utilities as per Map I.	City owned lot with existing utility infrastructure intended for public service utilities.
10.	5008 Chute Lake Road	LOT A SECTIONS 24 AND 25 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP146618	S-RES – Suburban Residential to PSU – Public Service Utilities as per Map J.	City owned lot with existing utility infrastructure intended for public service utilities.
11.	400 Sumac Road W	LOT 4 SECTION 35 TOWNSHIP 26 OSOYOOS DIVISION	PARK – Park & Open Space to S-RES – Suburban Residential as per Map K.	Designated as Parks future land use in the OCP but the landowner wishes to redevelop and real estate does not wish to buy the property.

SCHEDULE A

This forms part of application
OCP25-0018

Planner
Initials

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No.	Address	Legal Description	OCP FLU Details	Reason for Change
		YALE DISTRICT PLAN EPP12195		

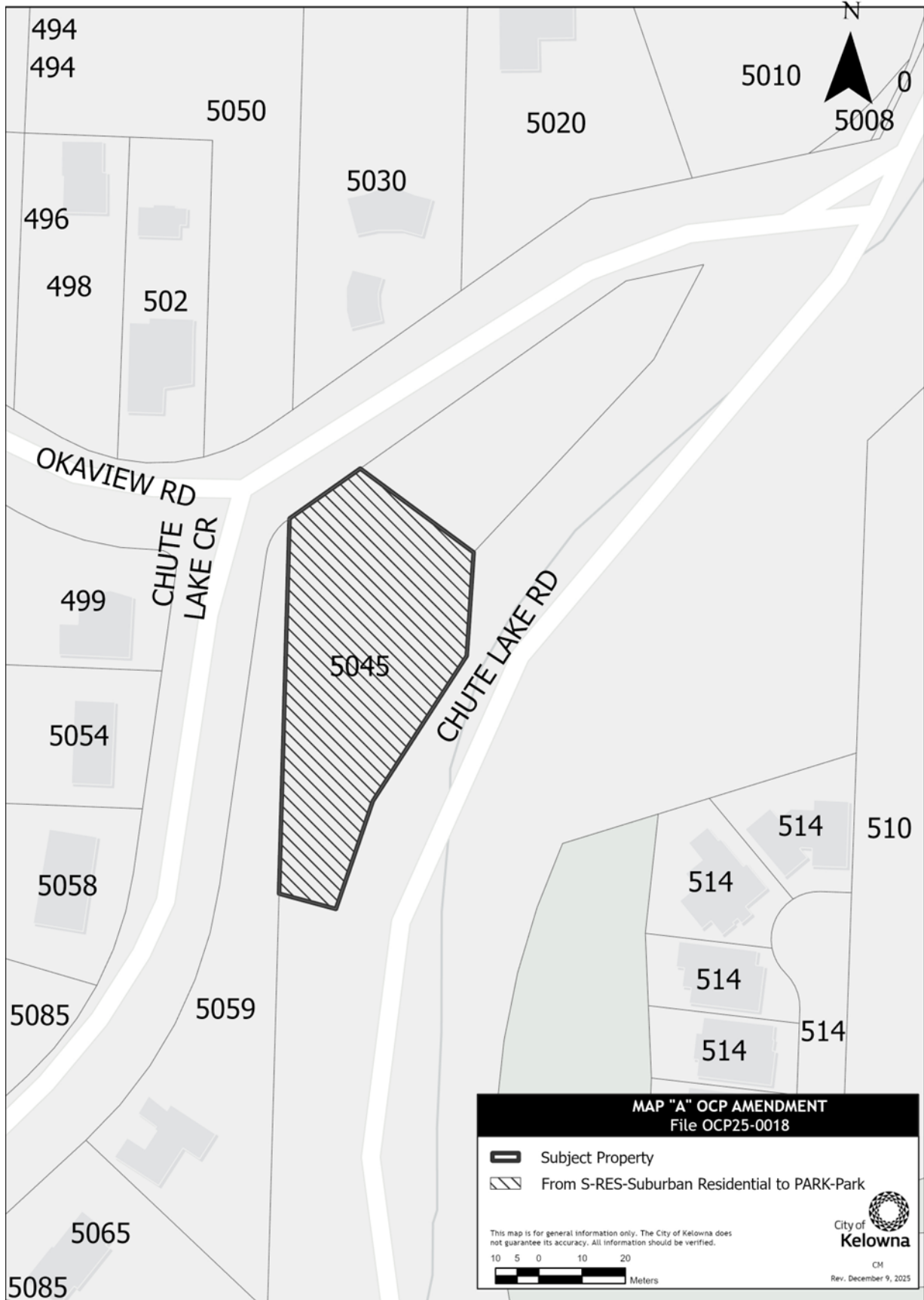
SCHEDULE **A**

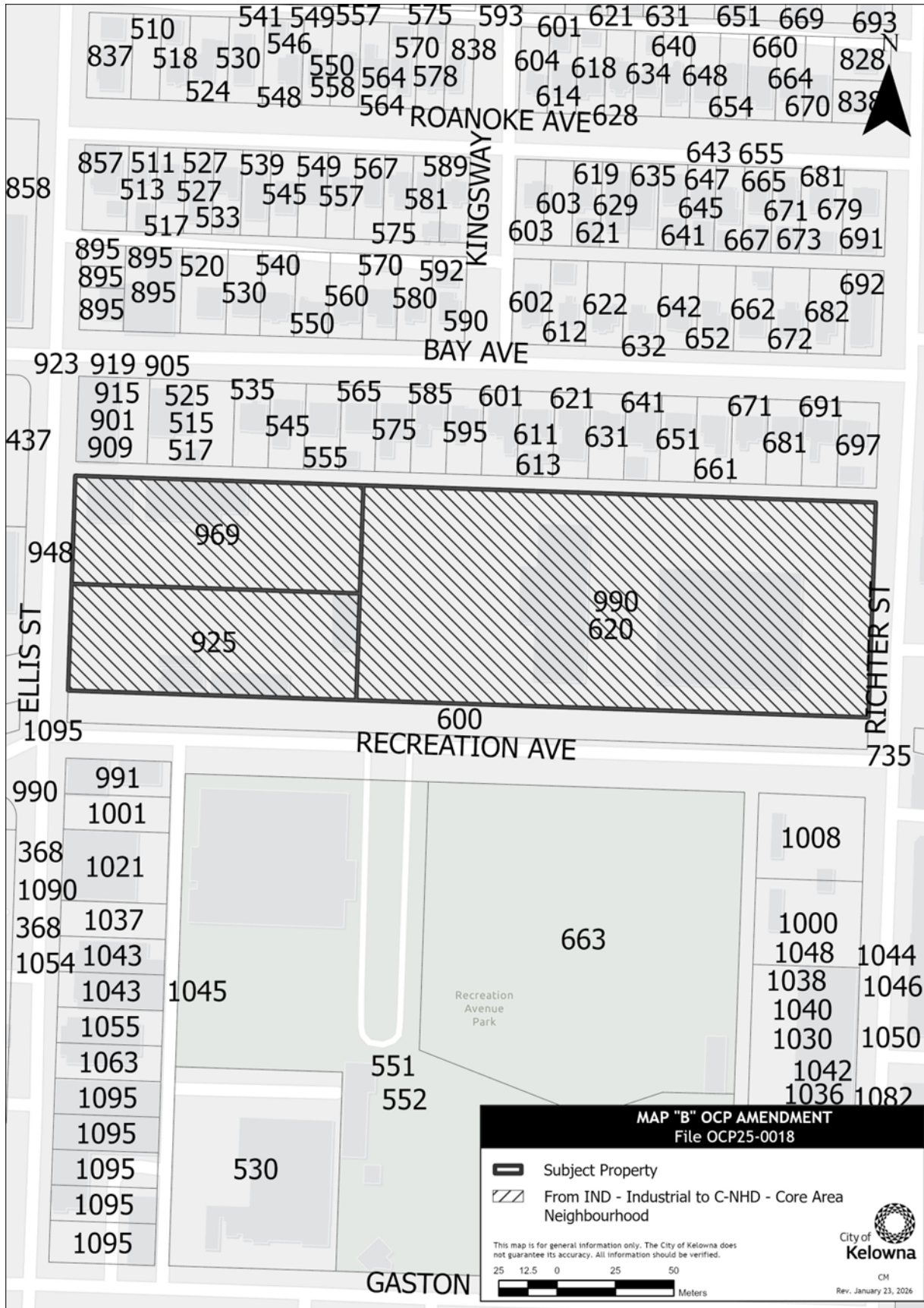
This forms part of application
OCP25-0018

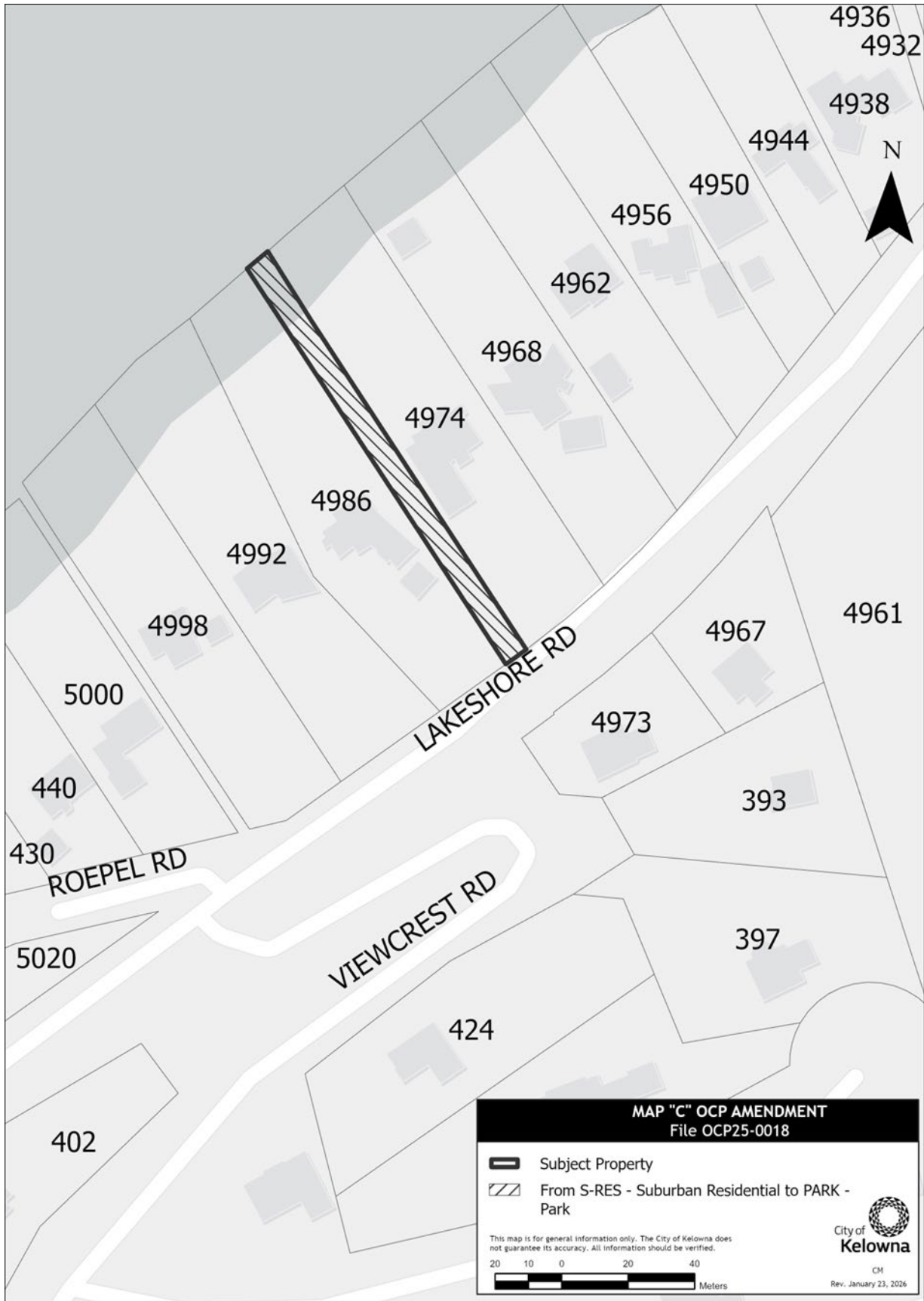
Planner Initials CM

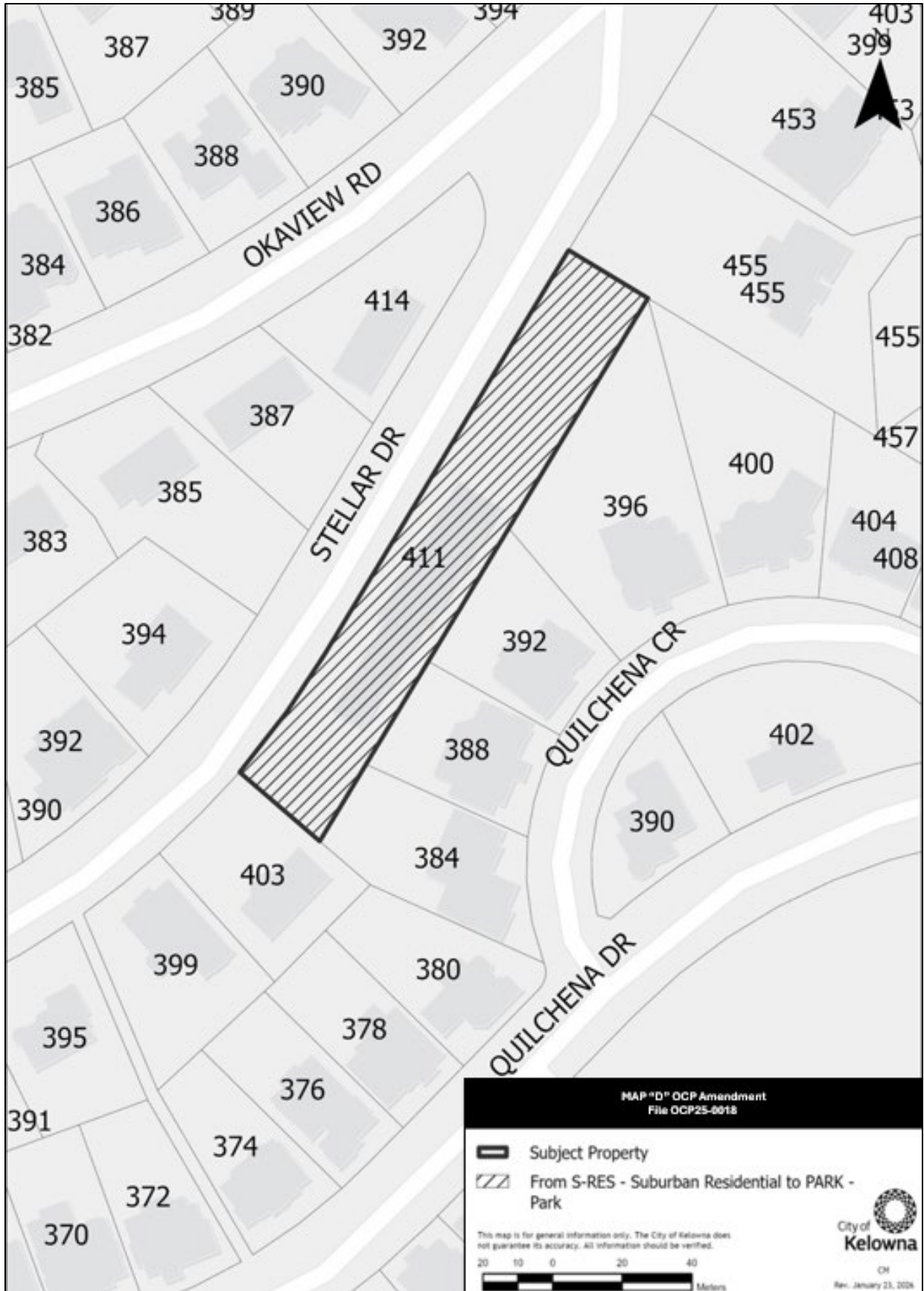


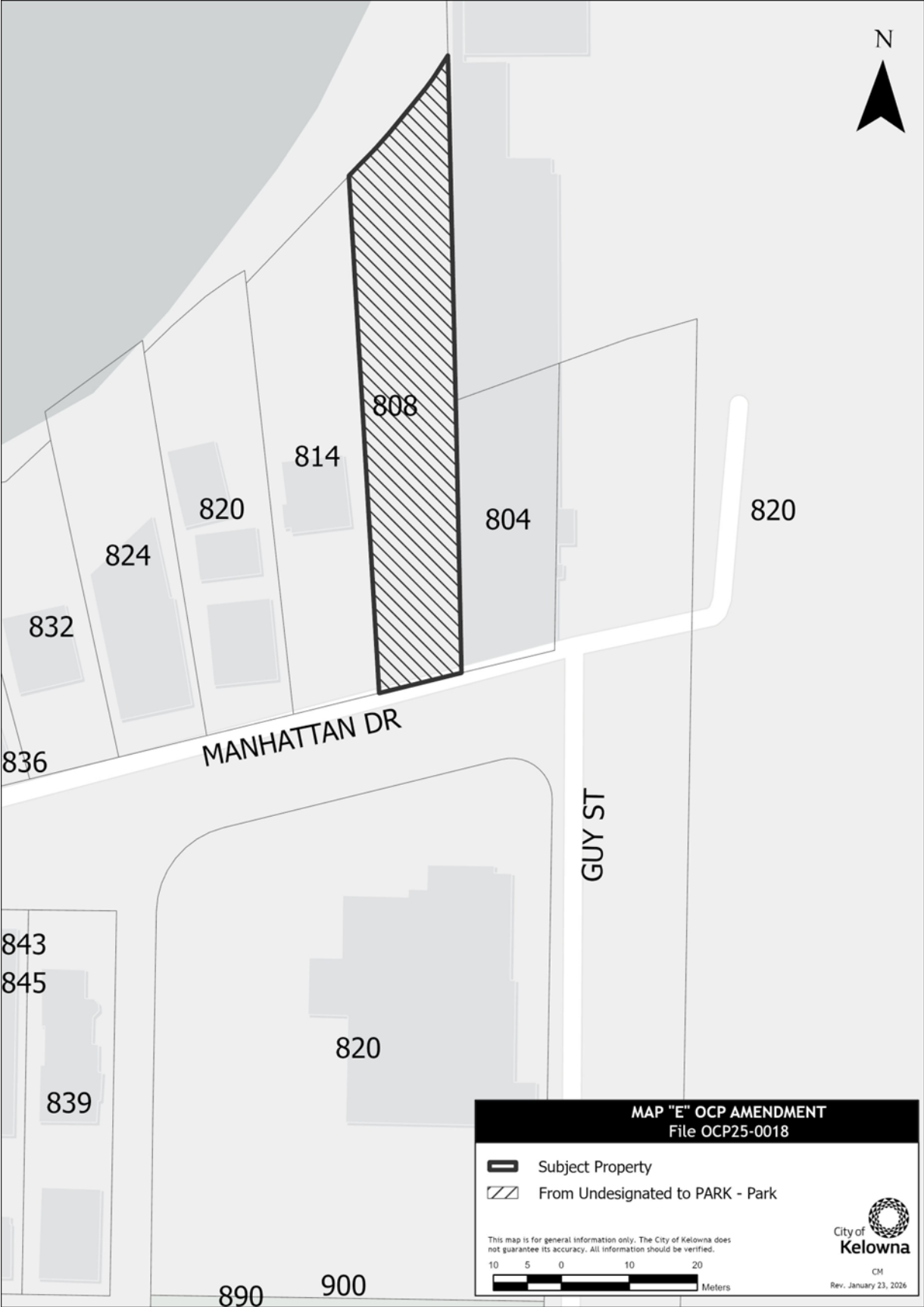
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Kelowna
COMMUNITY PLANNING

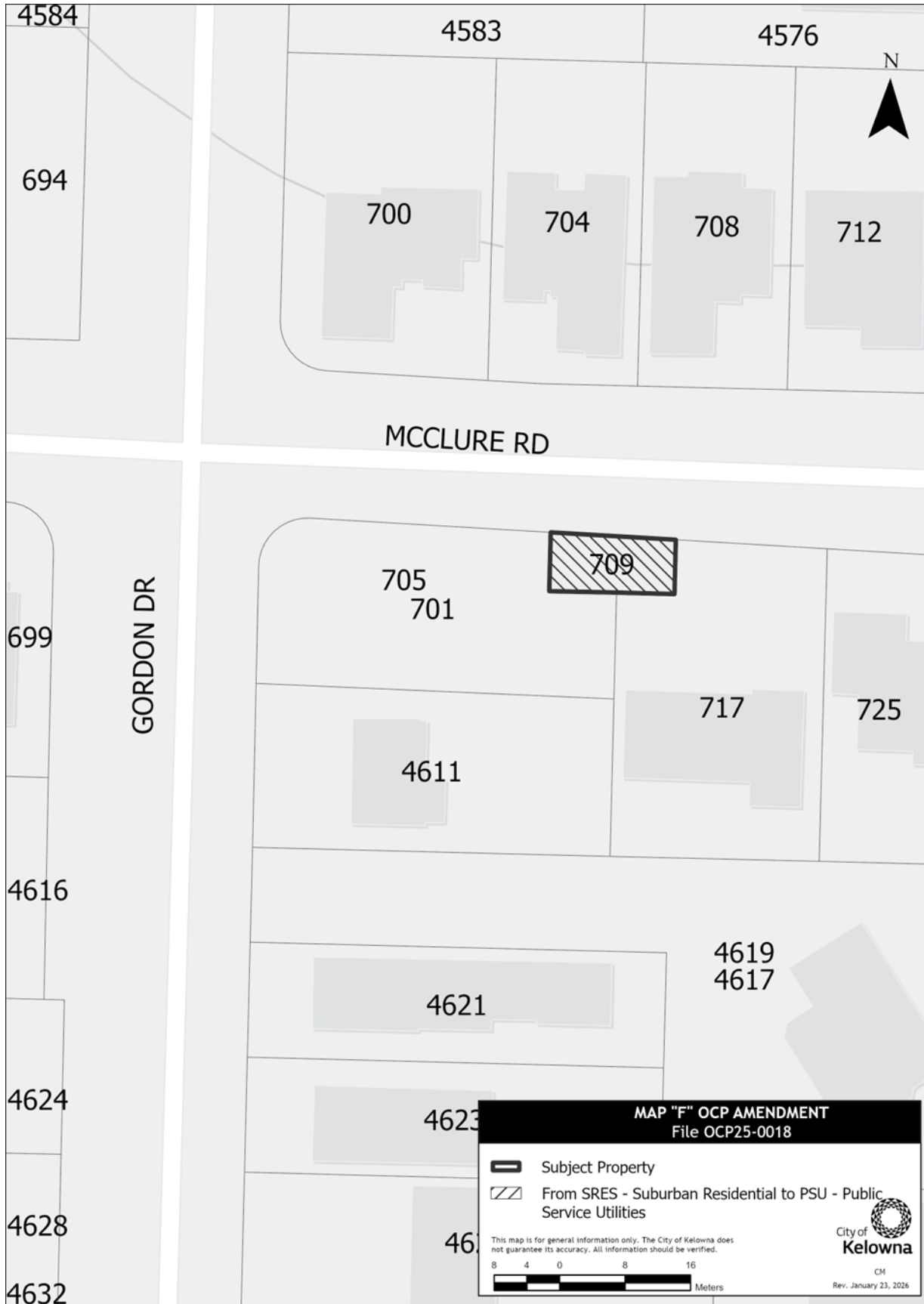


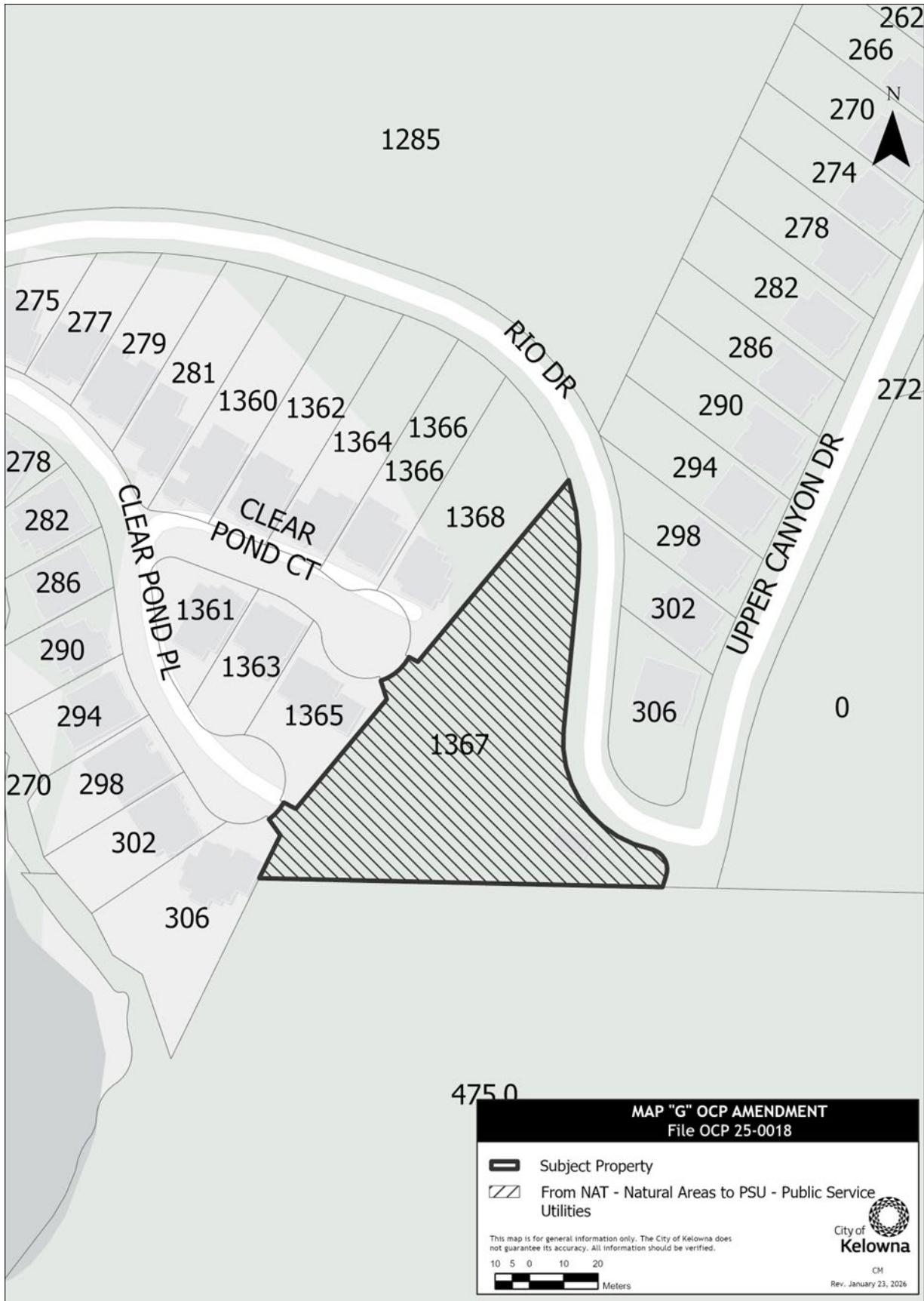















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MAP "G" OCP AMENDMENT
File OCP 25-0018


-  Subject Property
-  From NAT - Natural Areas to PSU - Public Service Utilities

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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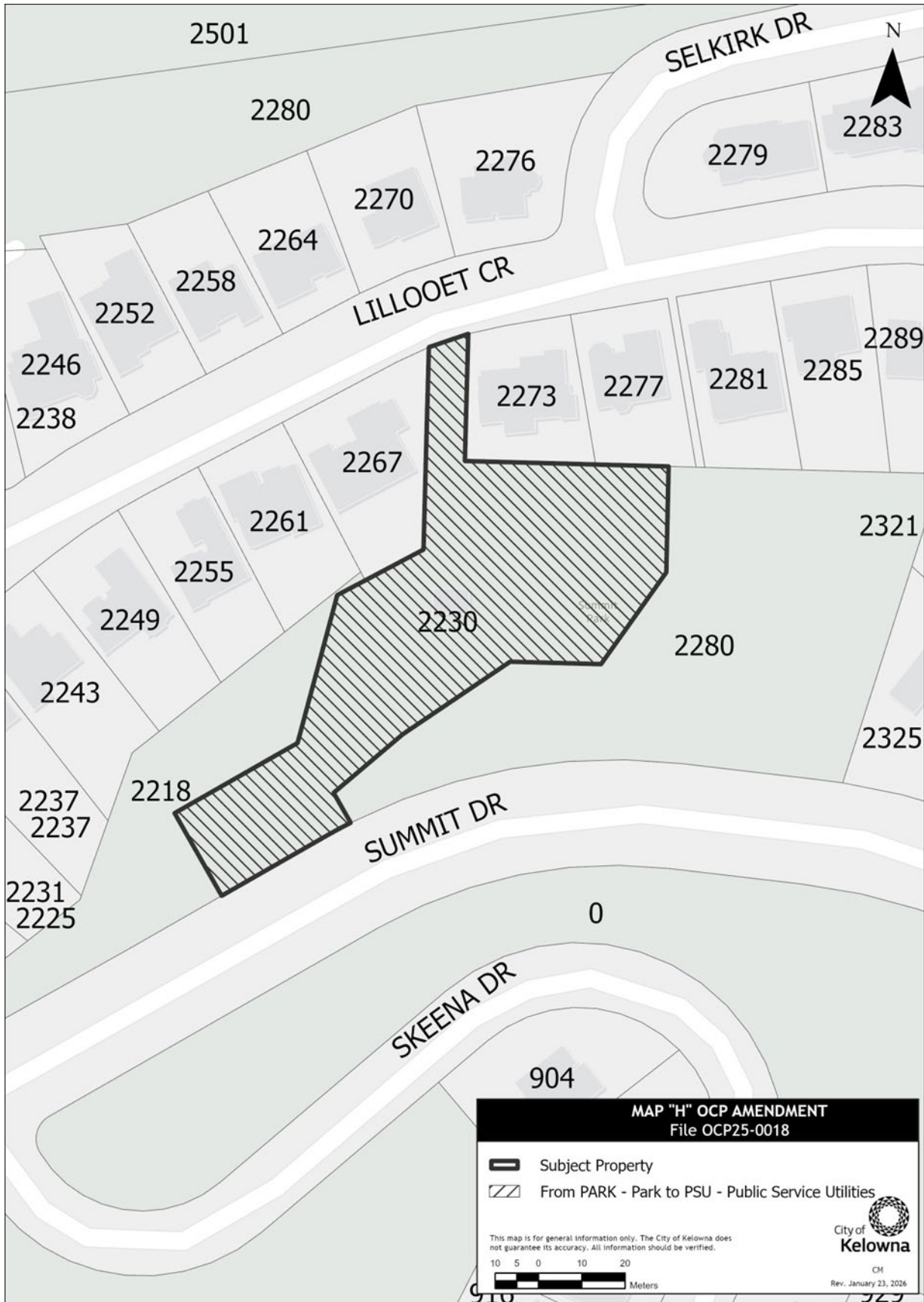


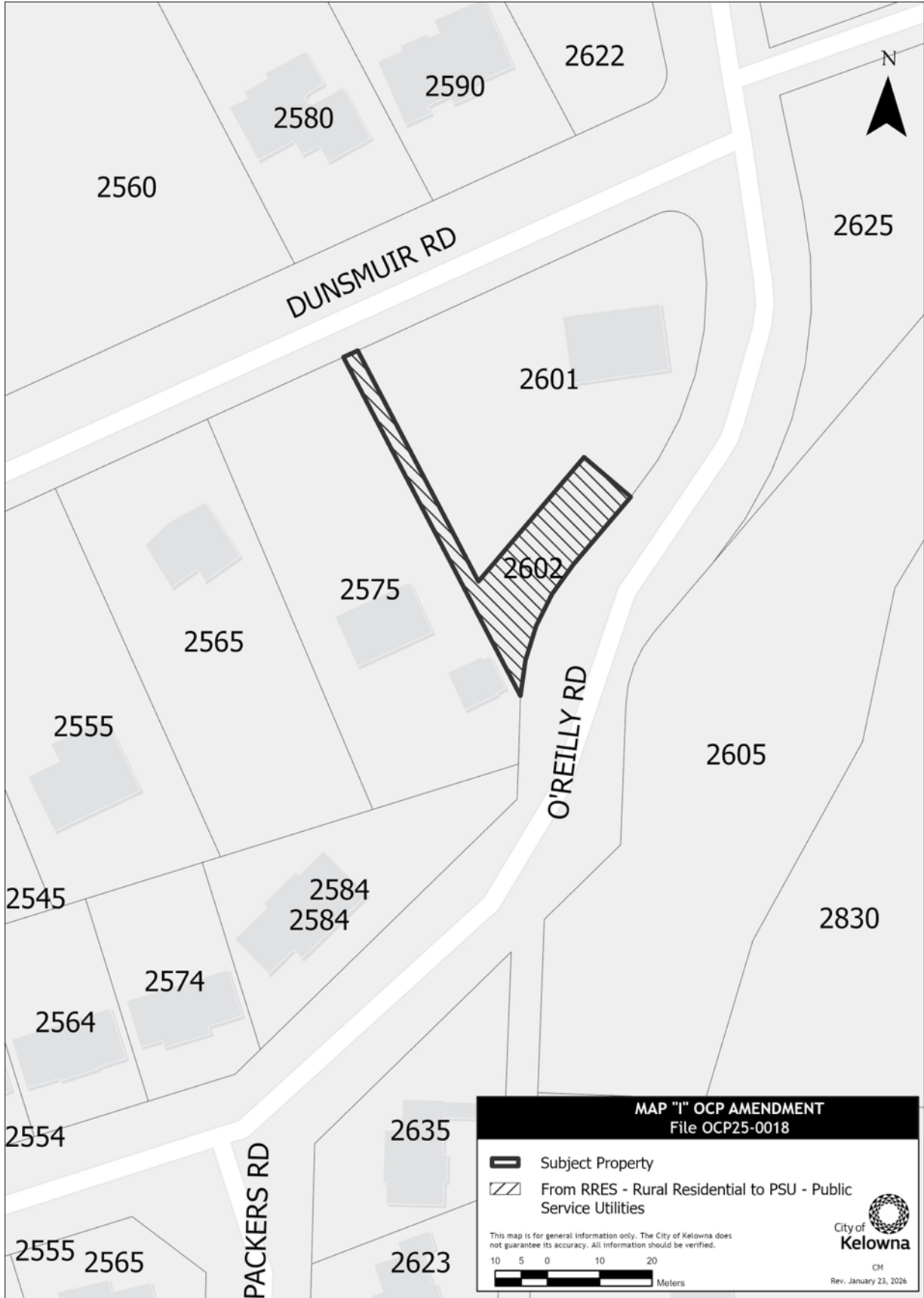
Meters

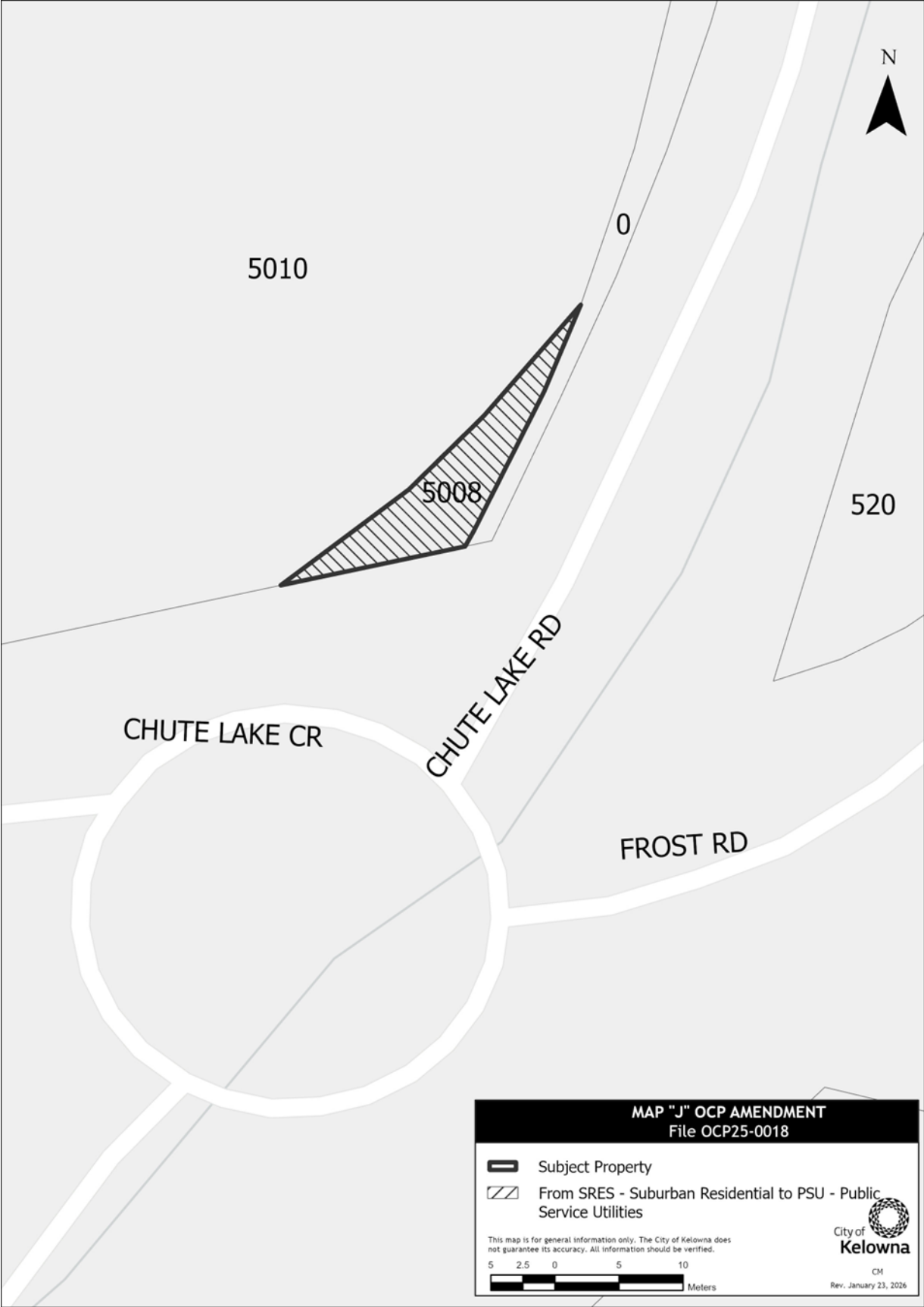


City of
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Rev. January 23, 2026





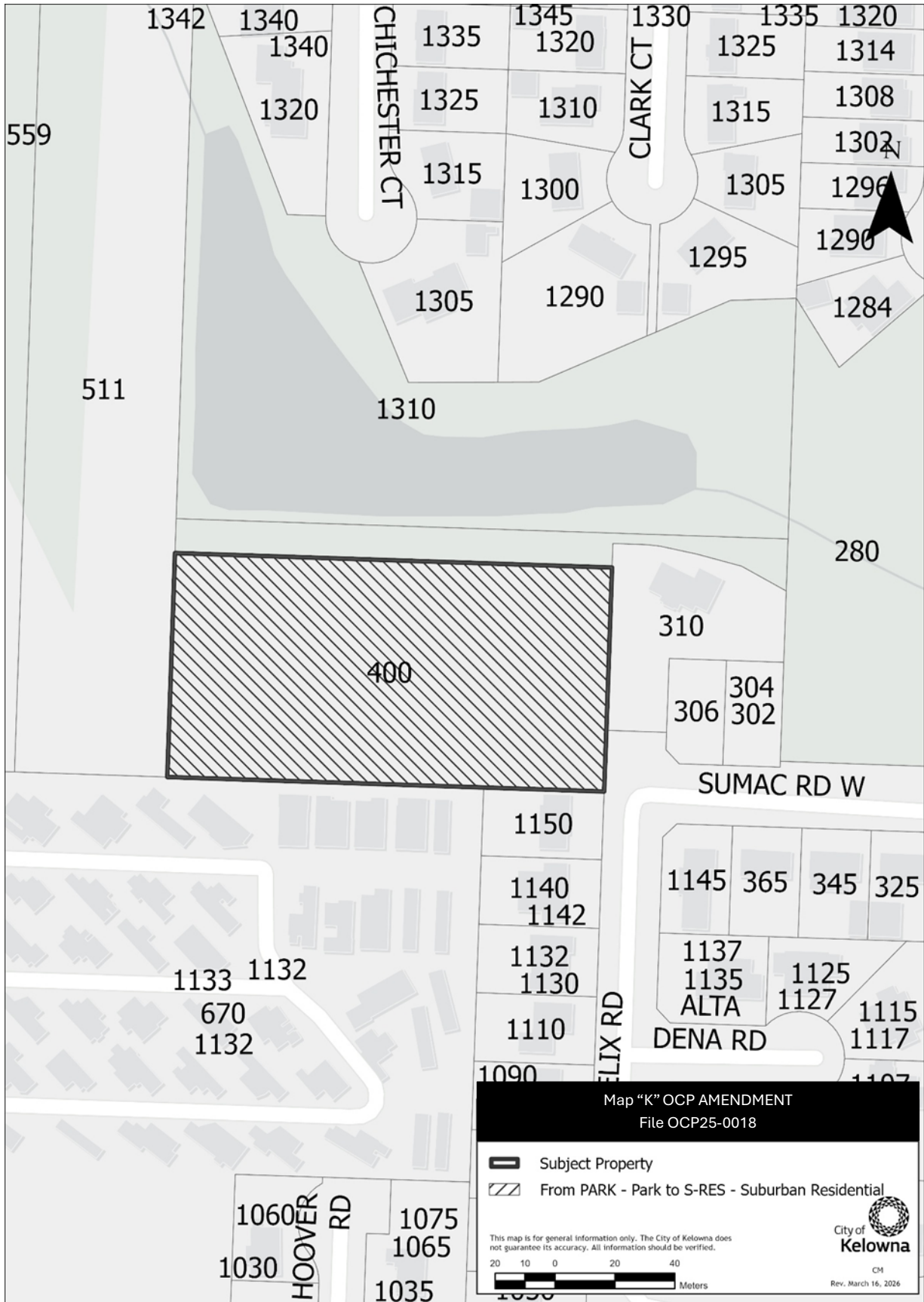


MAP "J" OCP AMENDMENT
 File OCP25-0018

-  Subject Property
-  From SRES - Suburban Residential to PSU - Public Service Utilities

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






Map "K" OCP AMENDMENT
File OCP25-0018

-  Subject Property
-  From PARK - Park to S-RES - Suburban Residential

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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Meters


City of Kelowna
CM
Rev. March 16, 2026

OCP Mapping Amendments

Multiple Properties

OCP25-0018



Purpose

To amend the Official Community Plan Map 3.1 by changing the Future Land Use classification of 14 parcels as described in Schedule 'A'

OCP Categories

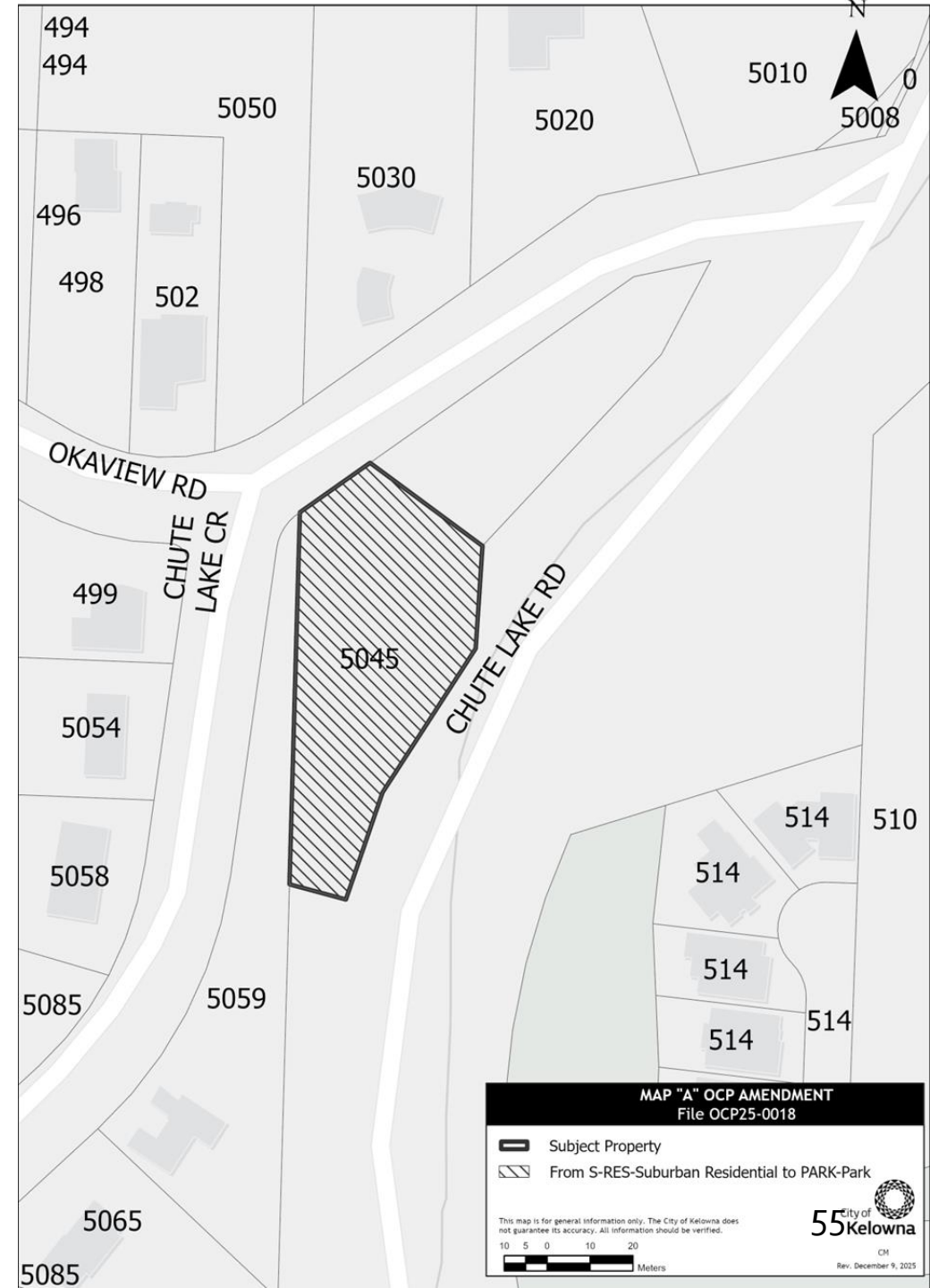
Table: OCP Mapping Categories

<u>Number</u>	<u>Category</u>	<u>Number of Lots Affected</u>
1.	Administrative/Boundary	8
2.	Change Use to Public Utility	6
	Total	14

OCP Amendment

5045 Chute Lake Crescent

Suburban Residential (S-RES)
to Park & Open Space (PARK)



OCP Amendments

925 Ellis St

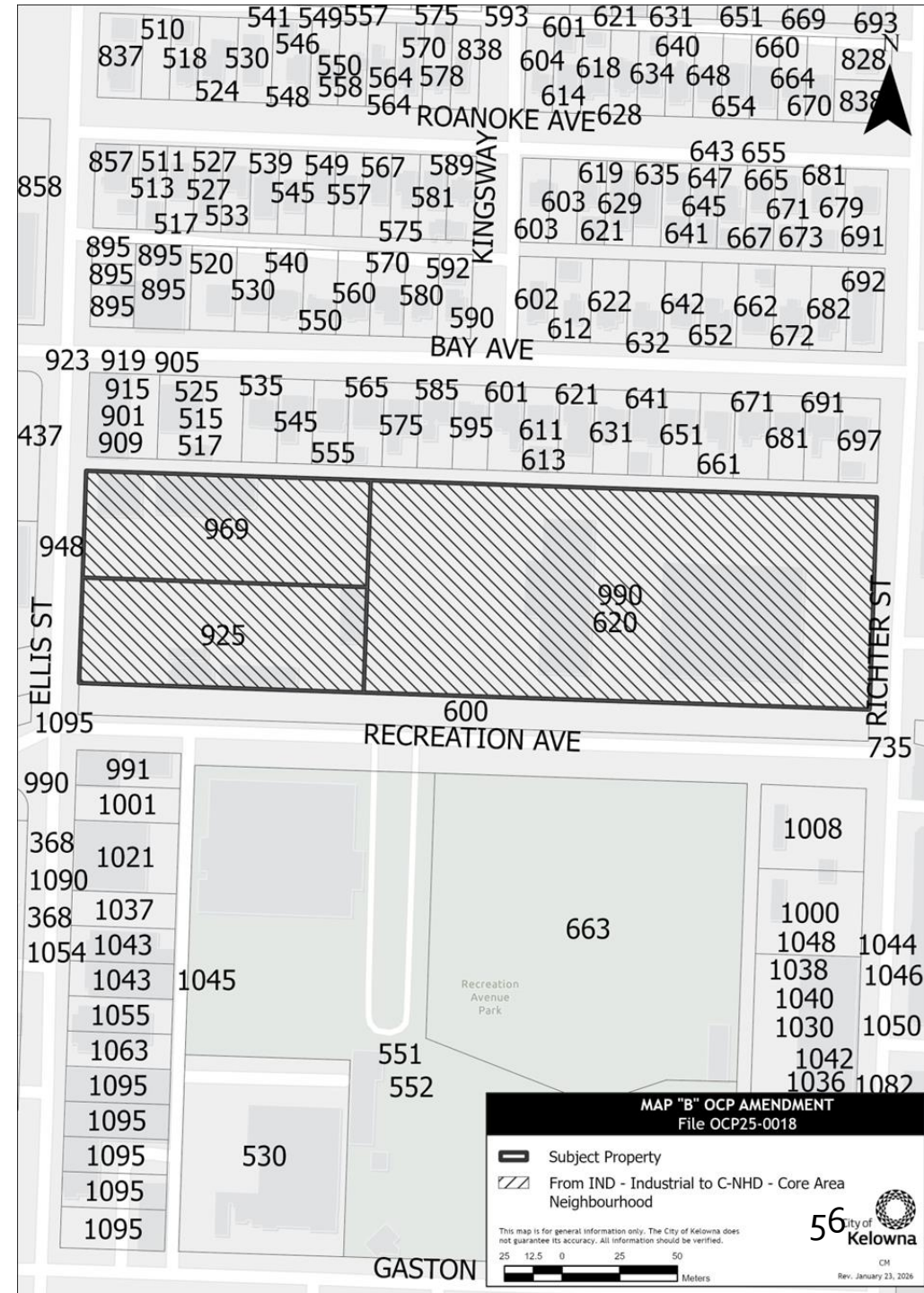
969 Ellis St

990 Richter St

620 Recreation Ave

Industrial (IND)

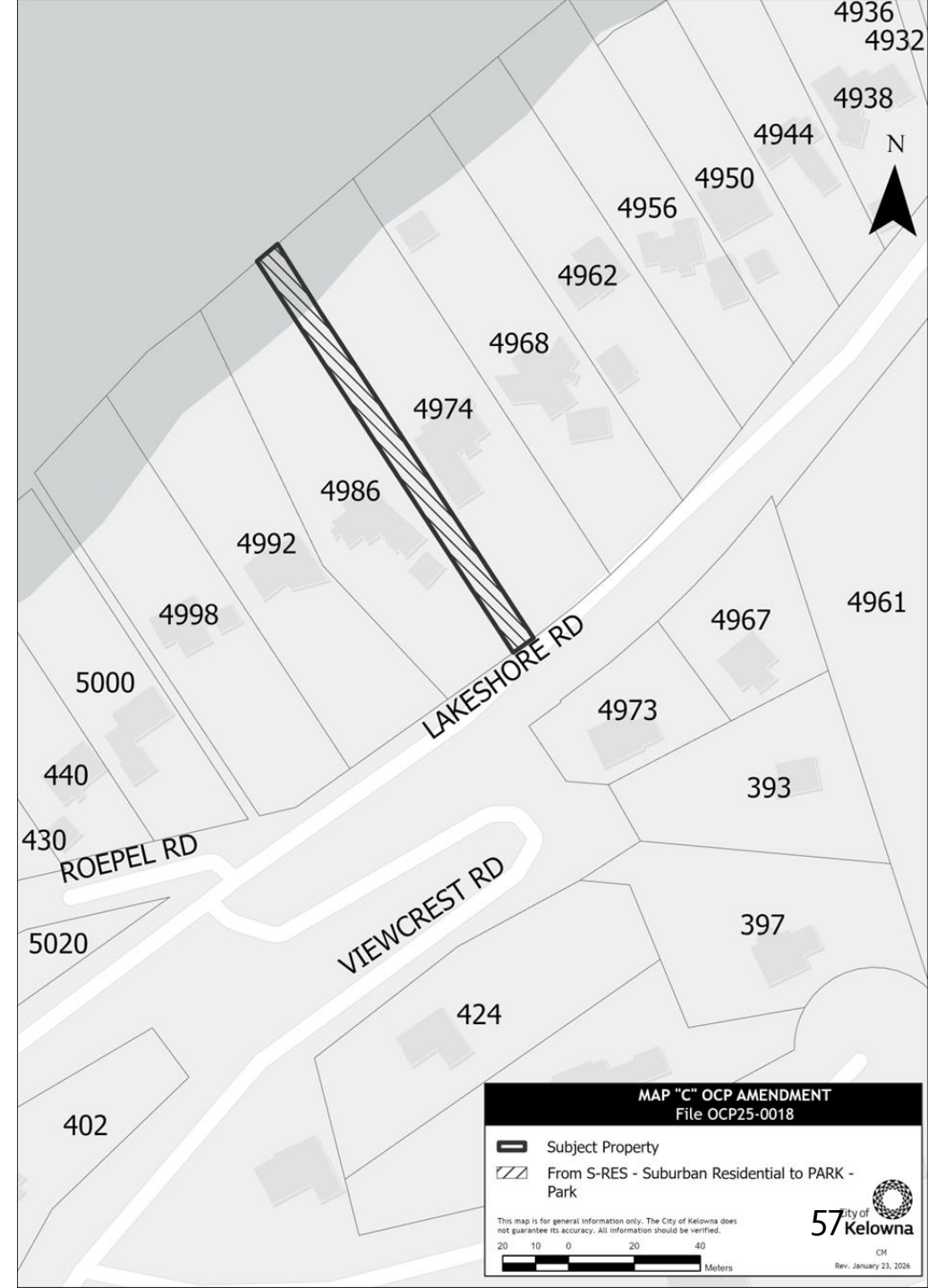
to Core Area Neighbourhood (C-NHD)



OCP Amendments

4980 Lakeshore Rd

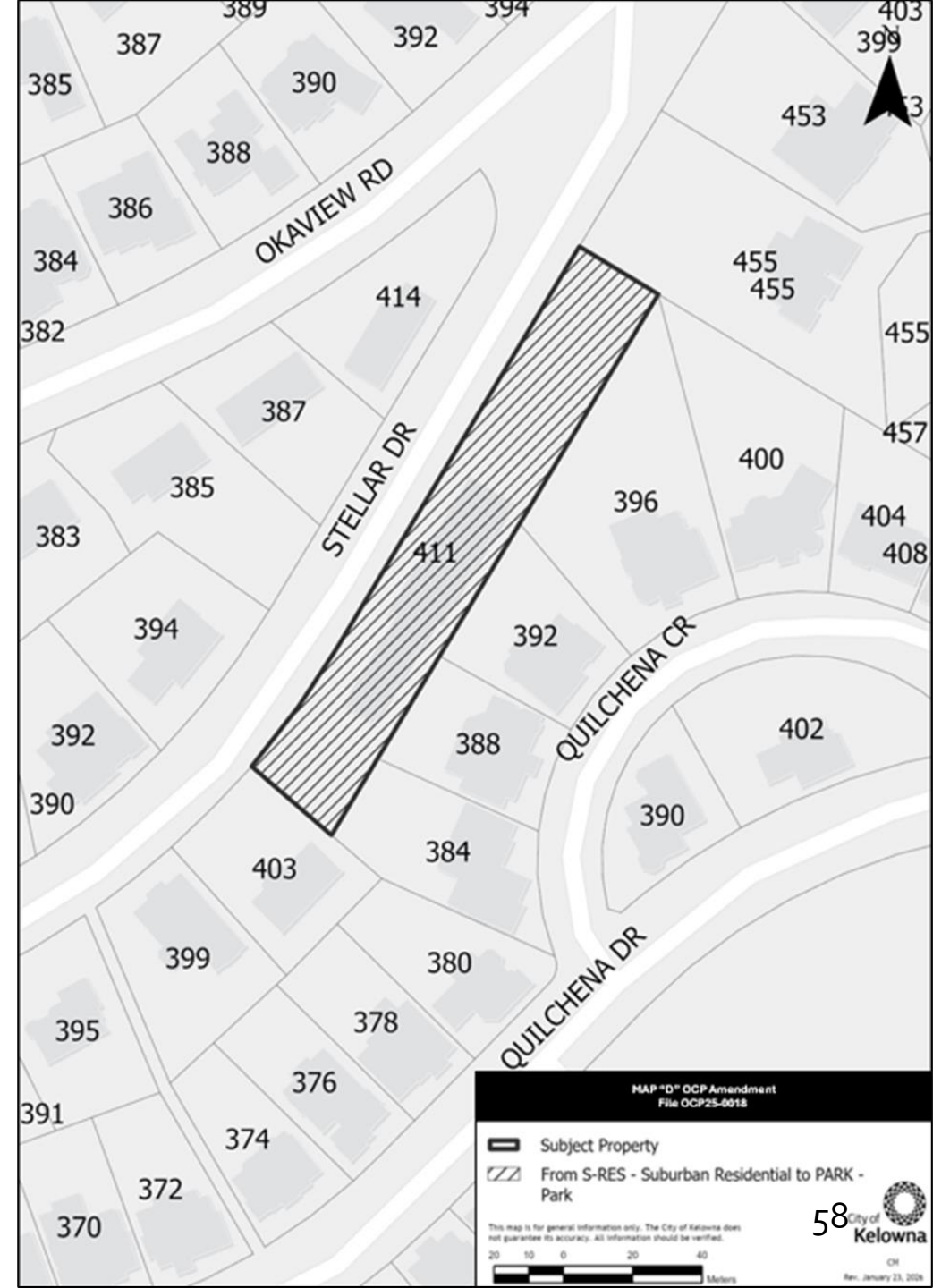
Suburban Residential (S-RES)
to Park & Open Space (PARK)



OCP Amendment

411 Stellar Drive

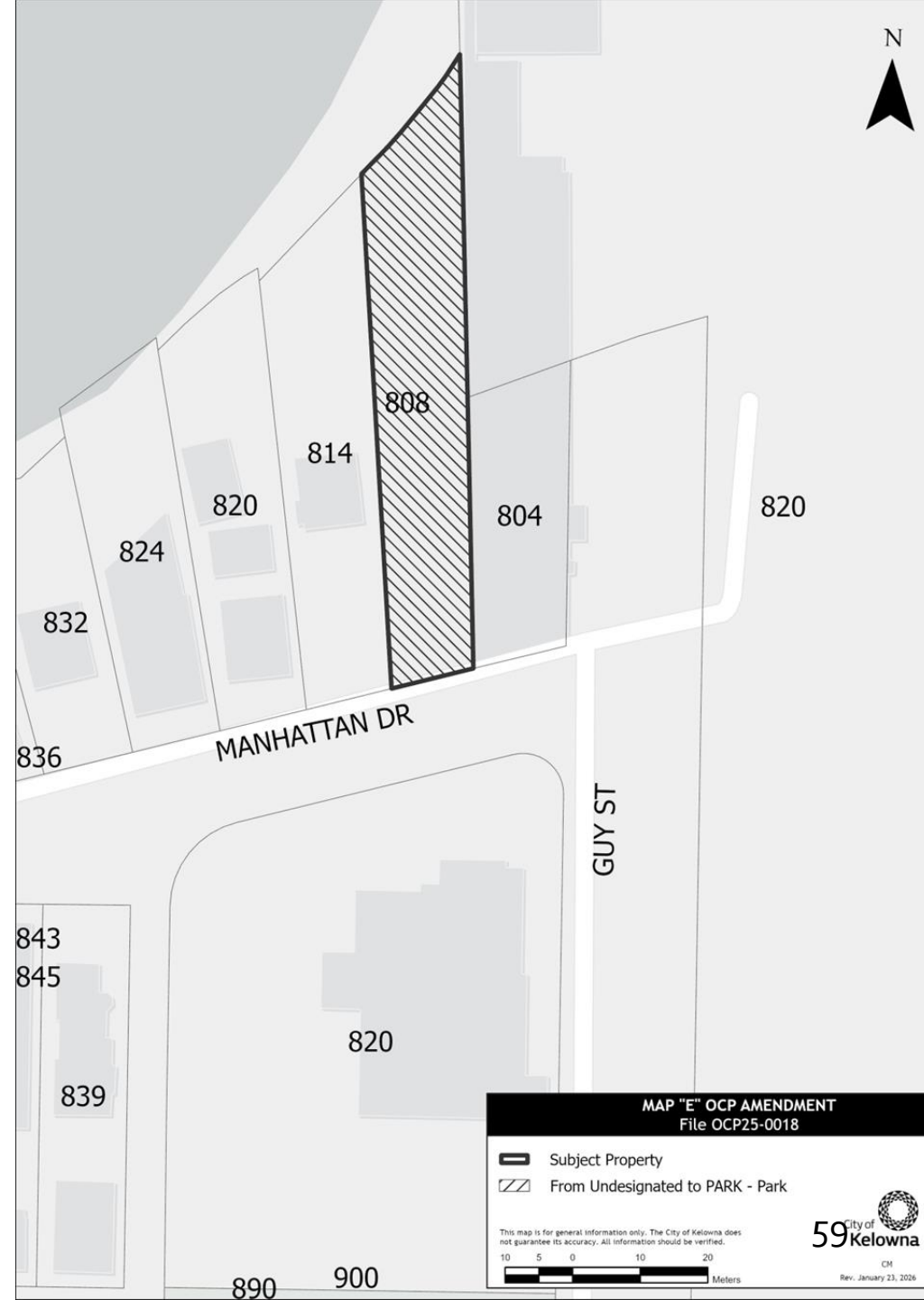
Suburban Residential (S-RES)
to Public Service Utilities (PSU)



OCP Amendment

808 Manhattan Drive

Undesignated (lakeward portion)
to Park & Open Space (PARK)



OCP Amendment

709 McClure Road

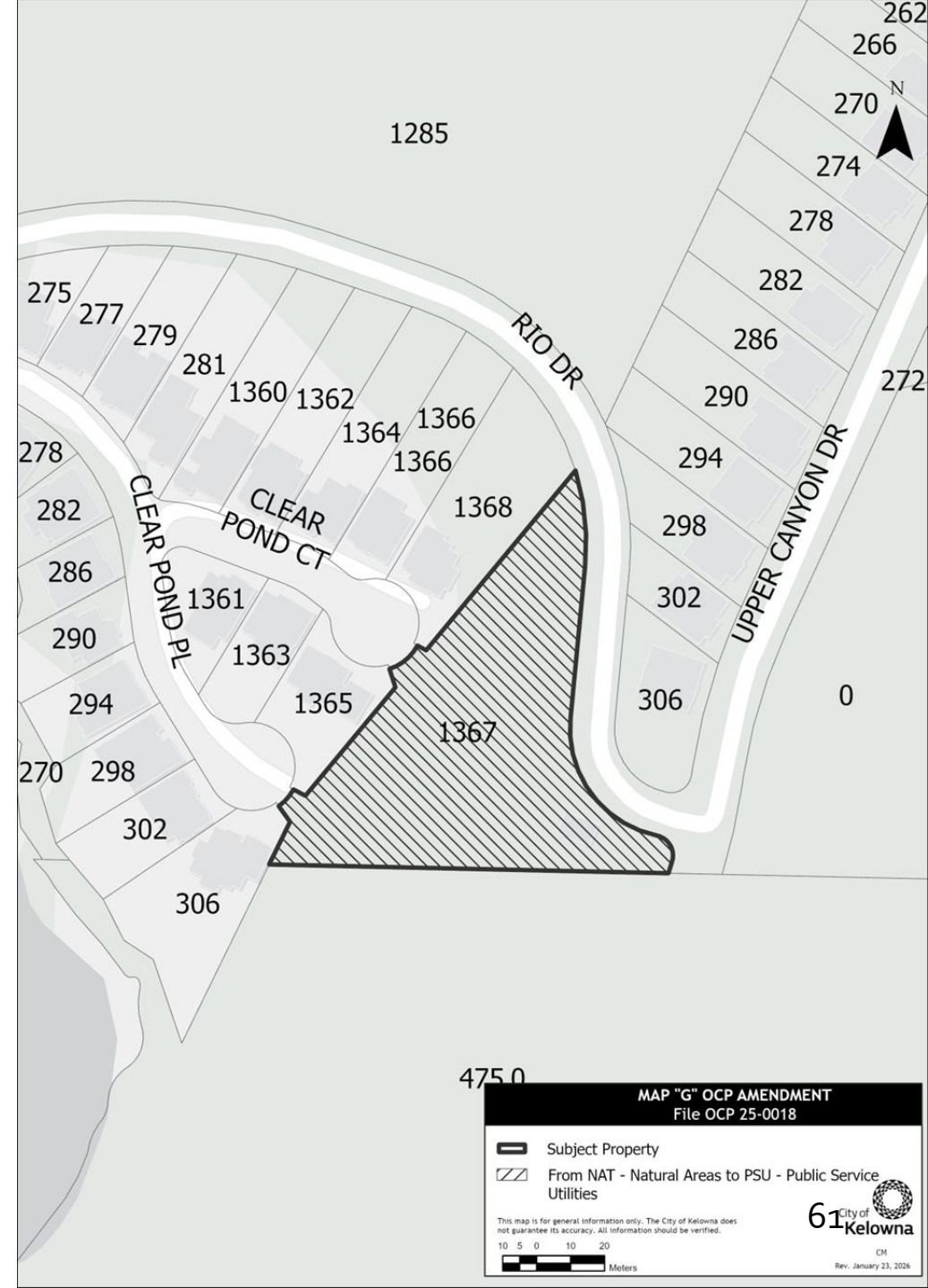
Suburban Residential (S-RES)
to Public Service Utilities (PSU)



OCP Amendment

1367 Clear Pond Court

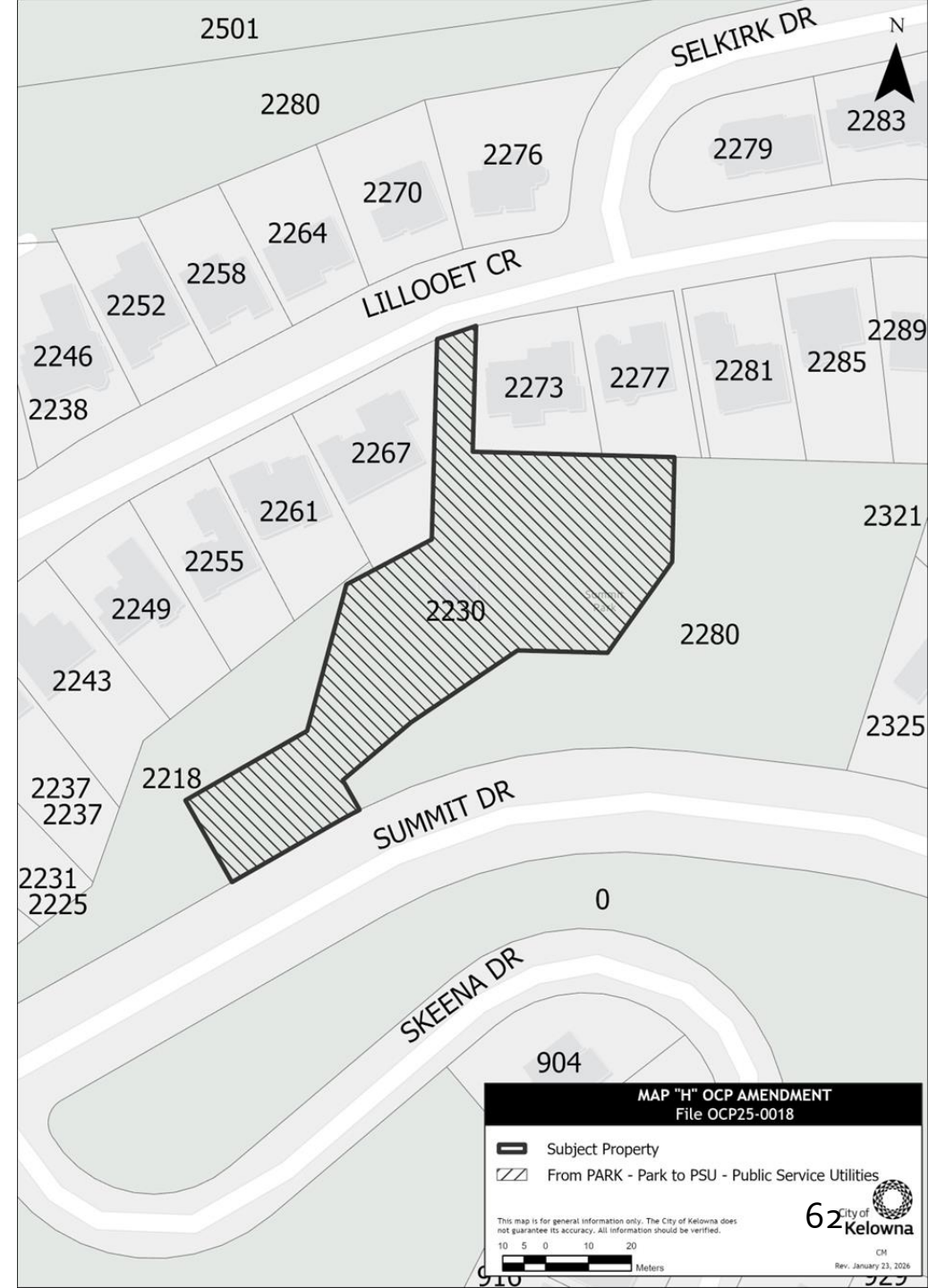
Natural Area (NAT)
to Public Service Utilities (PSU)



OCP Amendment

2230 Summit Drive

Park & Open Space (PARK)
to Public Service Utilities (PSU)



MAP "H" OCP AMENDMENT
File OCP25-0018

- Subject Property
- From PARK - Park to PSU - Public Service Utilities

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

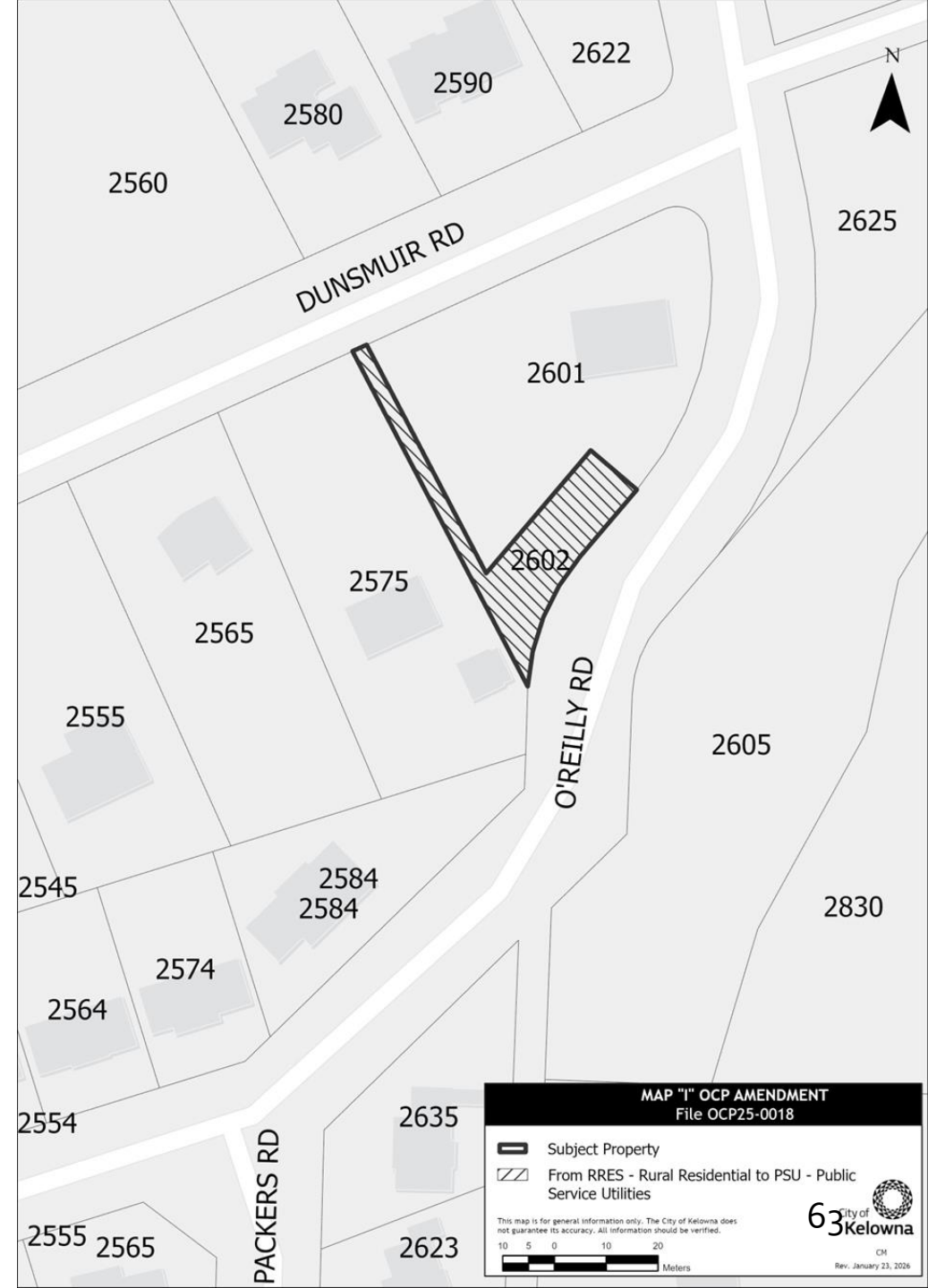
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62 City of Kelowna
CM
Rev. January 23, 2026

OCP Amendment

2602 O'Reilly Road

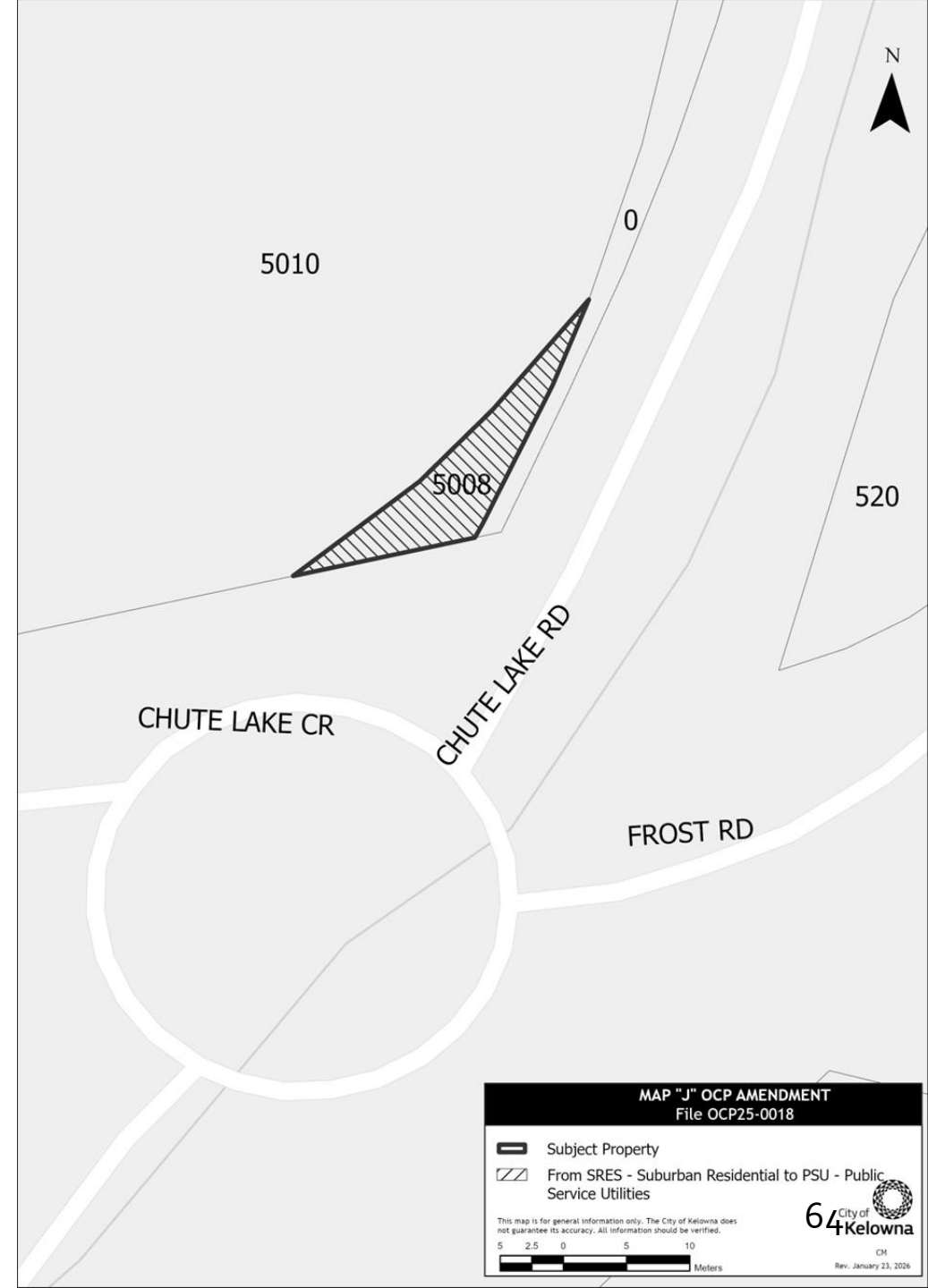
Rural Residential (R-RES)
to Public Service Utilities (PSU)



OCP Amendment

5008 Chute Lake Road

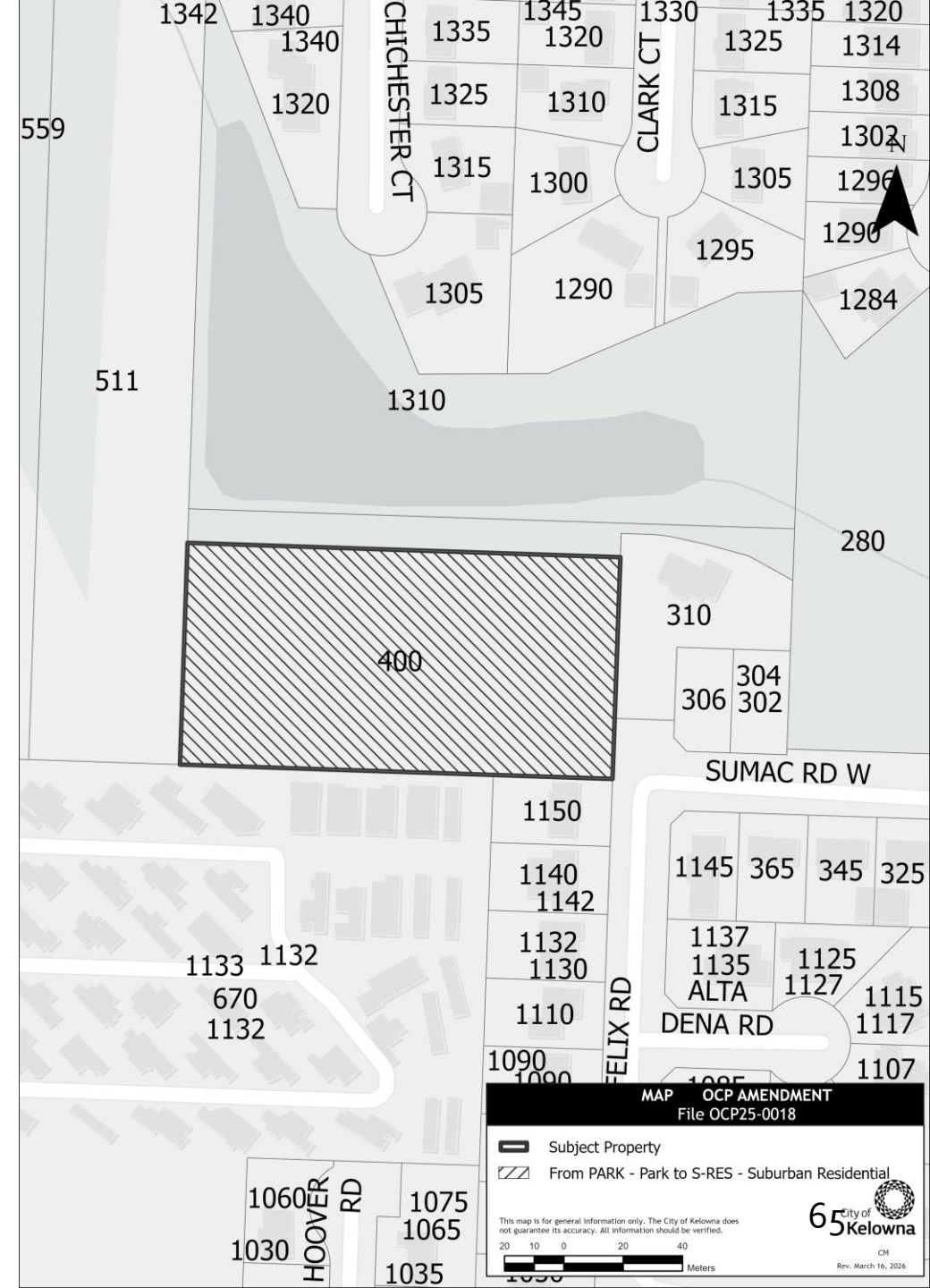
Suburban Residential (S-RES)
to Public Service Utilities (PSU)



OCP Amendments

400 Sumac Road W

Park & Open Space (PARK)
to Suburban Residential (S-RES)



Staff Recommendation

Staff recommend support for the proposed OCP Amendments and recommend the bylaw be forwarded to Public Hearing

- Mapping/ boundary adjustments
- Fix Mapping Errors
- Applying appropriate Future Land Use designations

CITY OF KELOWNA

BYLAW NO. 12877

Official Community Plan Amendment No. OCP25-0018 Multiple Addresses

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. Map 3.1 – **Future Land Use** of "Kelowna 2040 – Official Community Plan Bylaw No. 12300" is amended by changing the Future Land Use designation of:
 - a) portions of Lot B Section 24 Township 28 Similkameen Division Yale District PLAN KAP59499 Except PLAN KAP71939, located on Chute Lake Crescent, Kelowna, B.C., from the S-RES - Suburban Residential designation to the PARK - Park and Open Space designation as shown on Map "A" attached to and forming part of this bylaw;
 - b) portions of Lot 1-3 District Lot 139 Osoyoos Division Yale District PLAN 7577, located on Ellis Street, Richter Street and Recreation Avenue, Kelowna, B.C., from the IND - Industrial designation to the C-NHD - Core Area Neighbourhood designation as shown on Map "B" attached to and forming part of this bylaw;
 - c) portions of Lot 6 Section 26 Township 28 Similkameen Division Yale District PLAN 4493, located on Lakeshore Road, Kelowna, B.C., from the S-RES - Suburban Residential designation to the PARK - Park and Open Space designation as shown on Map "C" attached to and forming part of this bylaw;
 - d) portions of Lot 3 Sections 23 And 24 Township 28 Similkameen Division Yale District PLAN KAP67007, located on Stellar Drive, Kelowna, B.C., from the S-RES - Suburban Residential designation to the PSU - Public Service Utilities designation as shown on Map "D" attached to and forming part of this bylaw;
 - e) portions of Lot A District Lot 9 Osoyoos Division Yale District PLAN EPP146700, located on Manhattan Drive, Kelowna, B.C., from undesignated to the PARK - Park and Open Space designation as shown on Map "E" attached to and forming part of this bylaw;
 - f) portions of Lot 2 District Lot 357 Osoyoos Division Yale District PLAN 36359, located on McClure Road, Kelowna, B.C., from the S-RES - Suburban Residential designation to the PSU - Public Service Utilities designation as shown on Map "F" attached to and forming part of this bylaw;
 - g) portions of Lot 98 Section 5 Township 23 Osoyoos Division Yale District PLAN KAP88266, located on Clear Pond Court, Kelowna, B.C., from the NAT - Natural Areas

designation to the PSU - Public Service Utilities designation as shown on Map "G" attached to and forming part of this bylaw;

- h) portions of Lot 27 Section 28 Township 26 Osoyoos Division Yale District PLAN KAP46337, located on Summit Drive, Kelowna, B.C., from the PARK - Park and Open Space designation to the PSU - Public Service Utilities designation as shown on Map "H" attached to and forming part of this bylaw;
- i) portions of Lot B Section 16 Township 26 Osoyoos Division Yale District PLAN 33244, located on O'Reilly Road, Kelowna, B.C., from the R-RES - Rural Residential designation to the PSU - Public Service Utilities designation as shown on Map "I" attached to and forming part of this bylaw;
- j) portions of Lot A Sections 24 And 25 Township 28 Similkameen Division Yale District PLAN EPP146618, located on Chute Lake Road , Kelowna, B.C., from the S-RES - Suburban Residential designation to the PSU - Public Service Utilities designation as shown on Map "J" attached to and forming part of this bylaw;
- k) portions of Lot 4 Section 35 Township 26 Osoyoos Division Yale District PLAN EPP12195, located on Sumac Road W, Kelowna, B.C., from the PARK - Park and Open Space designation to the S-RES - Suburban Residential designation as shown on Map "K" 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

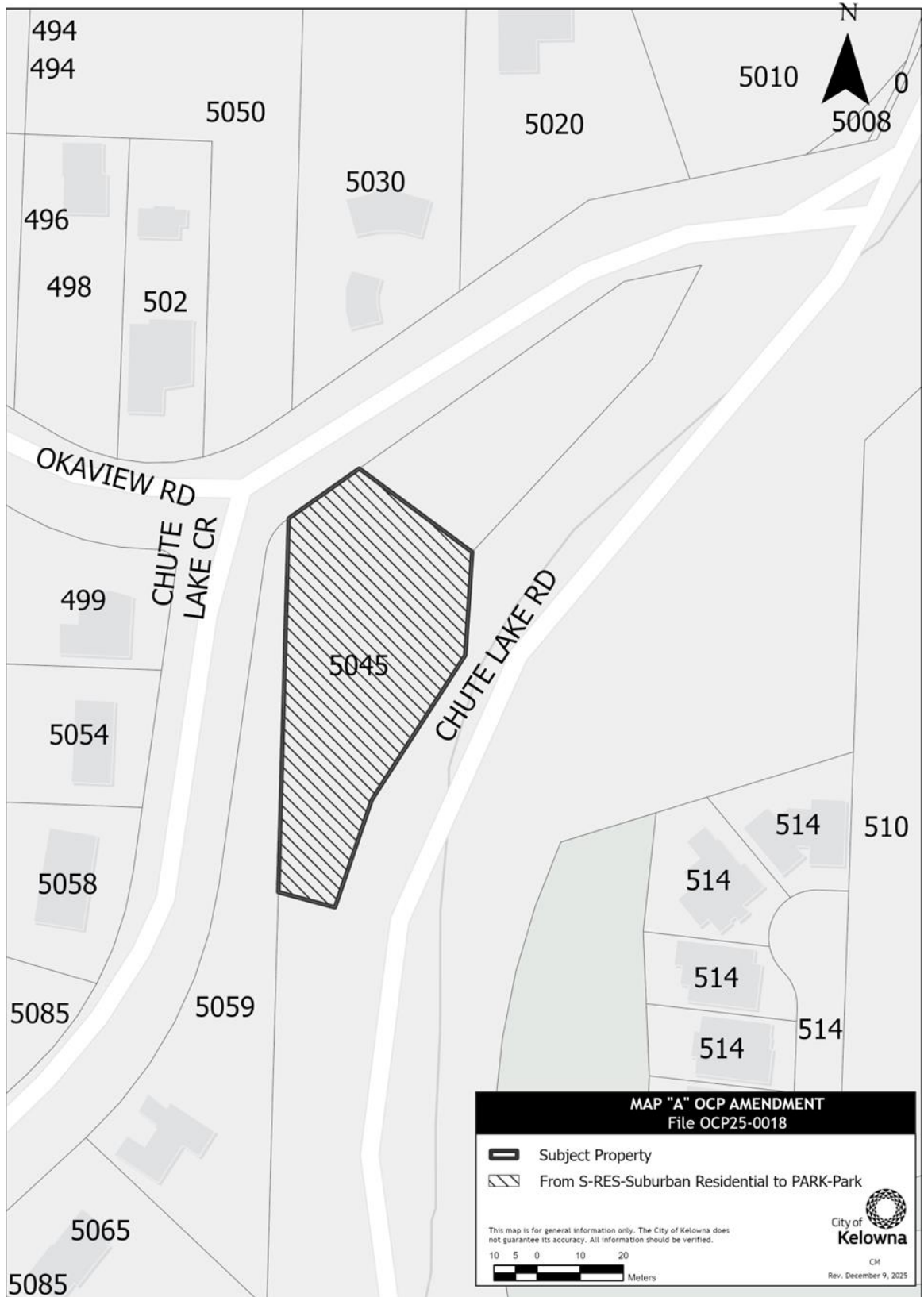
Considered at a Public Hearing on the

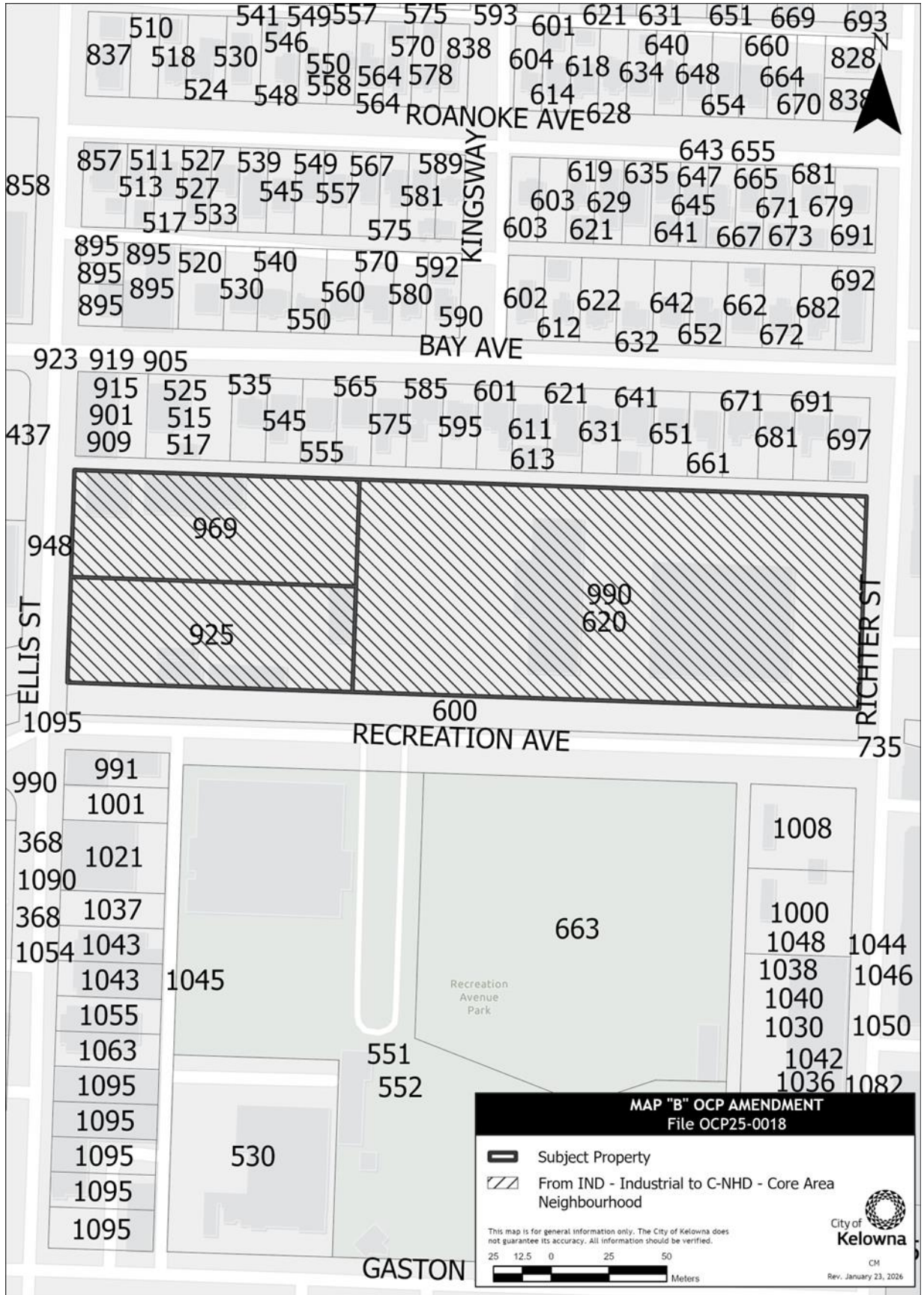
Read a second and third time by the Municipal Council this

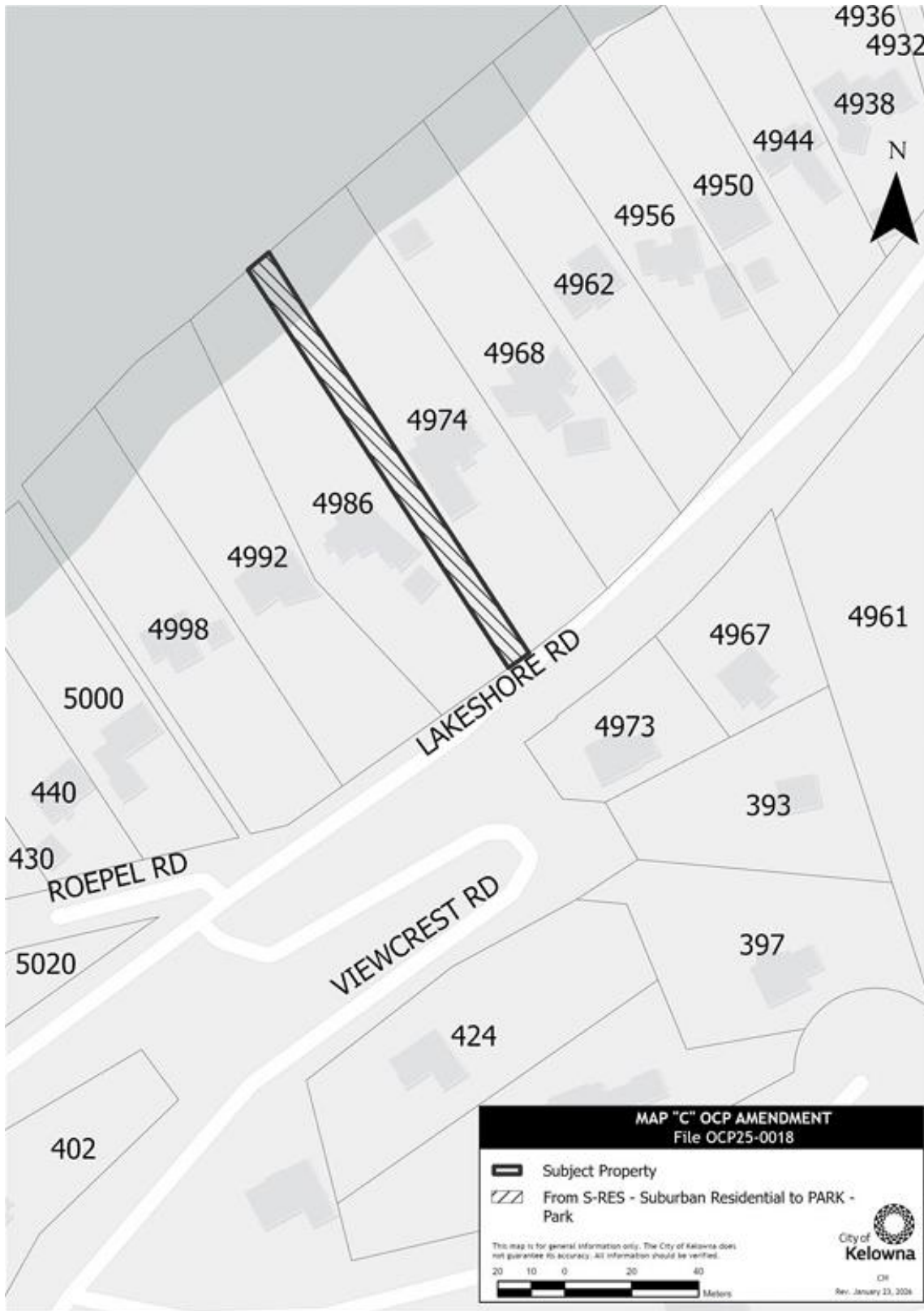
Adopted by the Municipal Council of the City of Kelowna this

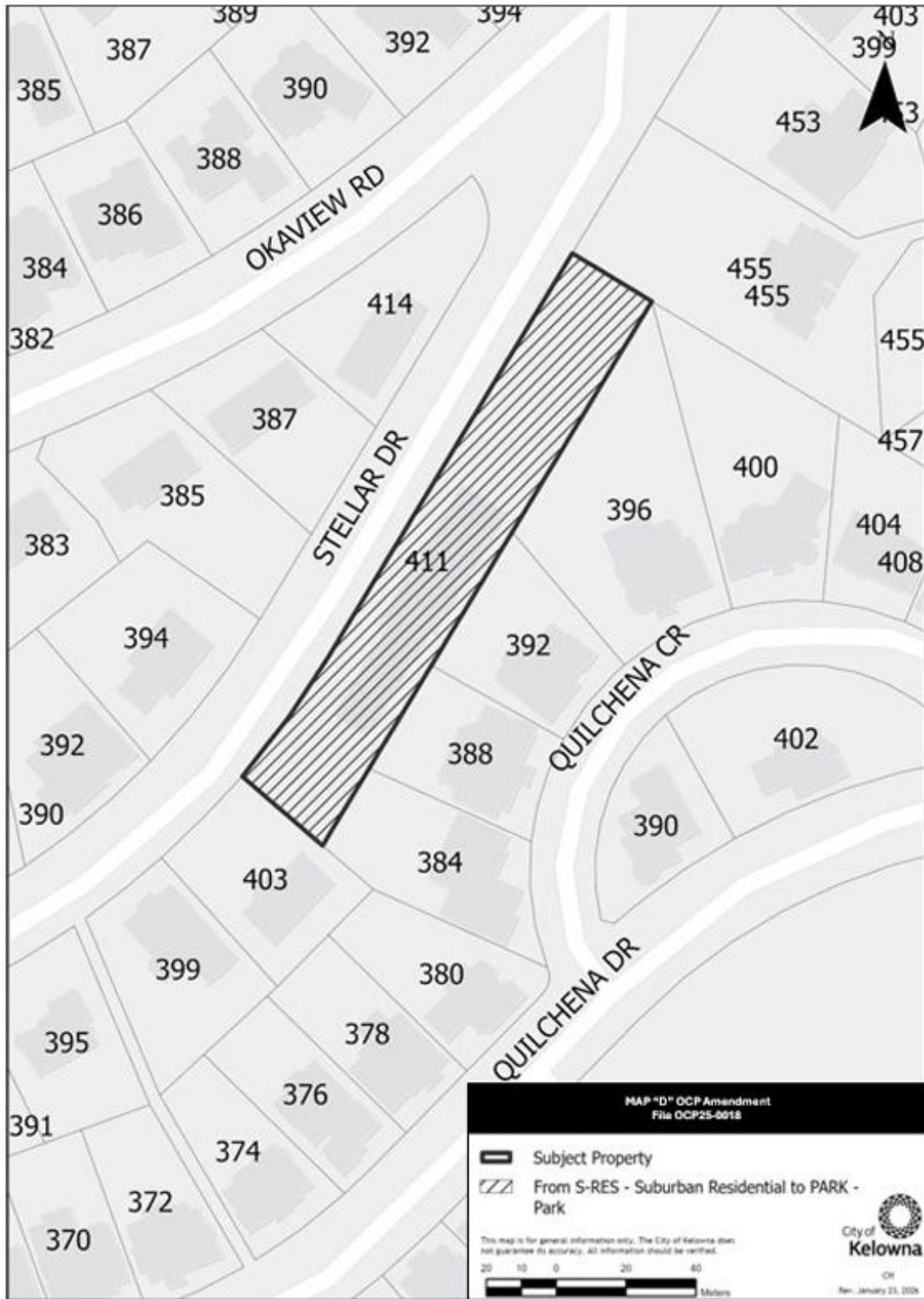
Mayor

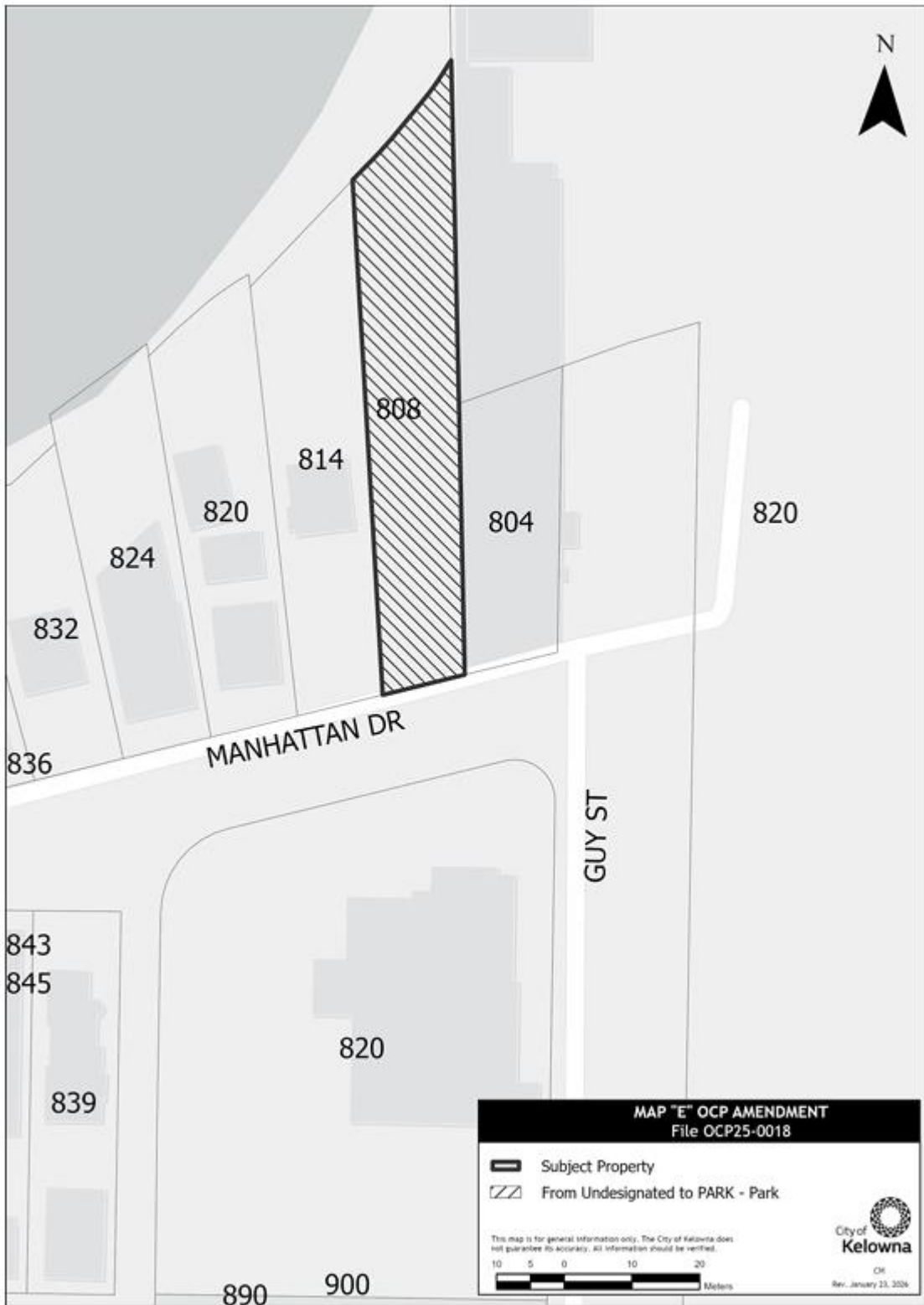
City Clerk



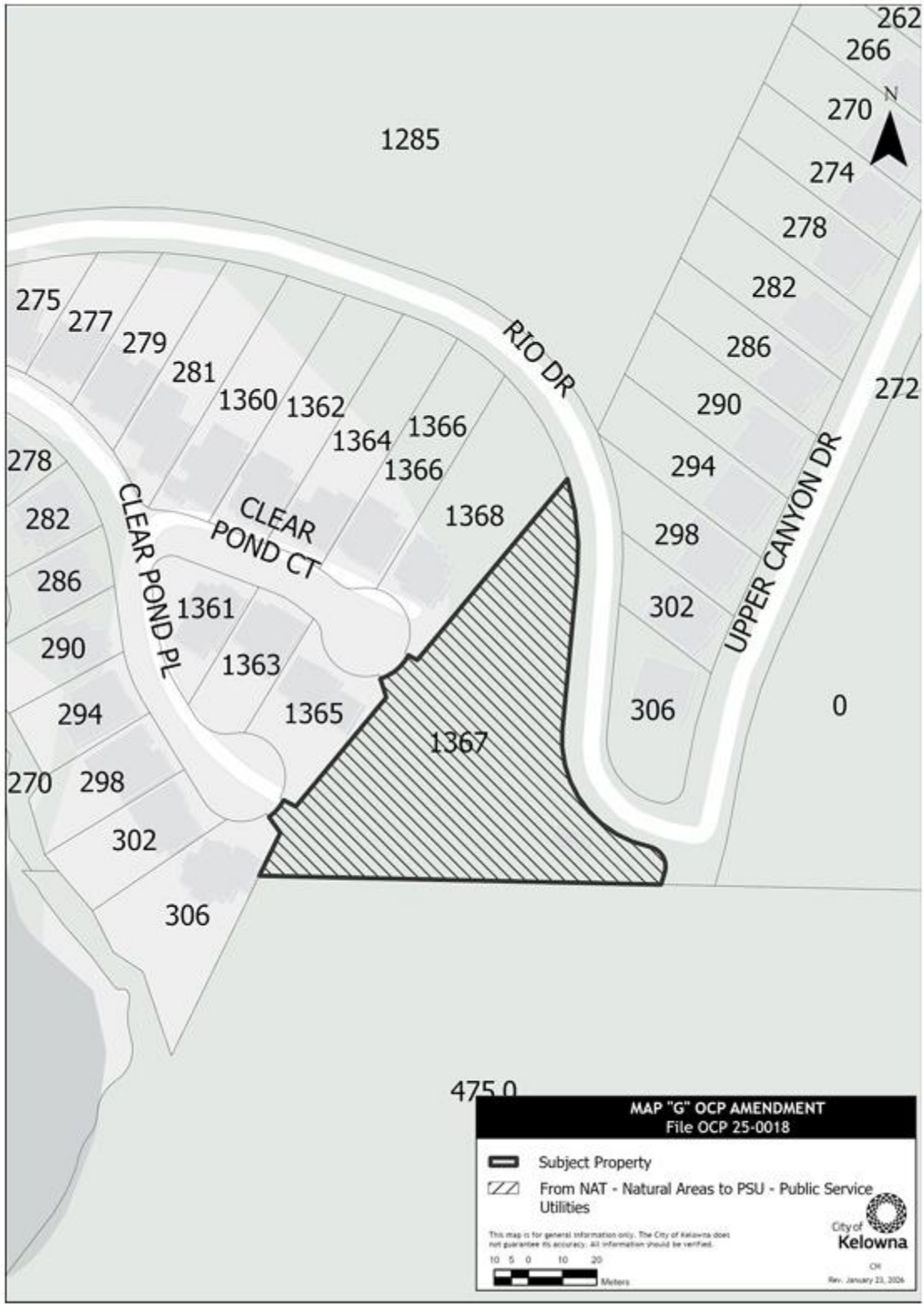


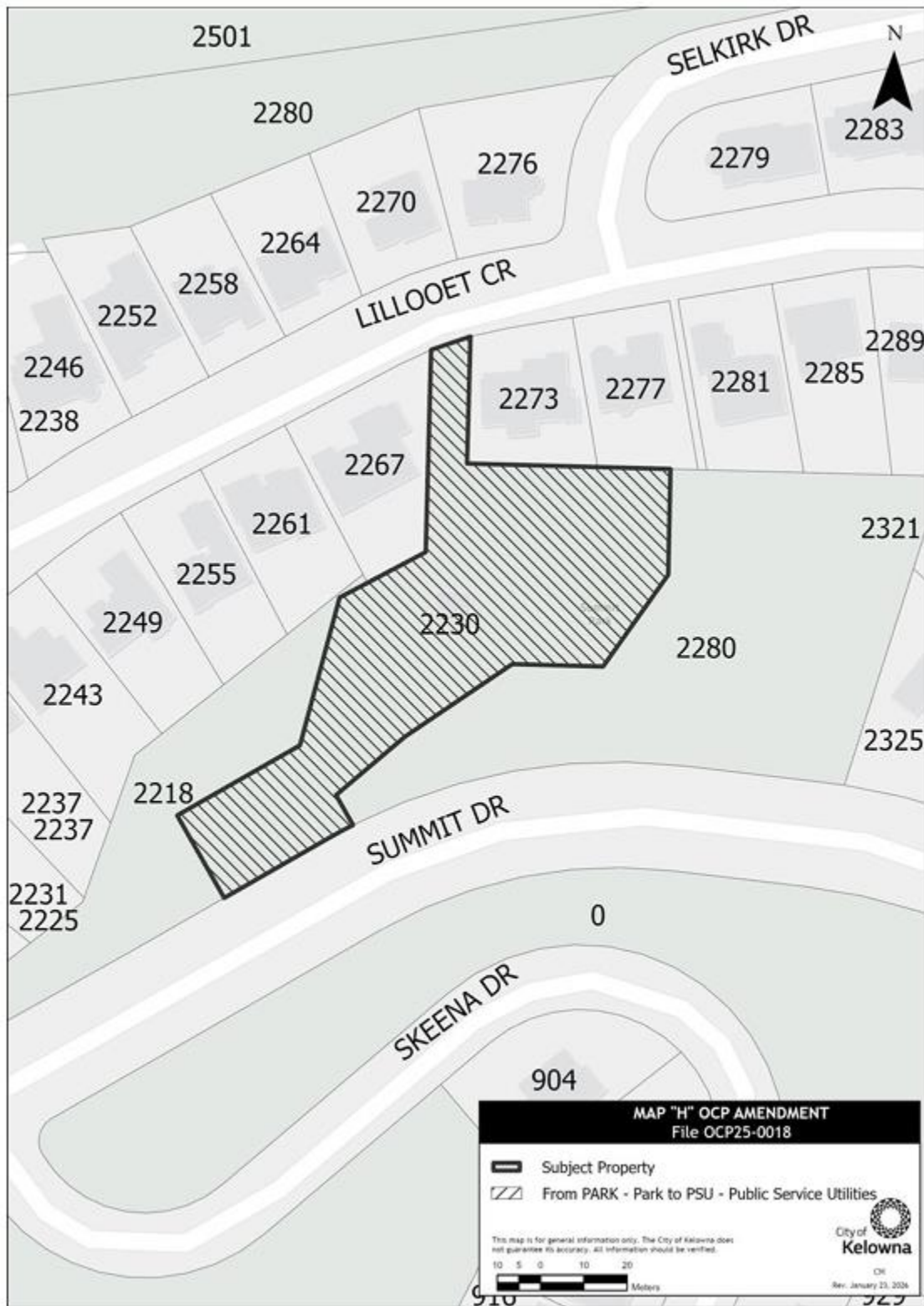


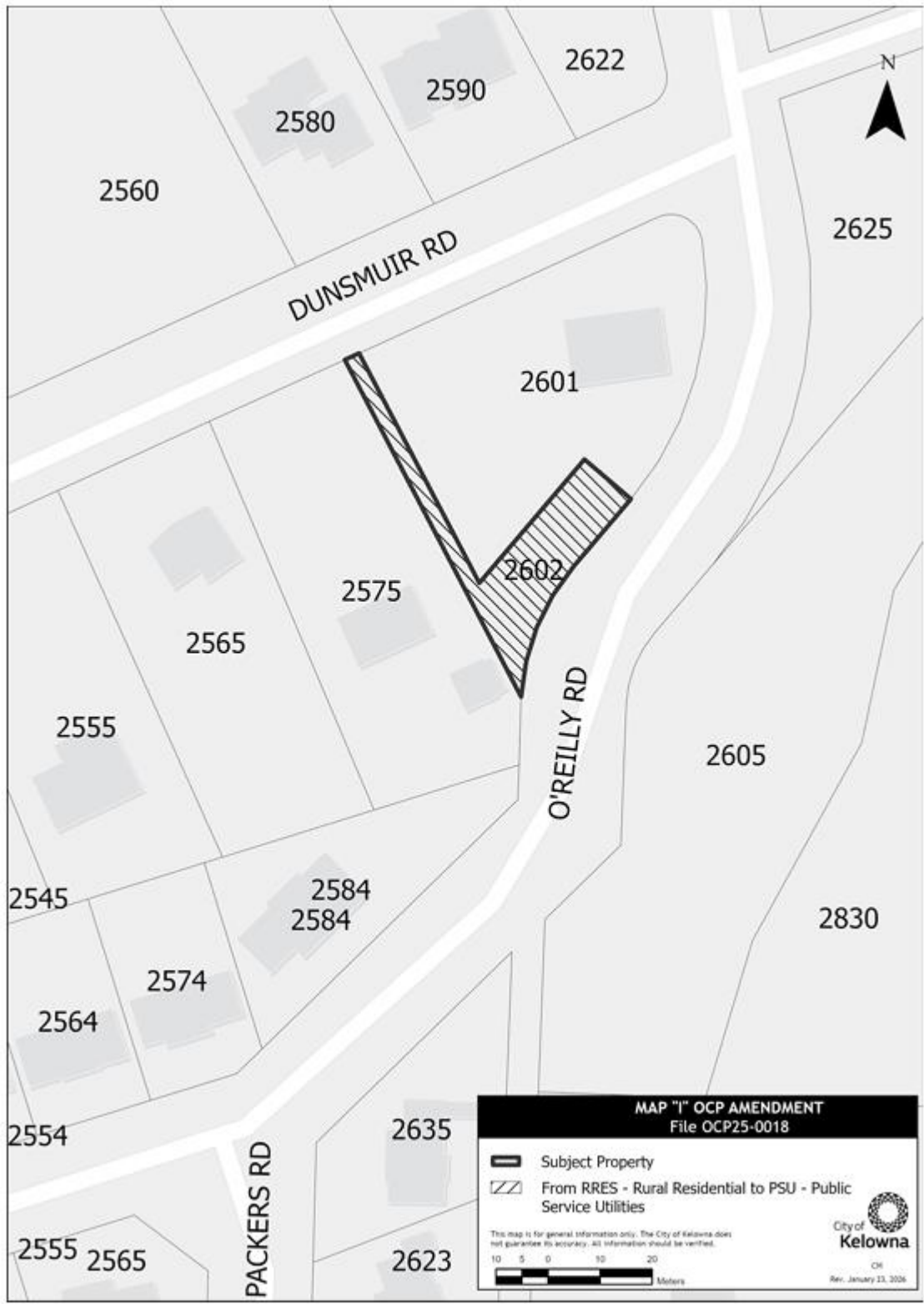


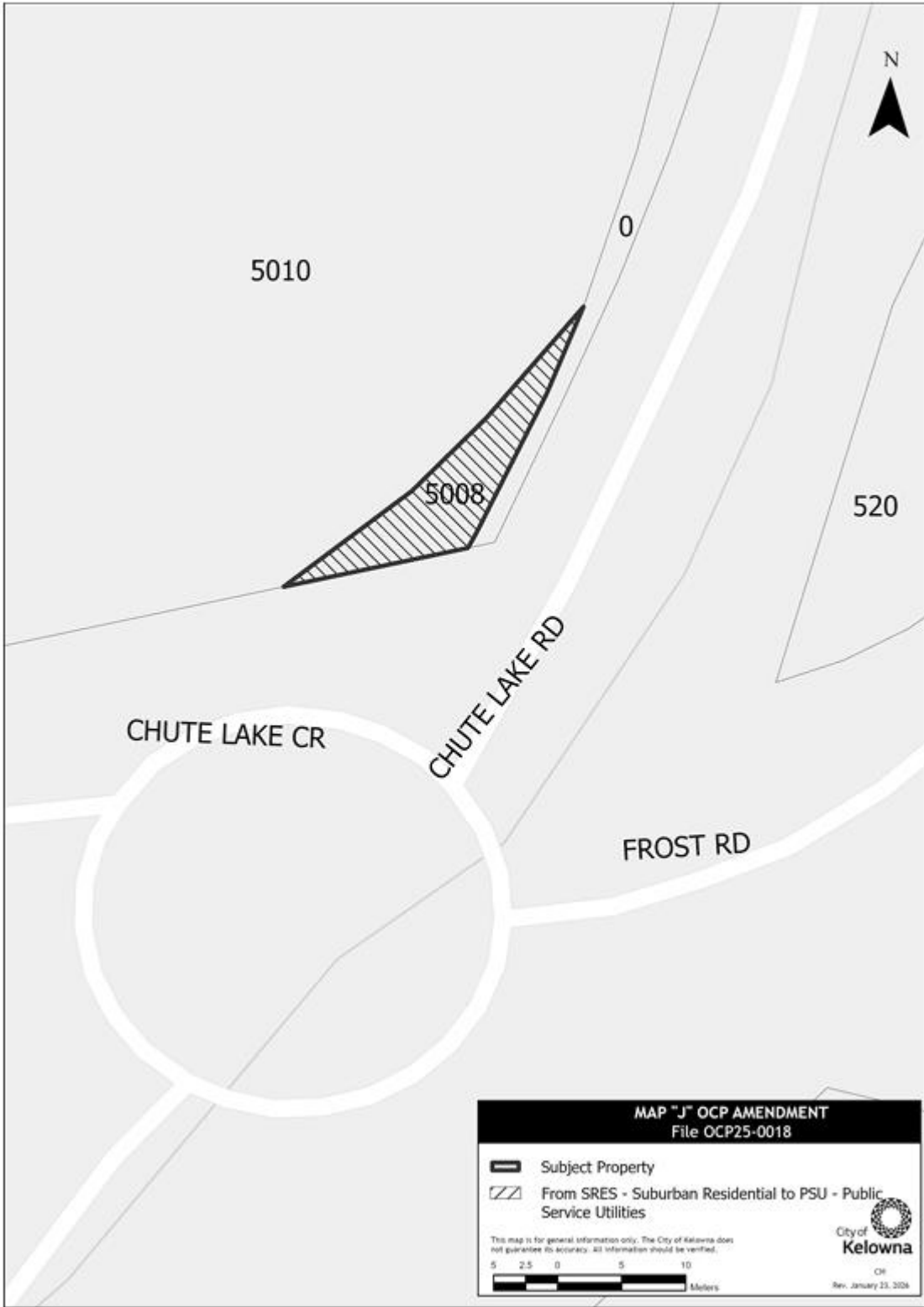


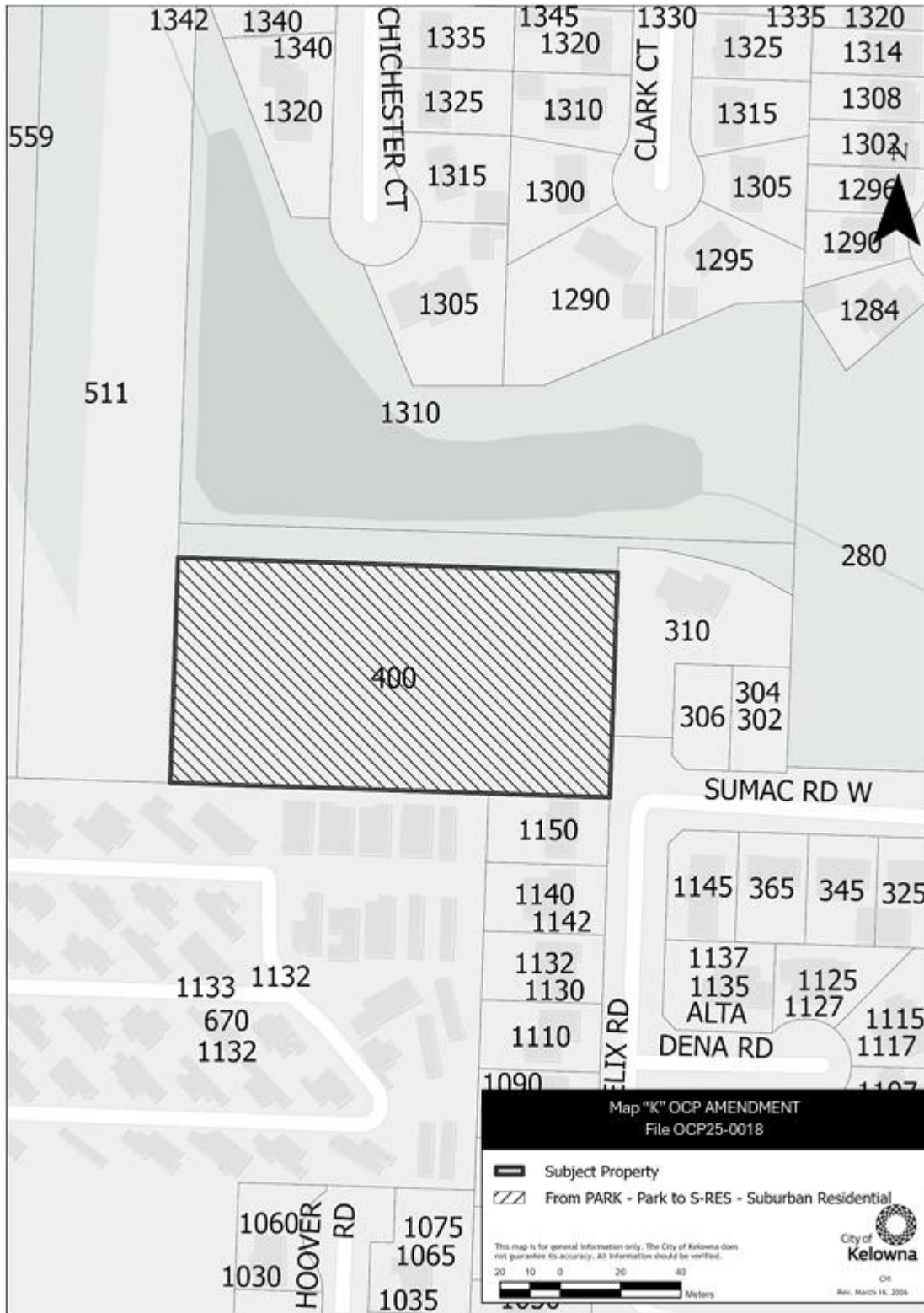












REPORT TO COUNCIL REZONING



Date: April 20, 2026
To: Council
From: City Manager
Address: Multiple Properties
File No.: Z25-0041

	Existing	Proposed
Zone:	Multiple	Multiple

1.0 Recommendation

THAT Rezoning Application No. Z25-0041 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of 41 properties described in Schedule 'A', be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

AND FURTHER THAT the Zoning Bylaw Map Amending Bylaw be forwarded to a Public Hearing for further consideration.

2.0 Purpose

To rezone 41 parcels for administrative updates.

3.0 Development Planning

Staff have committed to continual improvements to the Zoning Bylaw and the Official Community Plan and bring forward updates as and when required. The purpose of this proposed amendment is to rezone 41 properties, which require administrative corrections. Generally, these types of updates are needed when a past development misaligns with zoning, or when public utilities are planned on city owned land. Changes are often necessary to fix errors or re-align inconsistencies in both complex documents. An accompanying OCP mapping amendment is also proposed for a portion of the properties to reflect the street context and redevelopment potential. See Table 3.1 Executive Summary for further details for each of the 41 properties.

	Address	Rezoning Details	Reason for Change
1.	889 Vaughan Ave	I1 to I1rcs as per Map A.	Bylaw No. 11866 added the RCS subzone in 2019 to the I4 zone. The subzone was removed due to City-wide ZB amendments and should apply to the property.
2.	4980 Lakeshore Road	RR2 to P3 as per Map B.	City owned lot intended for future park uses.
3.	630-690 Boynton Place	MF2 to MF3 as per Map C.	3 properties that were zoned RM4. Majority of RM4 lots were rezoned to MF2. These properties now have an apartment building, so MF3 is most appropriate.

Table 3.1 Executive Summary			
	Address	Rezoning Details	Reason for Change
4.	411 Stellar Drive	RU1 to P4 as per Map D.	City owned lot was part of the CD2 zone per the Kettle Valley Master Plan, with a major pumping station. RU1 zoning was applied with the new zoning bylaw in 2022.
5.	Killarney Road (28 lots)	RR2 to RU1 as per Map E.	The RU1 zone is meant to reflect properties that have access to community water.
6.	808 Manhattan Drive	W1 and MF1 to P3 as per Map F.	Accretion and lot line adjustment.
7.	709 McClure Road	RU1 to P4 as per Map G.	City owned lot with existing utility infrastructure intended for public service utilities.
8.	900 South Crest Drive	P3 to P4 as per Map H.	City owned lot with existing utility infrastructure intended for public service utilities.
9.	1367 Clear Pond Court	P3 to P4 as per Map I.	City owned lot with existing utility infrastructure intended for public service utilities.
10.	2230 Summit Drive	P3 to P4 as per Map J.	City owned lot with existing utility infrastructure intended for public service utilities.
11.	2602 O'Reilly Road	RR2 to P4 as per Map K.	City owned lot with existing utility infrastructure intended for public service utilities.
12.	5008 Chute Lake Road	RU1 to P4 as per Map L.	City owned lot with existing utility infrastructure intended for public service utilities.
13.	1595 Spall Road	I2 to P4 as per Map M.	Existing utility infrastructure on site with future expansion planned which will need to meet proper zoning.
*Full Legal Descriptions can be found within Schedule "A"			

Report prepared by: Carson Mackonka, Planner II
Reviewed by: Adam Cseke, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:
 Schedule A: List of Mapping Amendments for various properties

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.


**Schedule A – List of Mapping Amendments
Zoning Bylaw No. 12375**

	Address	Legal Description	Rezoning Details	Reason for Change
1.	889 Vaughan Ave	STRATA LOT 1-11 SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS7283 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	l1 to l1rcs as per Map A.	Bylaw No. 11866 added the RCS subzone in 2019 to the l4 zone. The subzone was removed at some point due to City-wide ZB amendments and should be re-added to the property.
2.	4980 Lakeshore Road	LOT 6 SECTION 26 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 4493	RR2 to P3 as per Map B.	City owned lot intended for future park uses.
3.	630-690 Boynton Place	630 STRATA LOT 1-74 SECTION 31 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS8646 TOGETHER WITH AN INTEREST IN	MF2 to MF3 as per Map C.	3 properties that were zoned RM4. Majority of RM4 zonings went to MF2. These properties now have an apartment building on it so should change to MF3.

SCHEDULE A

This forms part of application
Z25-0041

Planner Initials




City of
Kelowna
COMMUNITY PLANNING

Address	Legal Description	Rezoning Details	Reason for Change
	THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V 660-690 LOT 1 SECTION 31 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP125121 EXCEPT PHASE 1 STRATA PLAN EPS8646		
4.	411 Stellar Drive LOT 3 SECTIONS 23 AND 24 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP67007	RU1 to P4 as per Map D.	This property was part of the CD2 zone per the Kettle Valley Master Plan, it is a City owned parcel, with a major pumping station. RU1 zoning was applied with the new zoning bylaw in 2022.
5.	Killarney Road (28 lots) LOT 1-4, 6-8, 11, 15, 18-22, 24, 27-28 SECTION 35 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 18993	RR2 to RU1 as per Map E.	The RU1 zone is meant to reflect properties that have access to community water.

SCHEDULE **A**

This forms part of application
Z25-0041

Planner Initials



City of **Kelowna** 85
COMMUNITY PLANNING

Address	Legal Description	Rezoning Details	Reason for Change
	STRATA LOT 1-2 SECTION 35 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3301 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V		
	STRATA LOT 1-2 SECTION 35 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2408 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V		

SCHEDULE **A**

This forms part of application

Z25-0041

Planner Initials




City of **Kelowna**⁸⁶
COMMUNITY PLANNING

Address	Legal Description	Rezoning Details	Reason for Change
	STRATA LOT 1-2 SECTION 35 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS ₃₂₈₀ TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V		
	STRATA LOT 1-2 SECTION 35 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K ₂₅₈ TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1		

SCHEDULE A

This forms part of application
 # Z25-0041

Planner Initials CM




City of
Kelowna
 COMMUNITY PLANNING

Address	Legal Description	Rezoning Details	Reason for Change
	STRATA LOT A-B SECTION 35 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS ₃₅₄₂ TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V		
	STRATA LOT 1-2 SECTION 35 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS ₃₄₃₈ TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V		

SCHEDULE **A**

This forms part of application
 # Z25-0041

Planner Initials




City of Kelowna⁸⁸
 COMMUNITY PLANNING

Address	Legal Description	Rezoning Details	Reason for Change
	STRATA LOT 1-2 SECTION 35 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2668 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V		
	STRATA LOT 1-2 SECTION 35 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS1701 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT		

SCHEDULE **A**

This forms part of application
 # Z25-0041

Planner Initials



City of **Kelowna**⁸⁹
 COMMUNITY PLANNING

Address	Legal Description	Rezoning Details	Reason for Change
	AS SHOWN ON FORM V STRATA LOT 1-2 SECTION 35 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2864 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V		
6.	808 Manhattan Drive	LOT A DISTRICT LOT 9 OSOYOOS DIVISION YALE DISTRICT PLAN EPP146700	W1 and MF1 to P3 as per Map F. Accretion and lot line adjustment.
7.	709 McClure Road	LOT 2 DISTRICT LOT 357 OSOYOOS DIVISION YALE DISTRICT PLAN 36359	RU1 to P4 as per Map G. City owned lot with existing utility infrastructure intended for public service utilities.
8.	900 South Crest Drive	LOT 1 DISTRICT LOT 579 SIMILKAMEEN DIVISION YALE	P3 to P4 as per Map H. City owned lot with existing utility infrastructure intended for public service utilities.

SCHEDULE **A**

This forms part of application
Z25-0041

Planner Initials CM




City of Kelowna
COMMUNITY PLANNING **90**

	Address	Legal Description	Rezoning Details	Reason for Change
		DISTRICT PLAN EPP9619		
9.	1367 Clear Pond Court	LOT 98 SECTION 5 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP88266	P3 to P4 as per Map I.	City owned lot with existing utility infrastructure intended for public service utilities.
10.	2230 Summit Drive	LOT 27 SECTION 28 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN KAP46337	P3 to P4 as per Map J.	City owned lot with existing utility infrastructure intended for public service utilities.
11.	2602 O'Reilly Road	LOT B SECTION 16 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 33244	RR2 to P4 as per Map K.	City owned lot with existing utility infrastructure intended for public service utilities.
12.	5008 Chute Lake Road	LOT A SECTIONS 24 AND 25 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP146618	RU1 to P4 as per Map L.	City owned lot with existing utility infrastructure intended for public service utilities.
13.	1595 Spall Road	LOT A DISTRICT LOT 140 OSOYOOS DIVISION YALE DISTRICT	I2 to P4 as per Map M.	The site has existing utility infrastructure and future utility expansions are planned.

SCHEDULE A

This forms part of application
Z25-0041

Planner Initials CM



City of Kelowna
COMMUNITY PLANNING

91

Address	Legal Description	Rezoning Details	Reason for Change
	PLAN EPP44270		

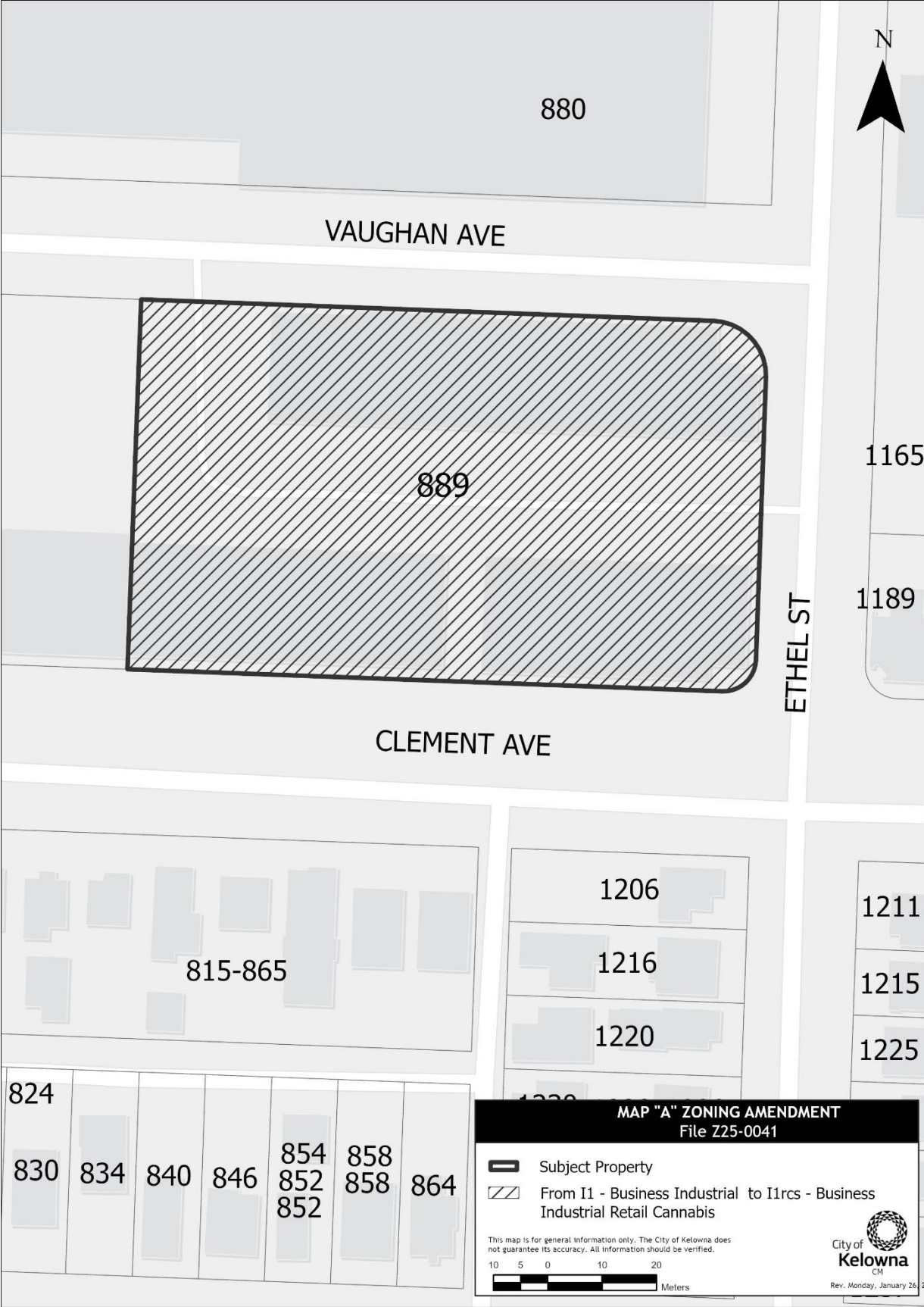
SCHEDULE **A**

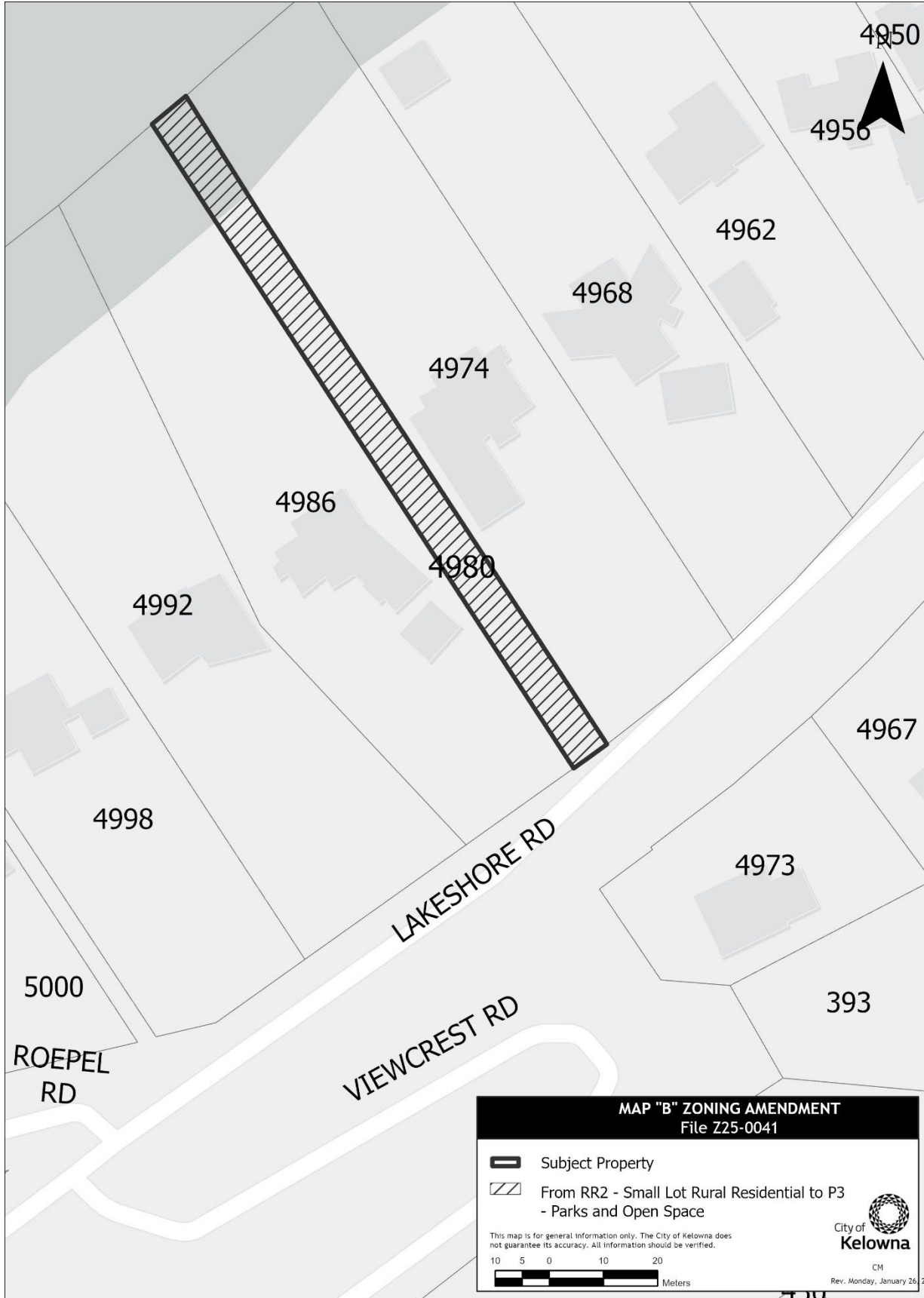
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Z25-0041

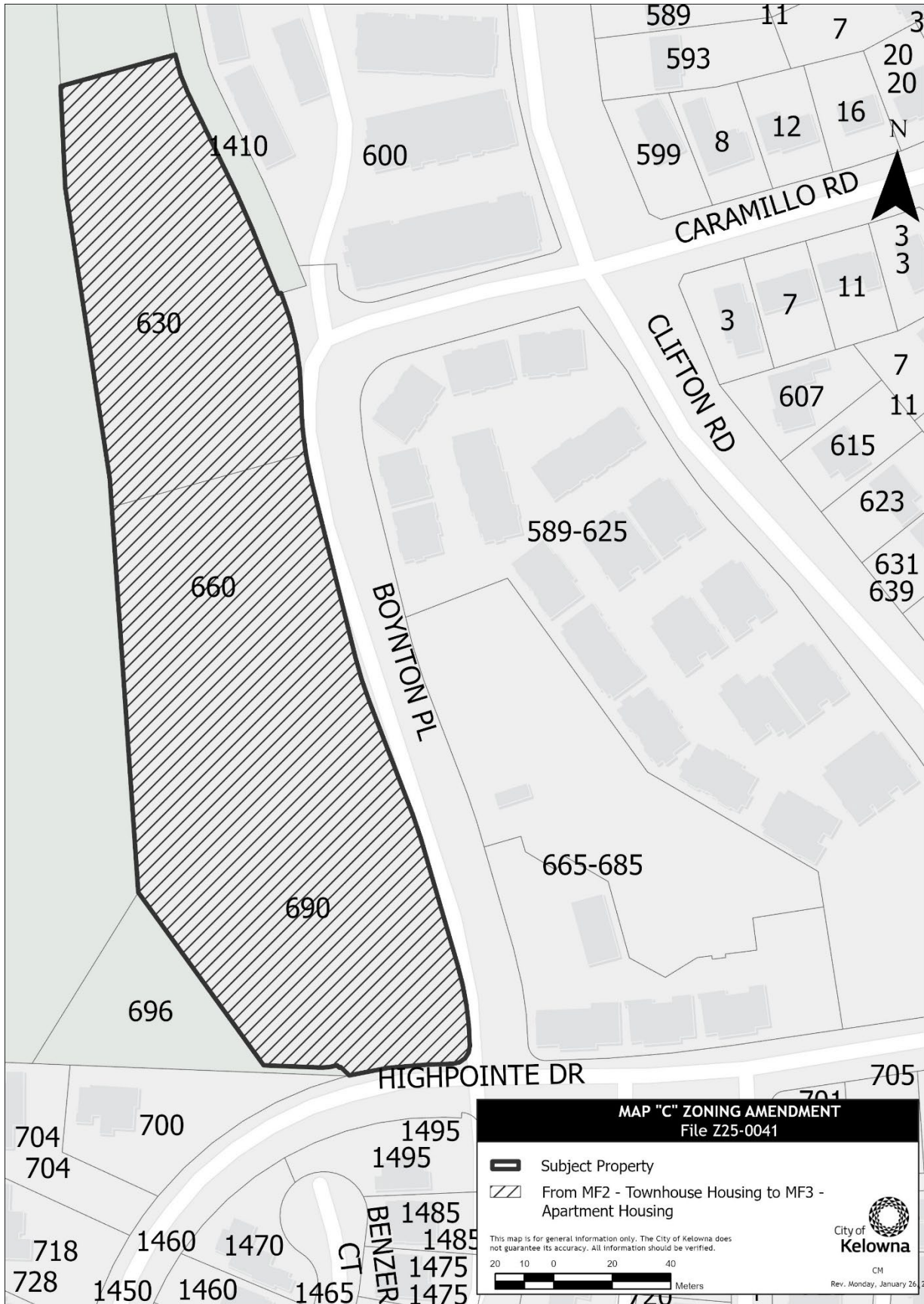
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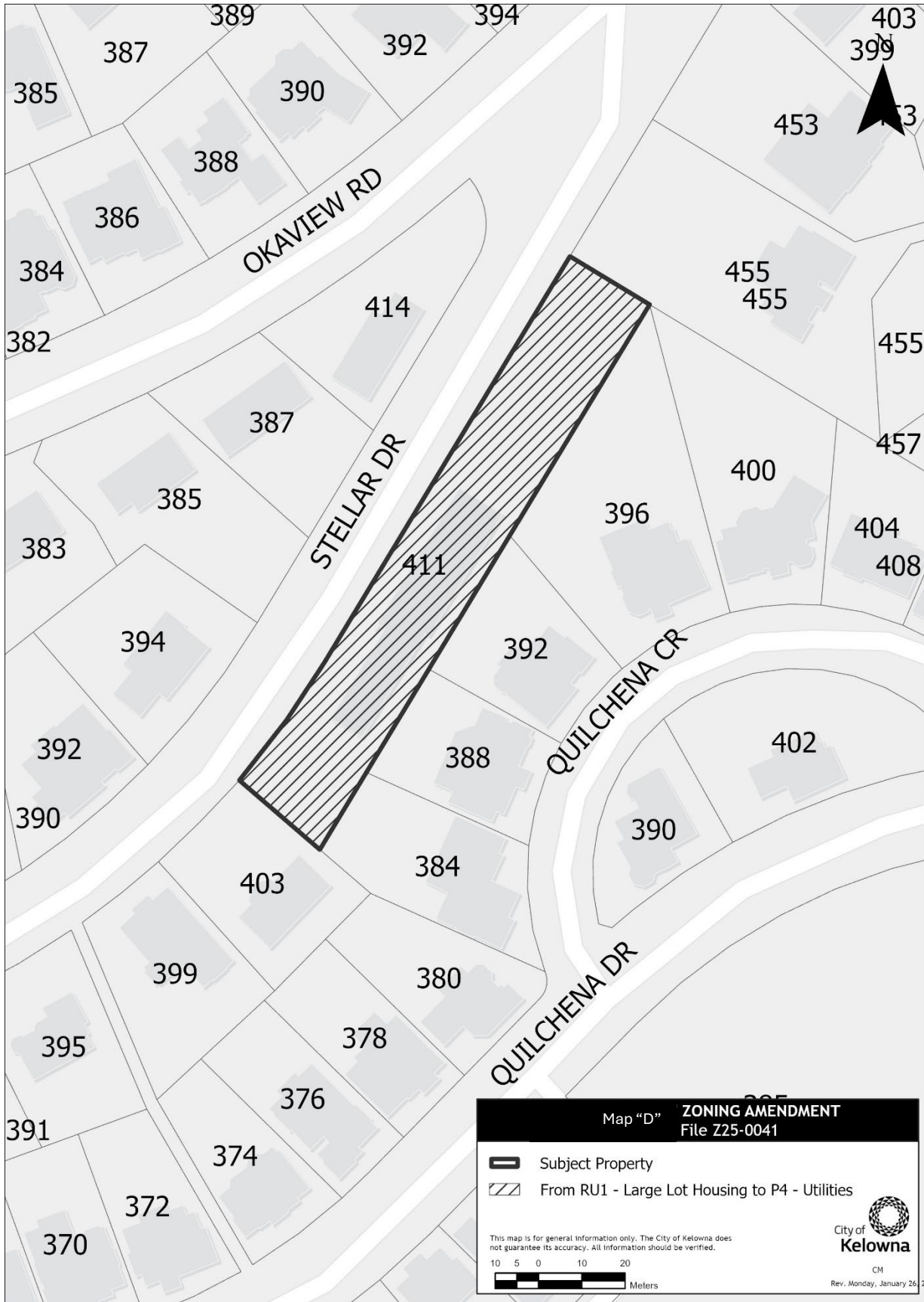


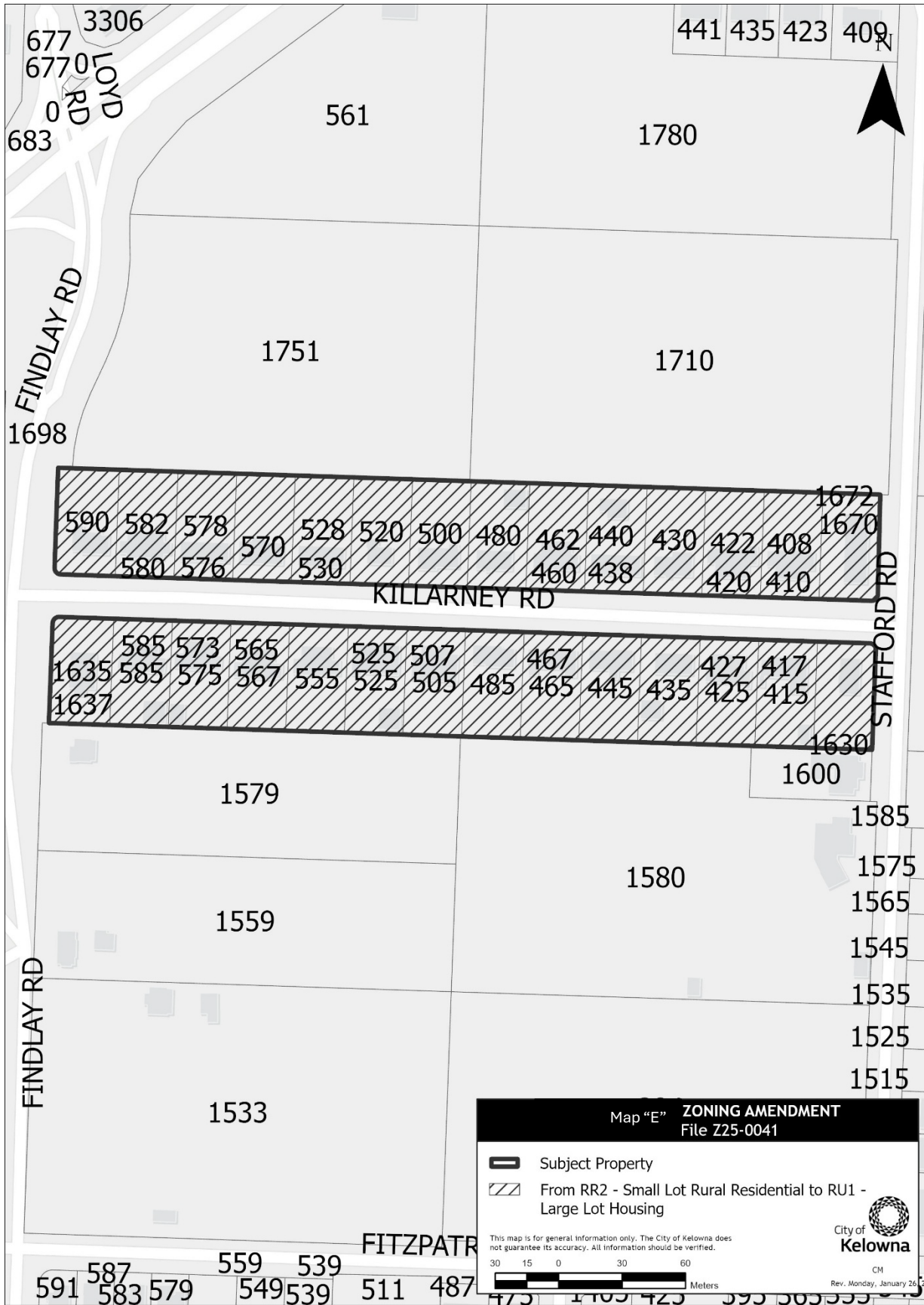
City of
Kelowna₉₂
COMMUNITY PLANNING

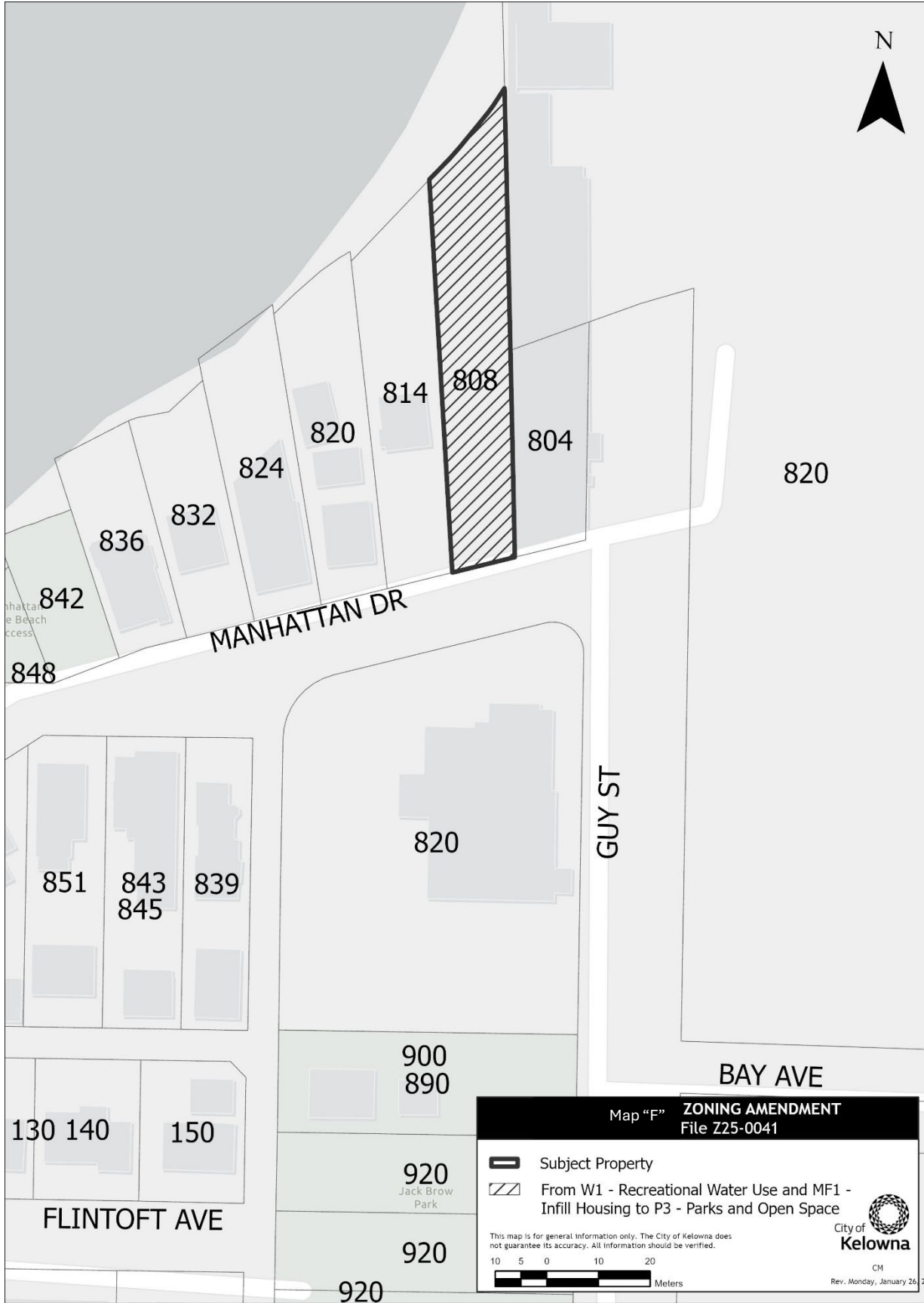


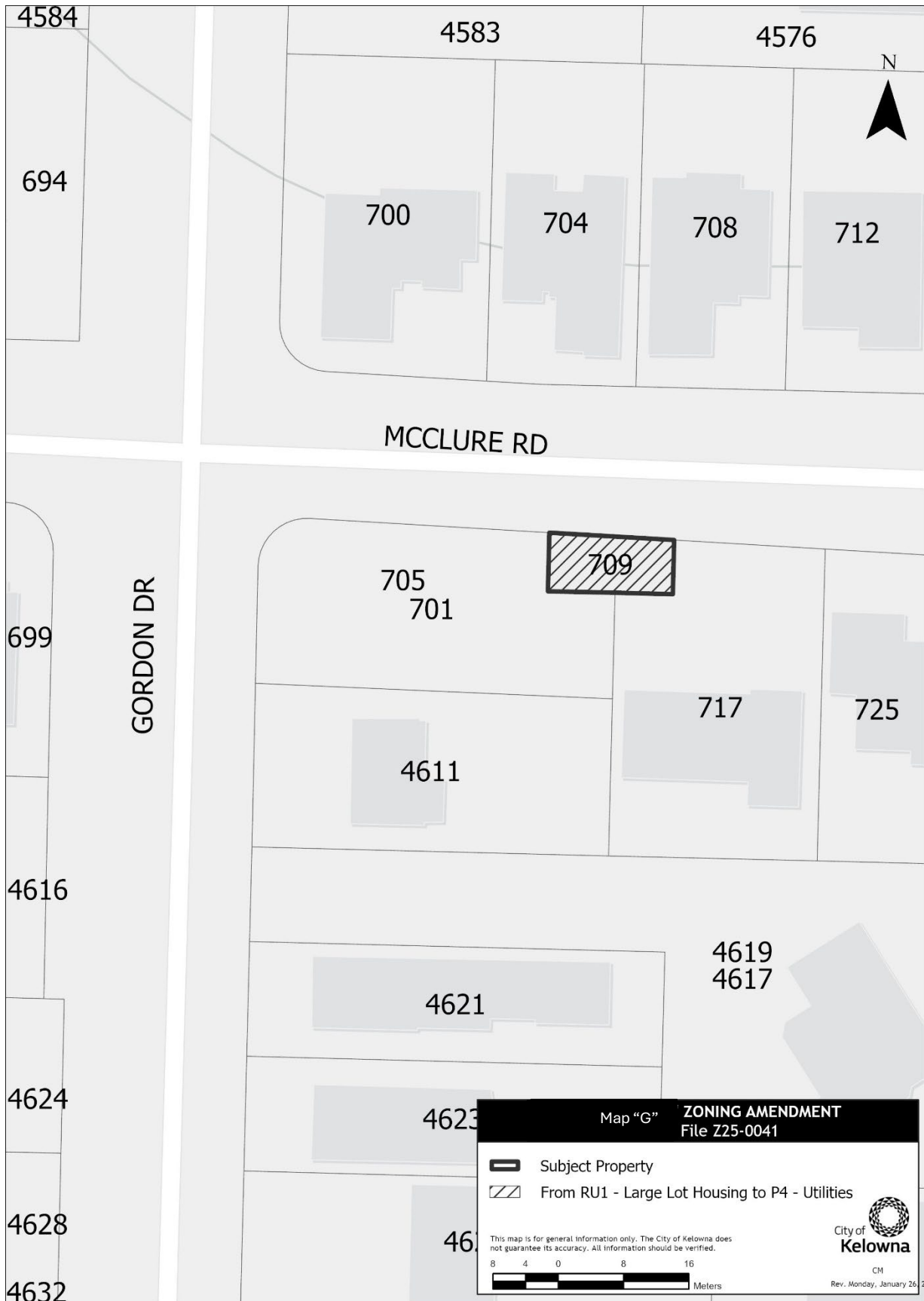


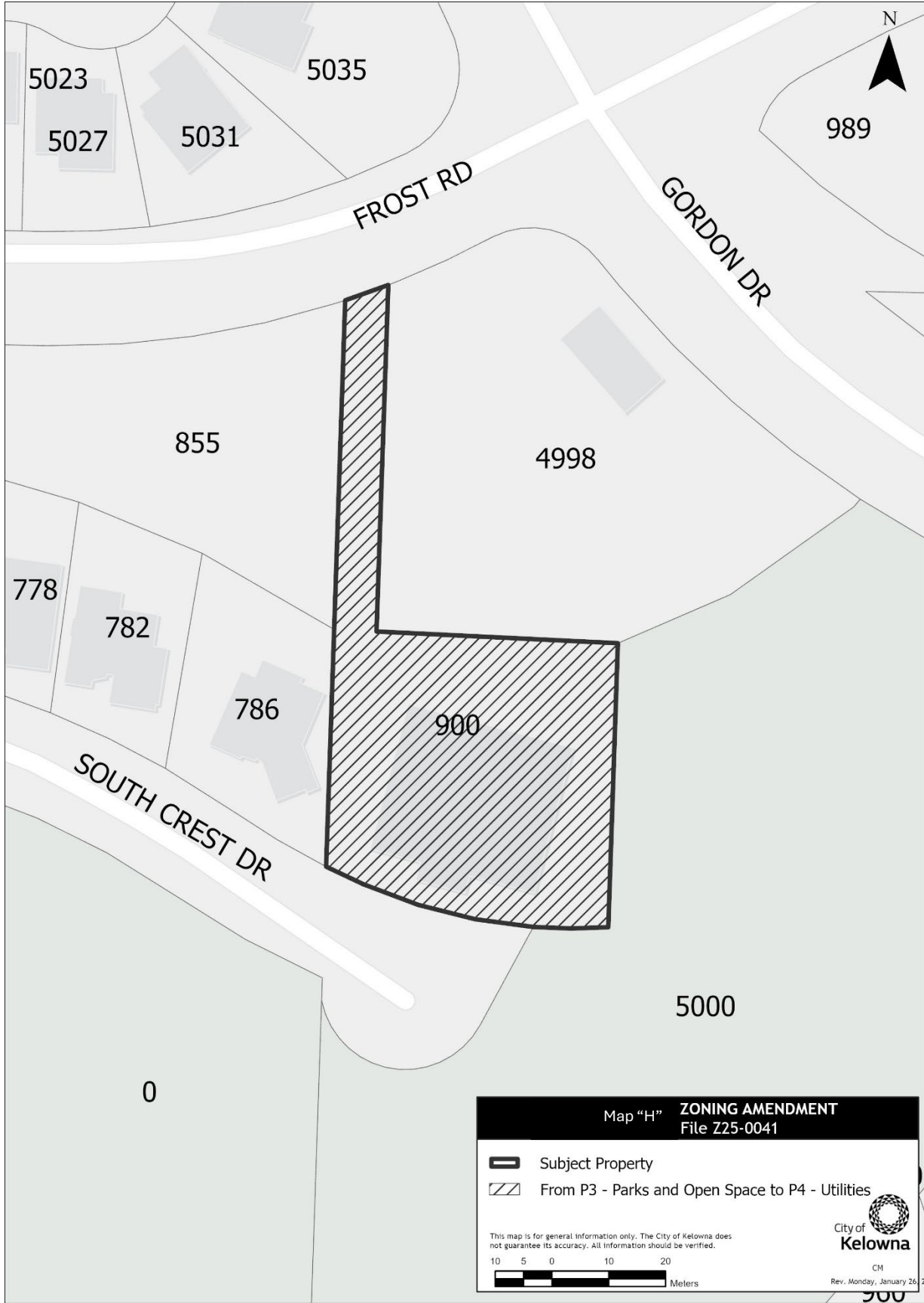


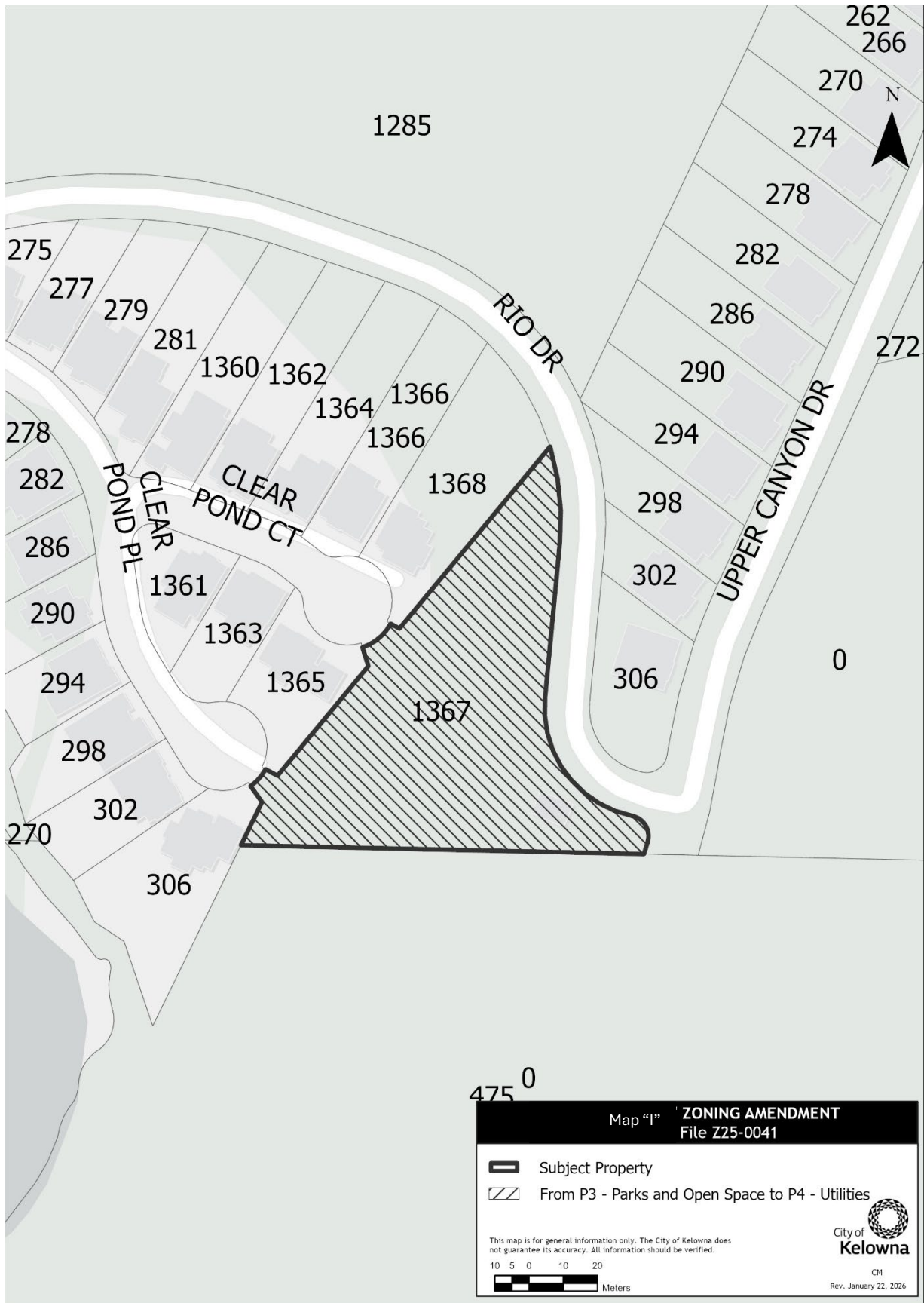


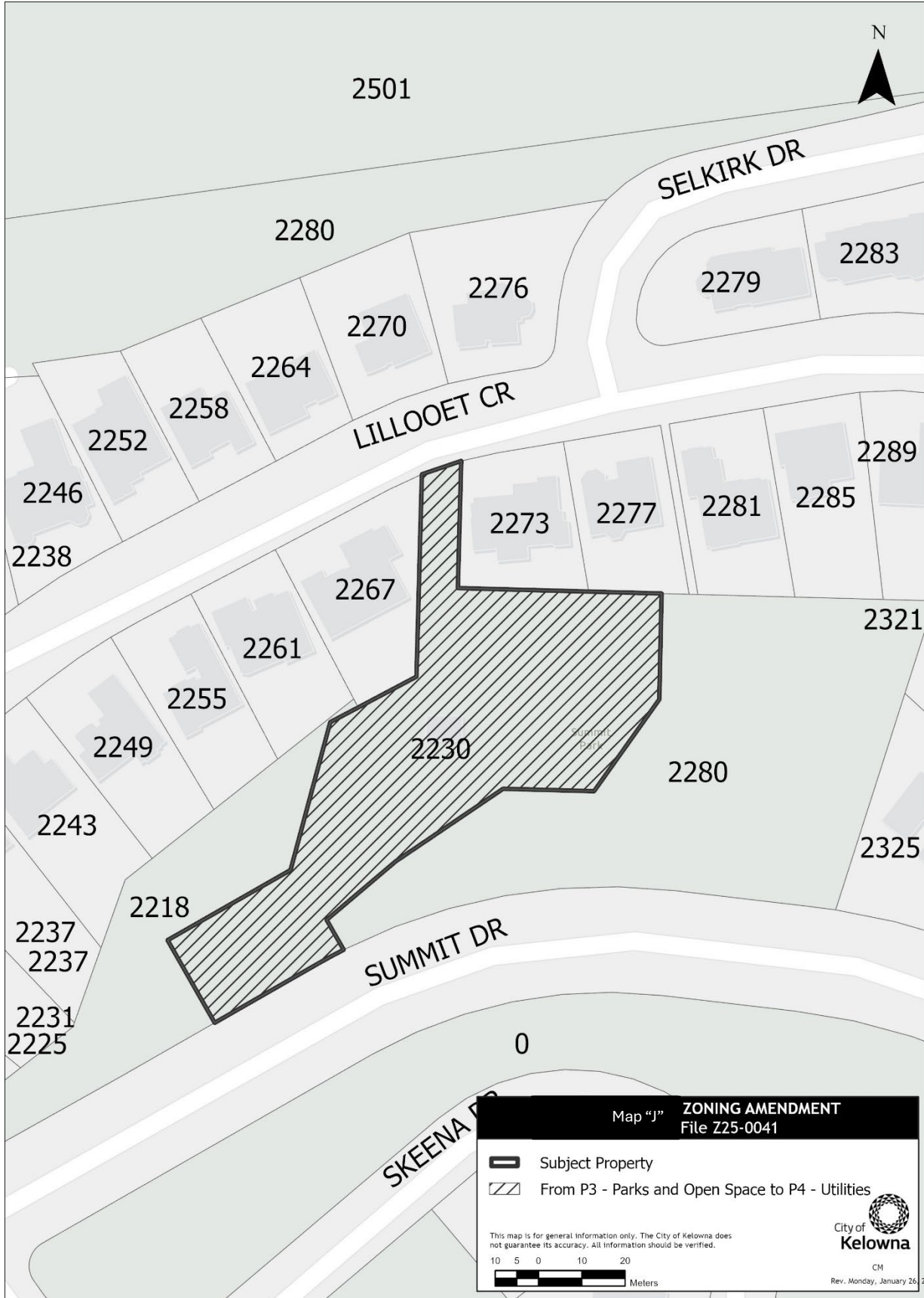


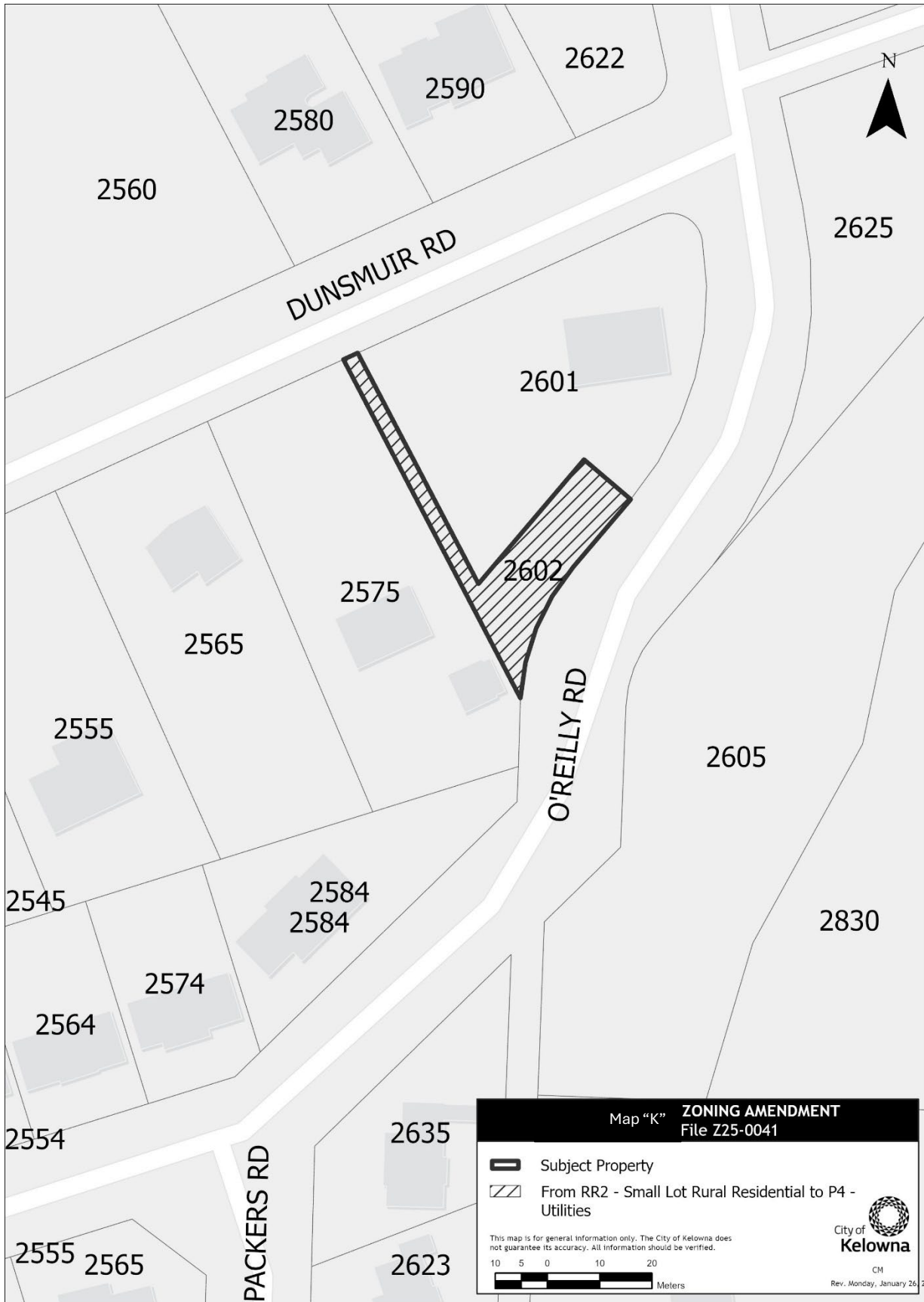


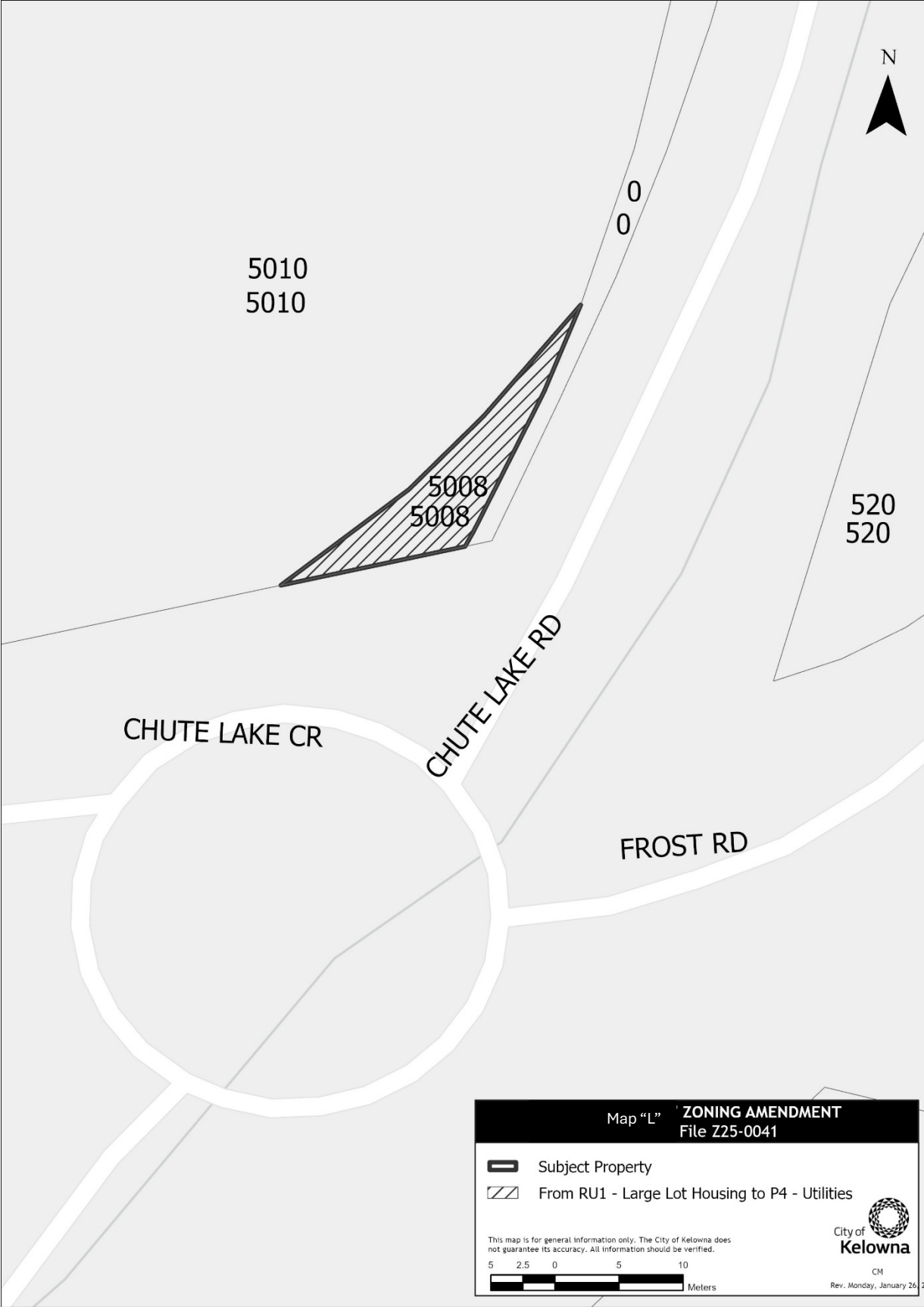


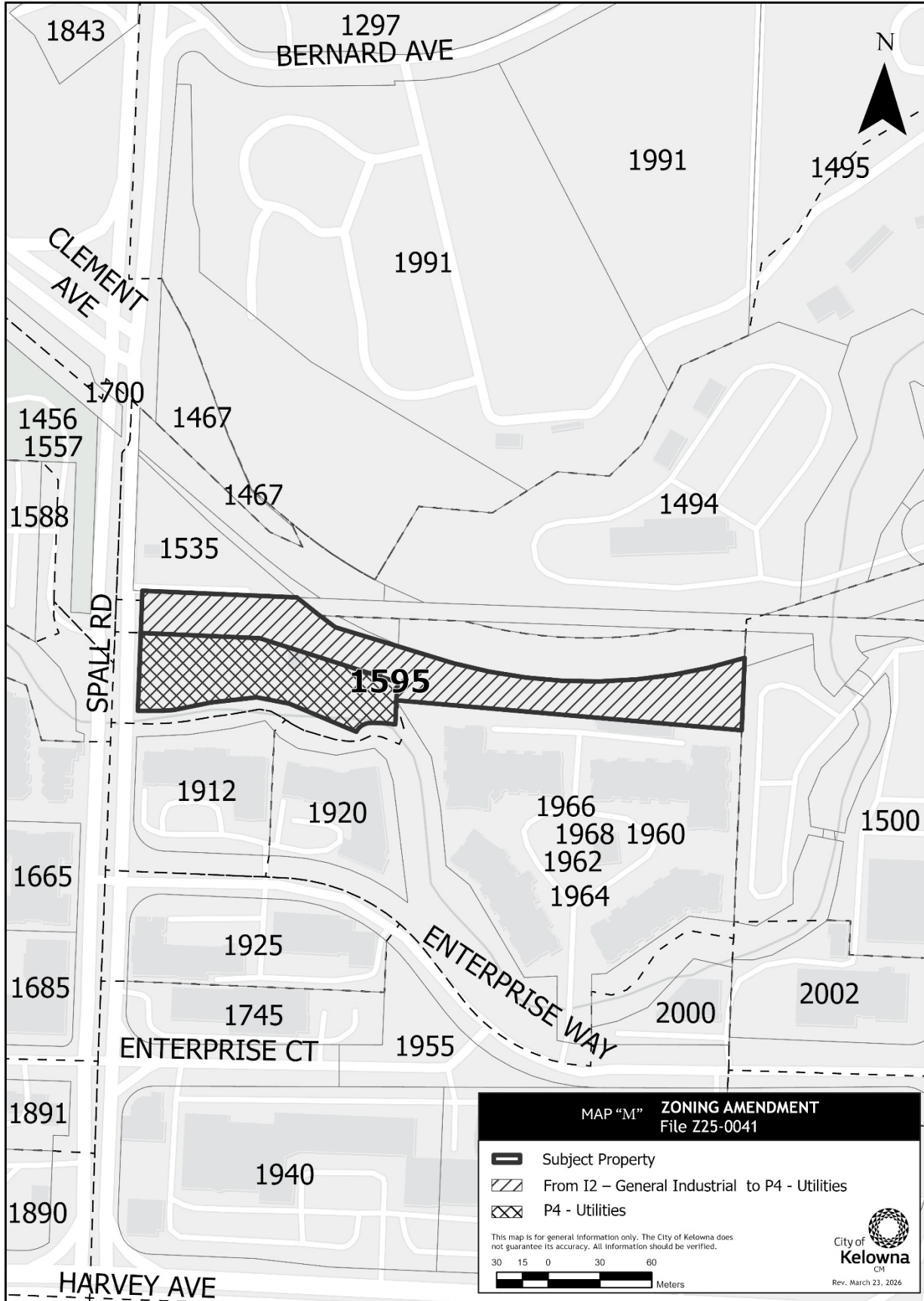














City of
Kelowna

Rezoning Application

Multiple Properties

Z25-0041

Purpose

To rezone 41 parcels as described in Schedule 'A'

Zoning Categories

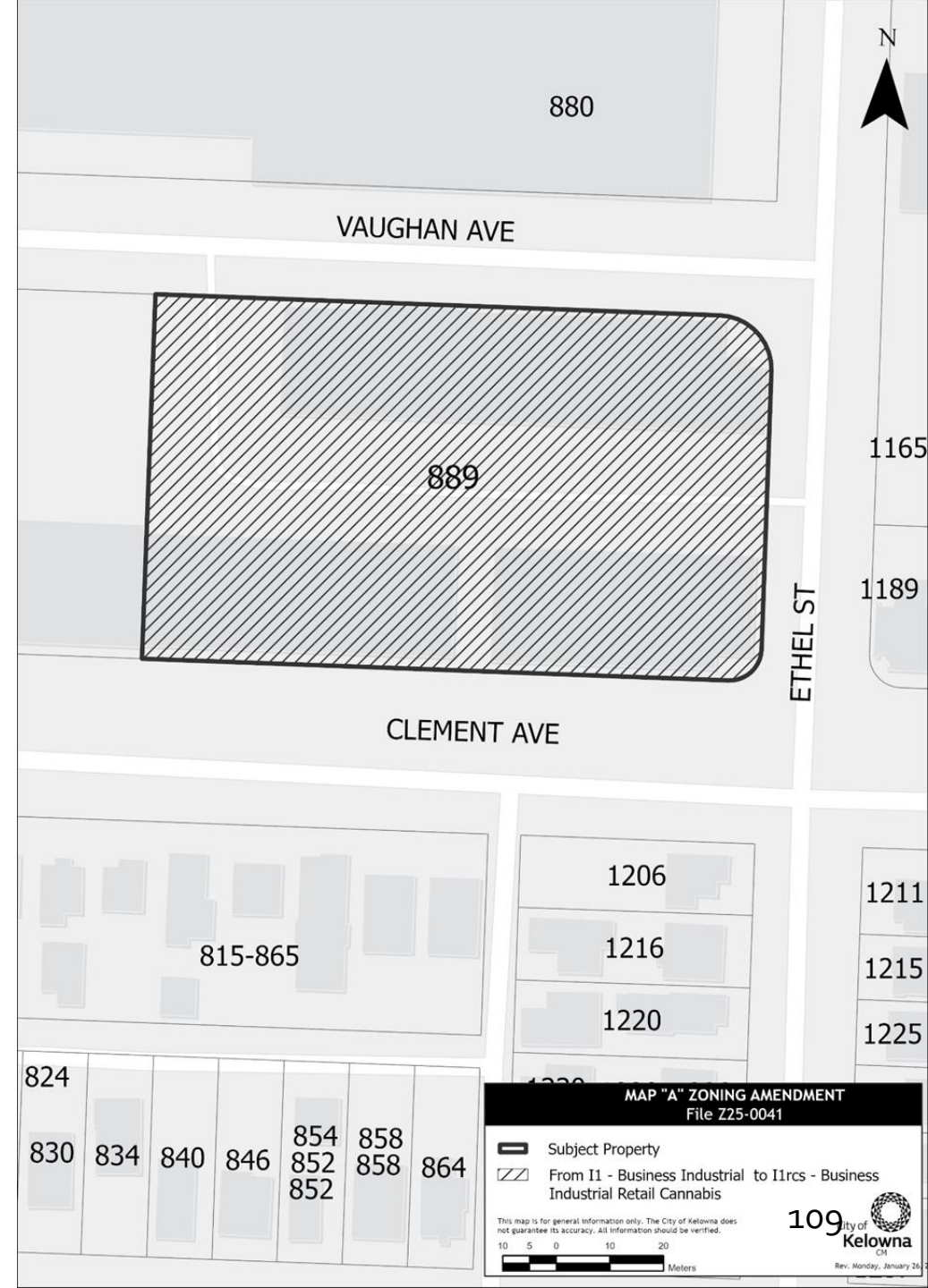
Table: Zoning Mapping Categories

<u>Number</u>	<u>Category</u>	<u>Number of Lots Affected</u>
1.	Administrative/Boundary	34
2.	Zoning to Public Utility	7
	Total	41

Zoning Amendment

889 Vaughan Ave

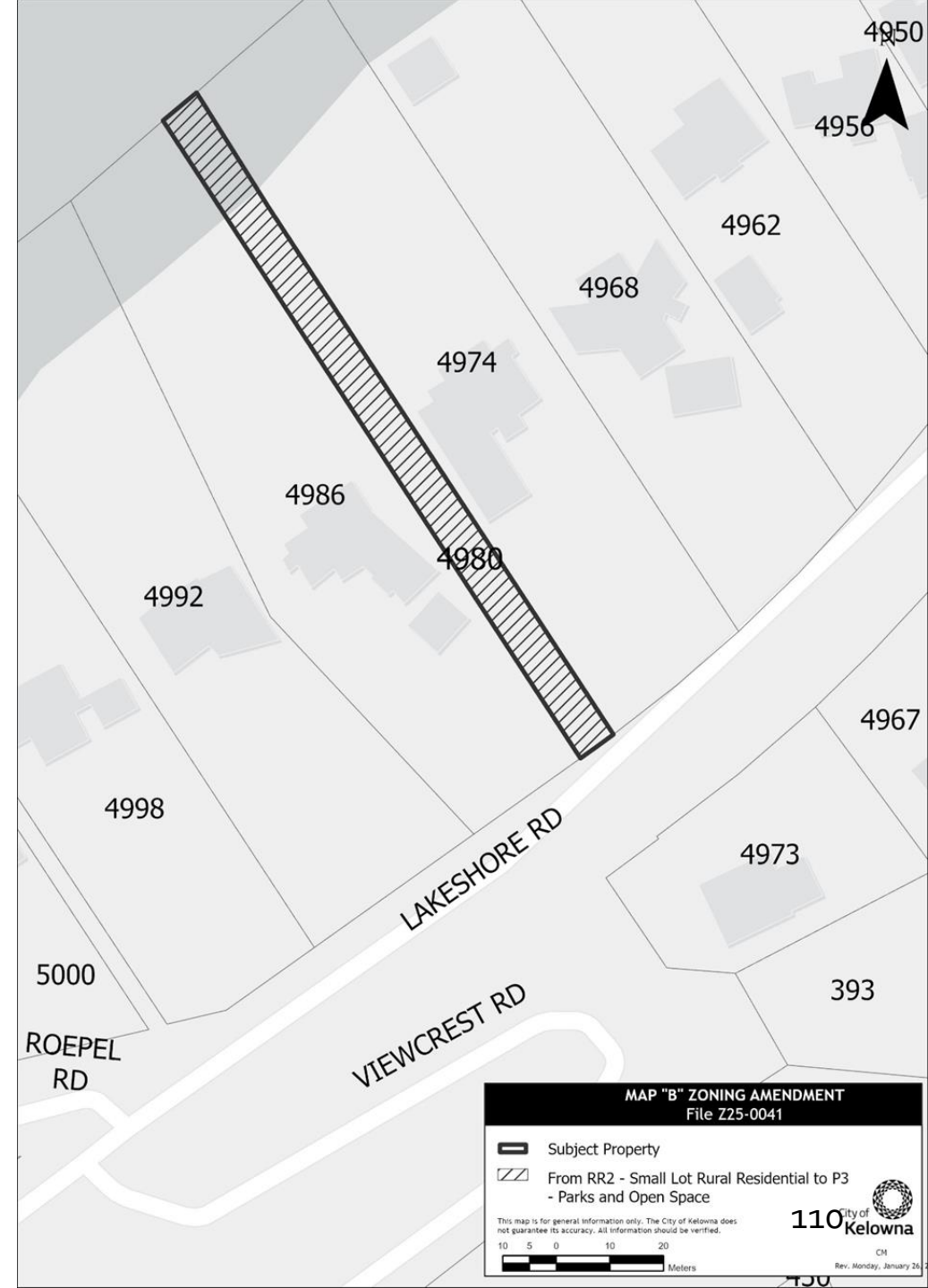
I1 – Business Industrial to I1rcs – Business Industrial with Recreational Cannabis Sales



Zoning Amendment

4980 Lakeshore Rd

RR2 – Small Lot Rural Residential to
P3 – Parks & Open Space

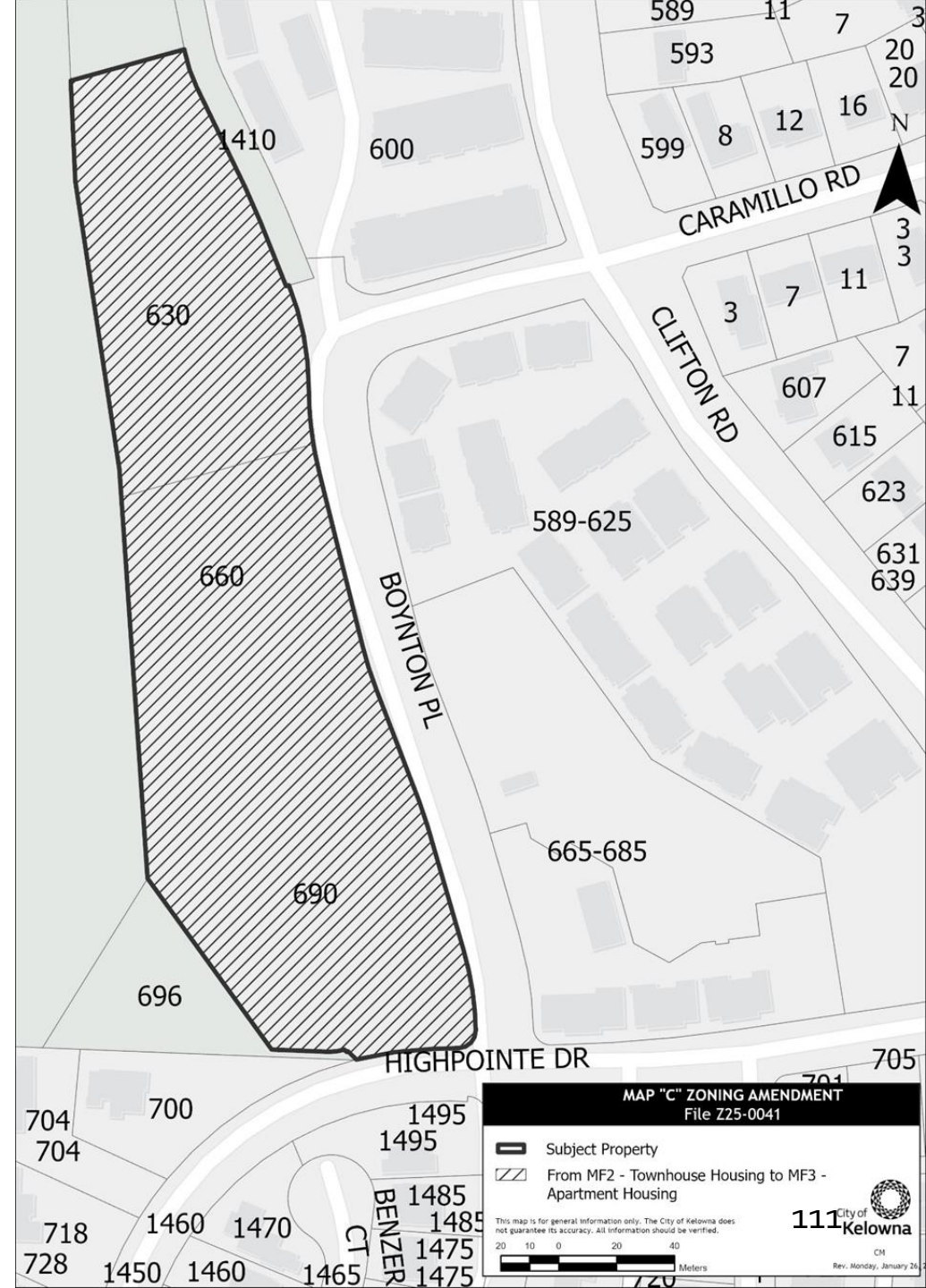


Zoning Amendments

630-690 Boynton Place

MF2 – Townhouse Housing to

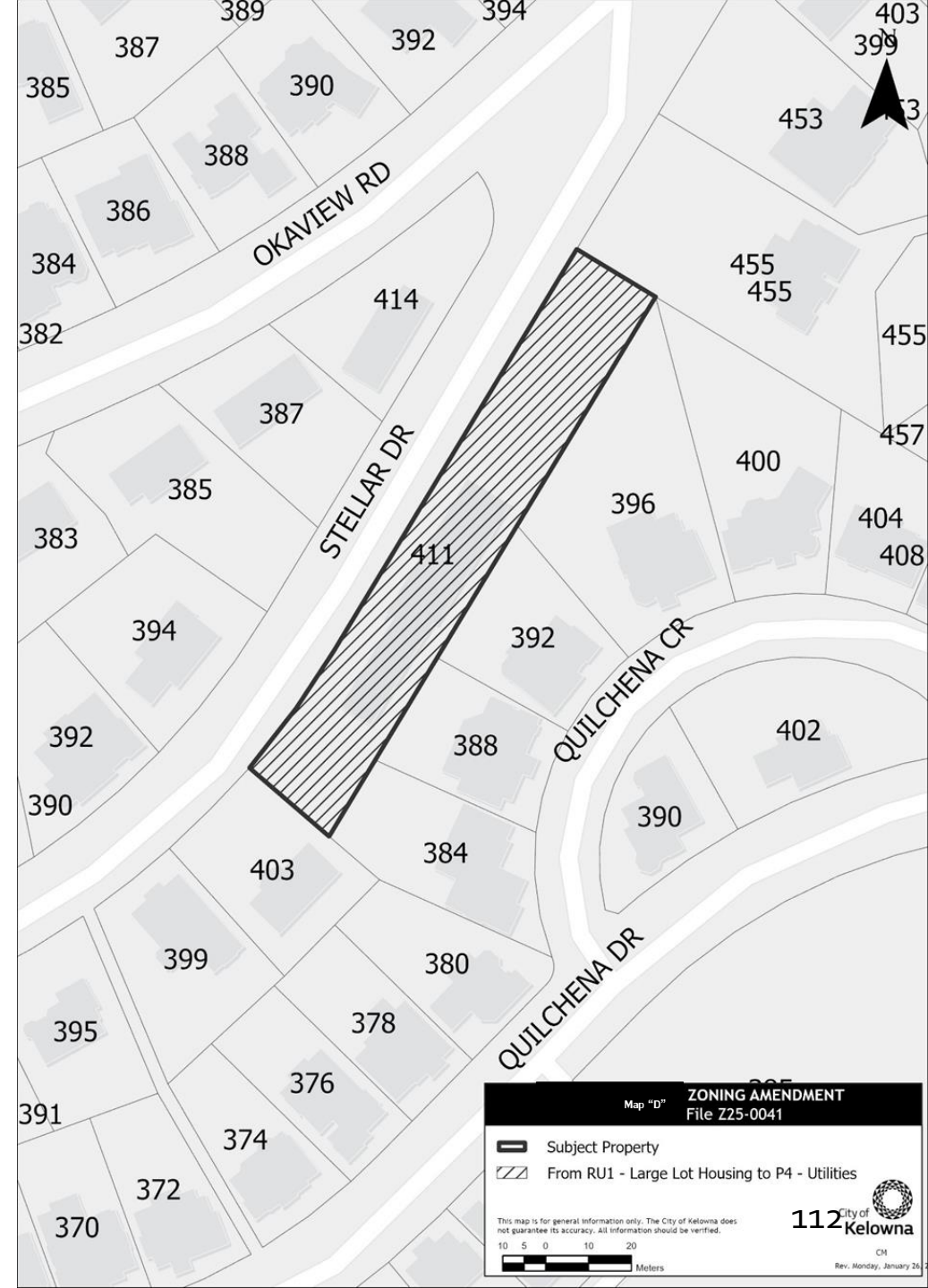
MF3 – Apartment Housing



Zoning Amendment

411 Stellar Drive

RU1 – Large Lot Housing to
P4 - Utilities

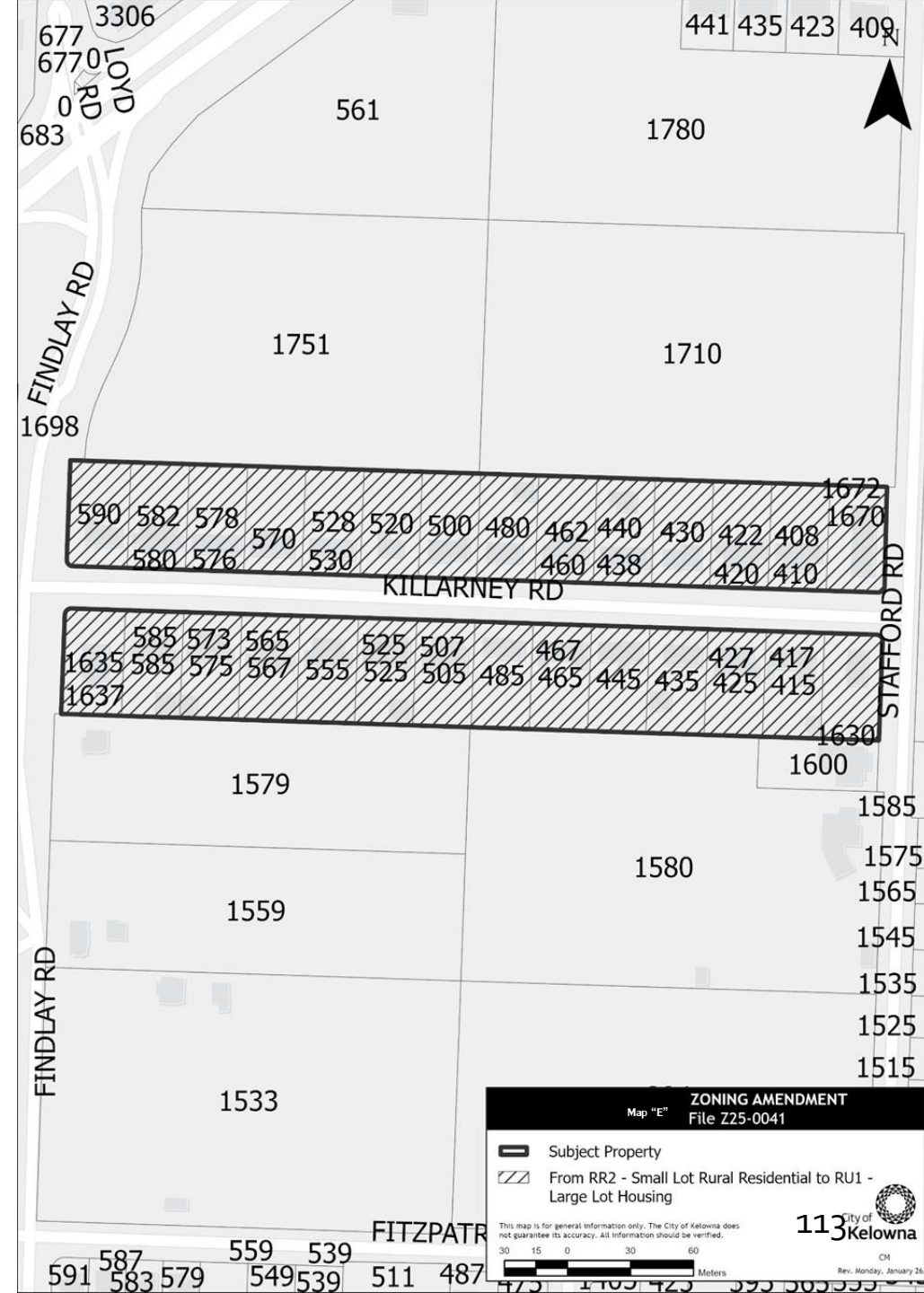


Zoning Amendments

Killarney Road (28 lots)

RR2 – Small Lot Rural Residential to

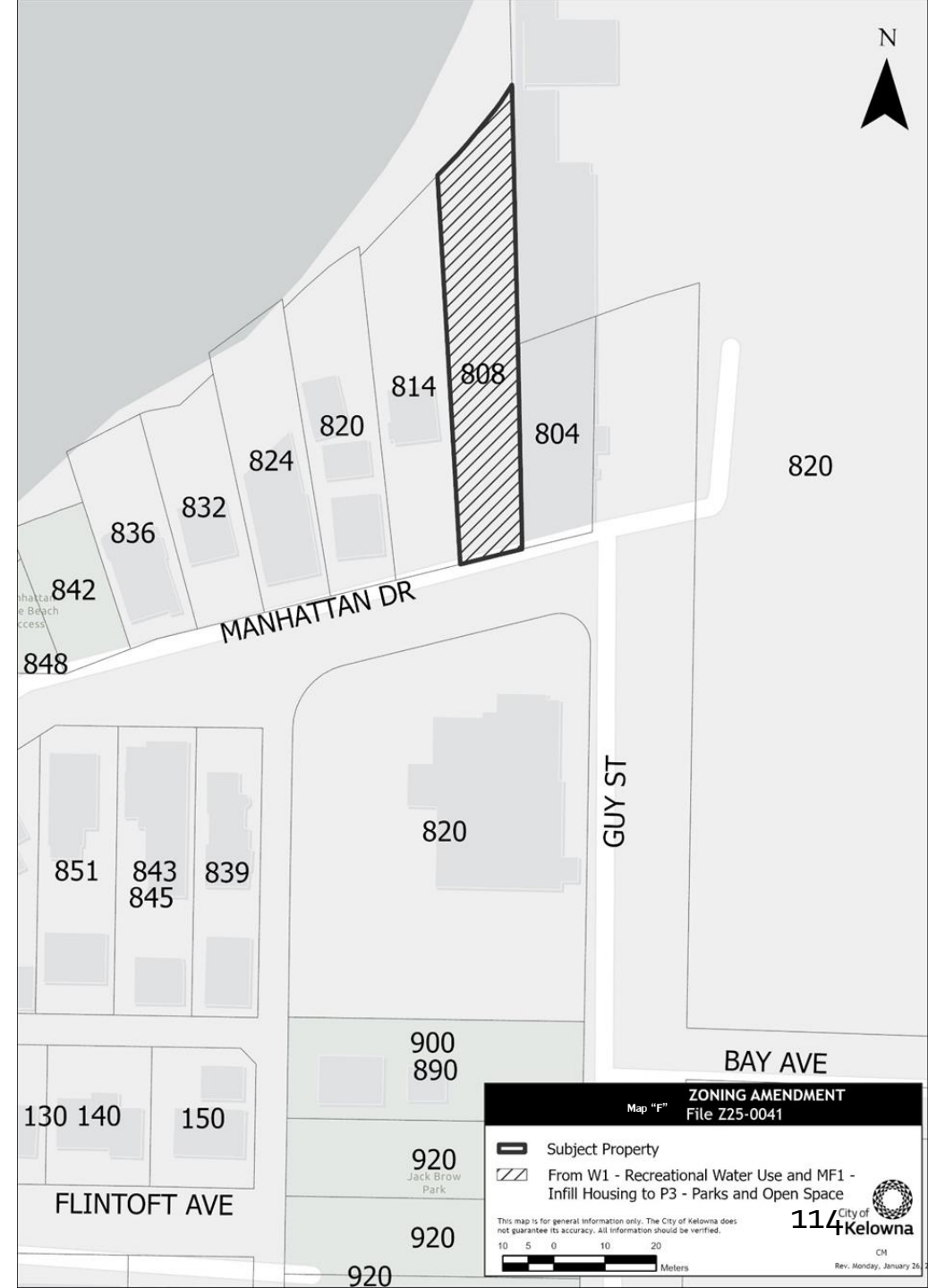
RU1 – Large Lot Housing



Zoning Amendment

808 Manhattan Drive

W₁ – Recreational Water Use and MF₁ – Infill Housing to P₃ – Parks & Open Space



Zoning Amendment

709 McClure Road

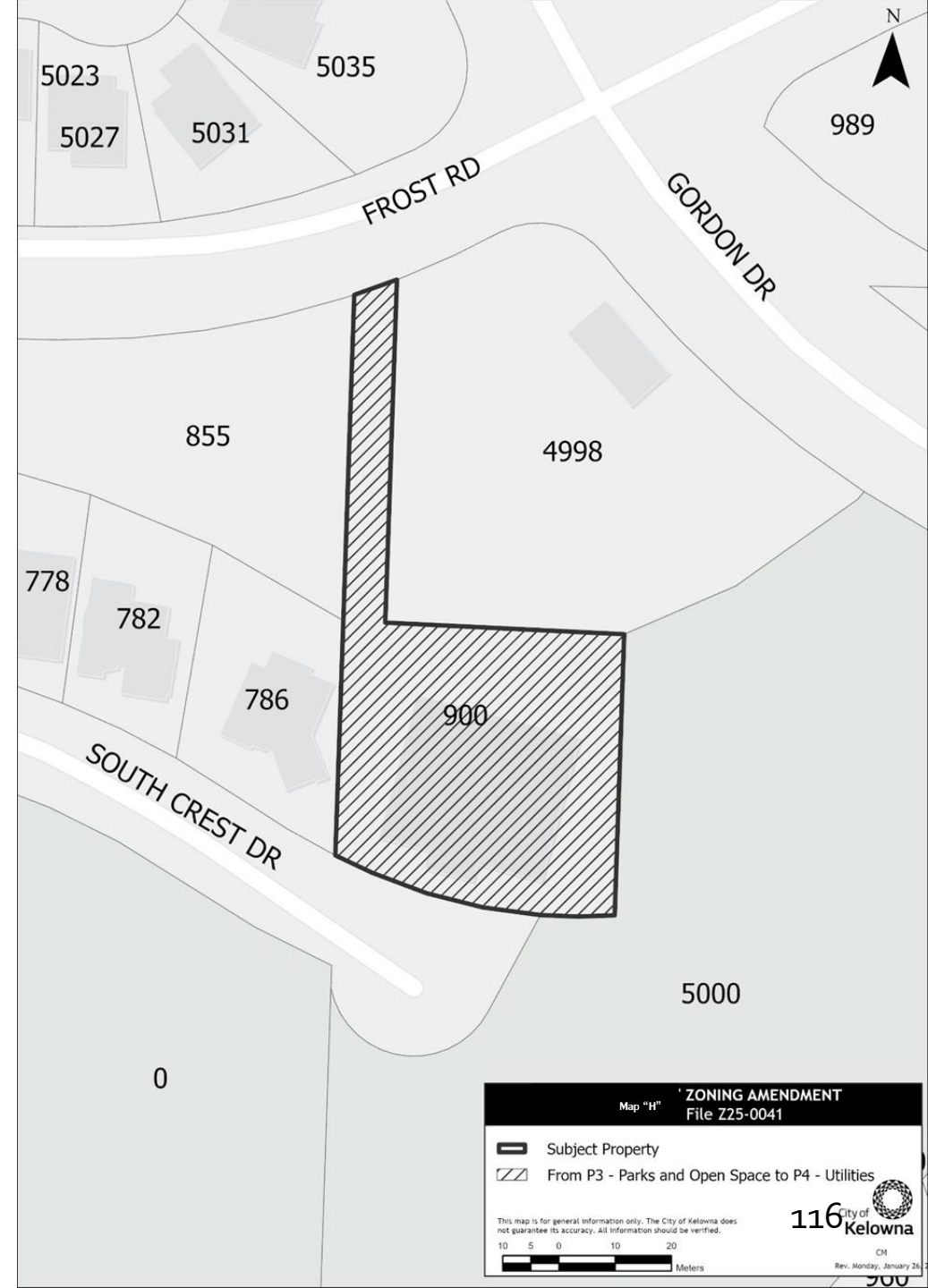
RU1 – Large Lot Housing to P4 - Utilities



Zoning Amendment

900 South Crest Drive

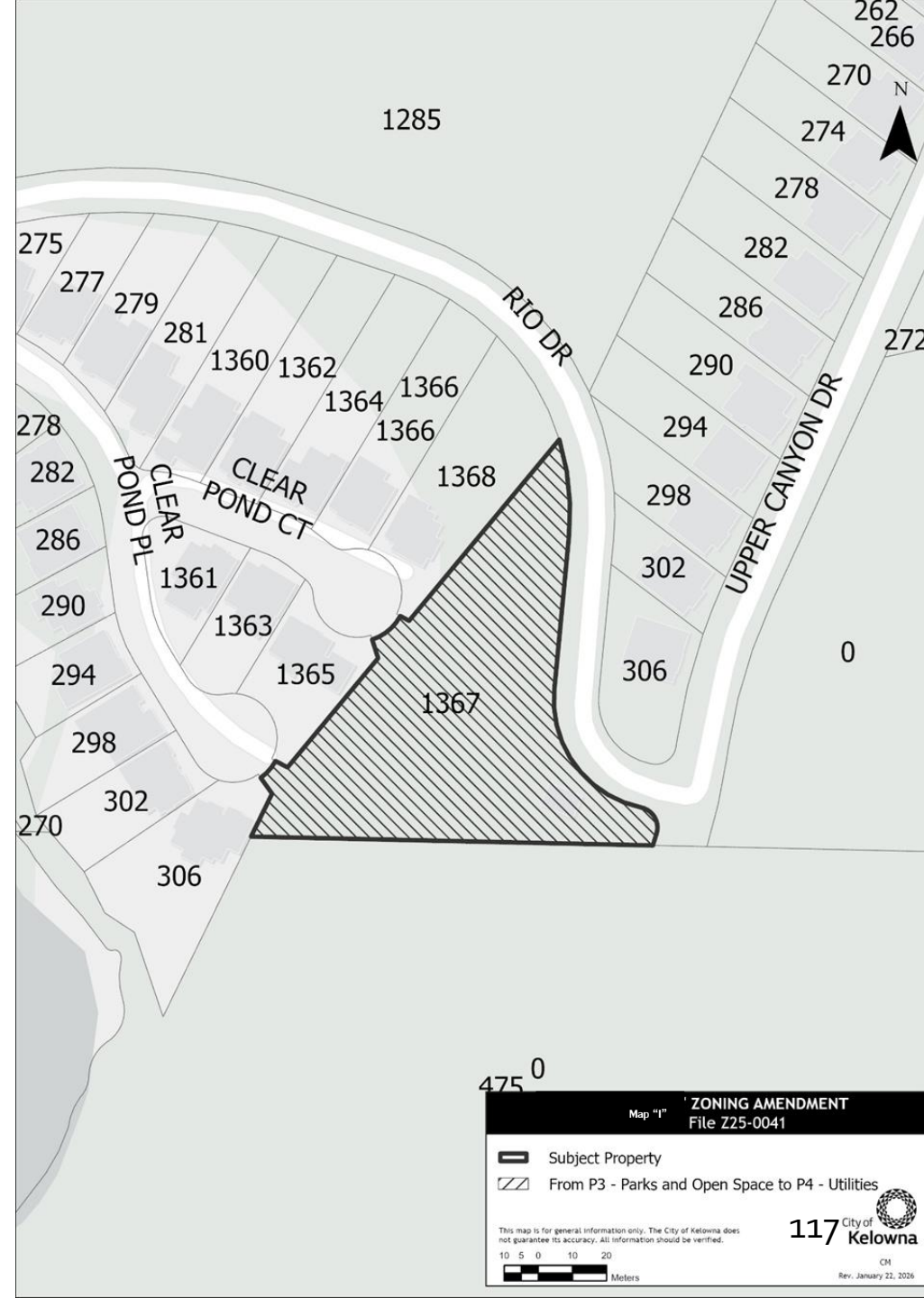
P3 – Parks & Open Space to P4 – Utilities



Zoning Amendment

1367 Clear Pond Court

P3 – Parks & Open Space to P4 – Utilities



475 0

ZONING AMENDMENT
Map "I"
File Z25-0041

- Subject Property
- From P3 - Parks and Open Space to P4 - Utilities

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

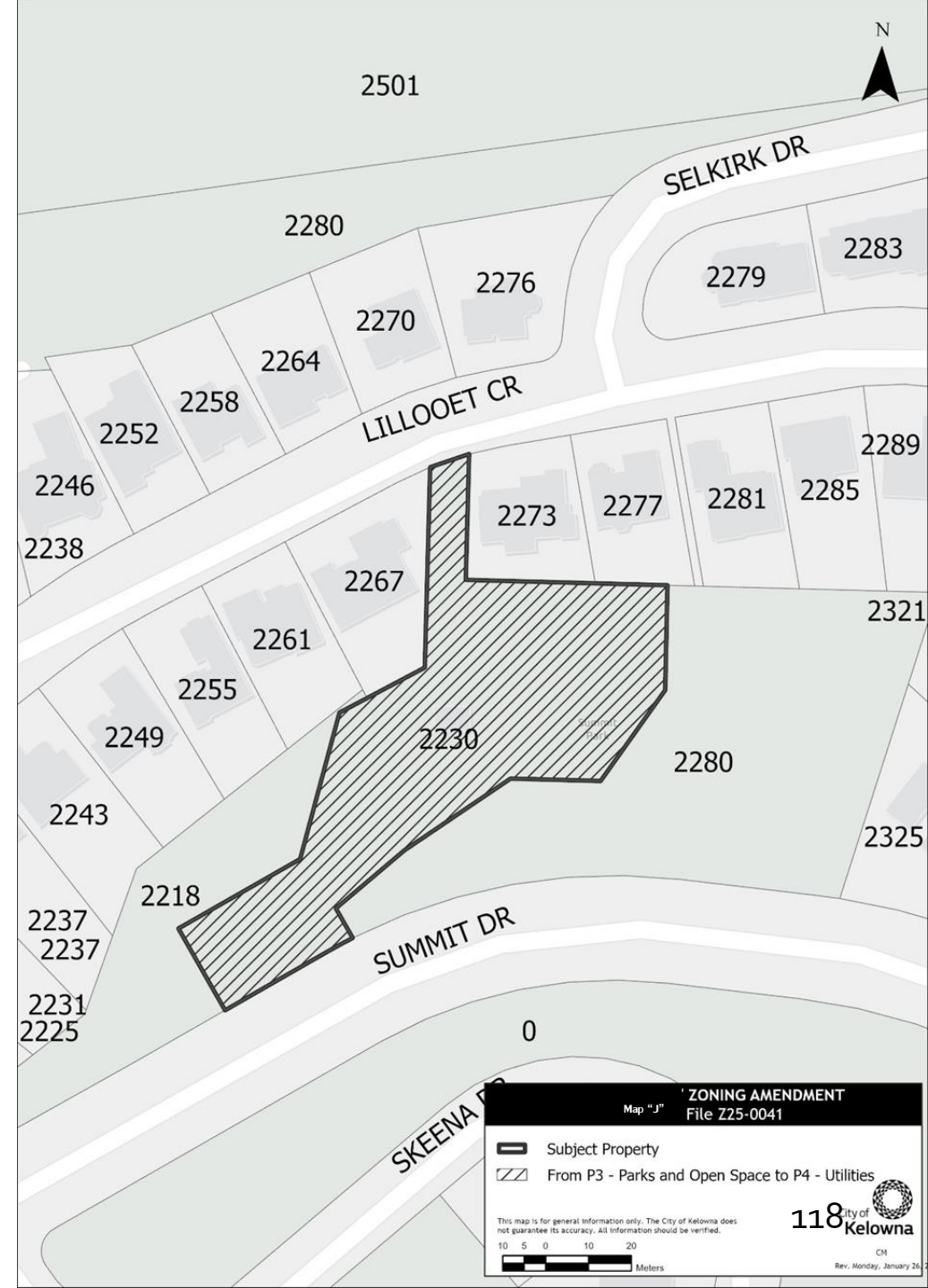
10 5 0 10 20
Meters

117 City of Kelowna
CM
Rev. January 22, 2026

Zoning Amendments

2230 Summit Drive

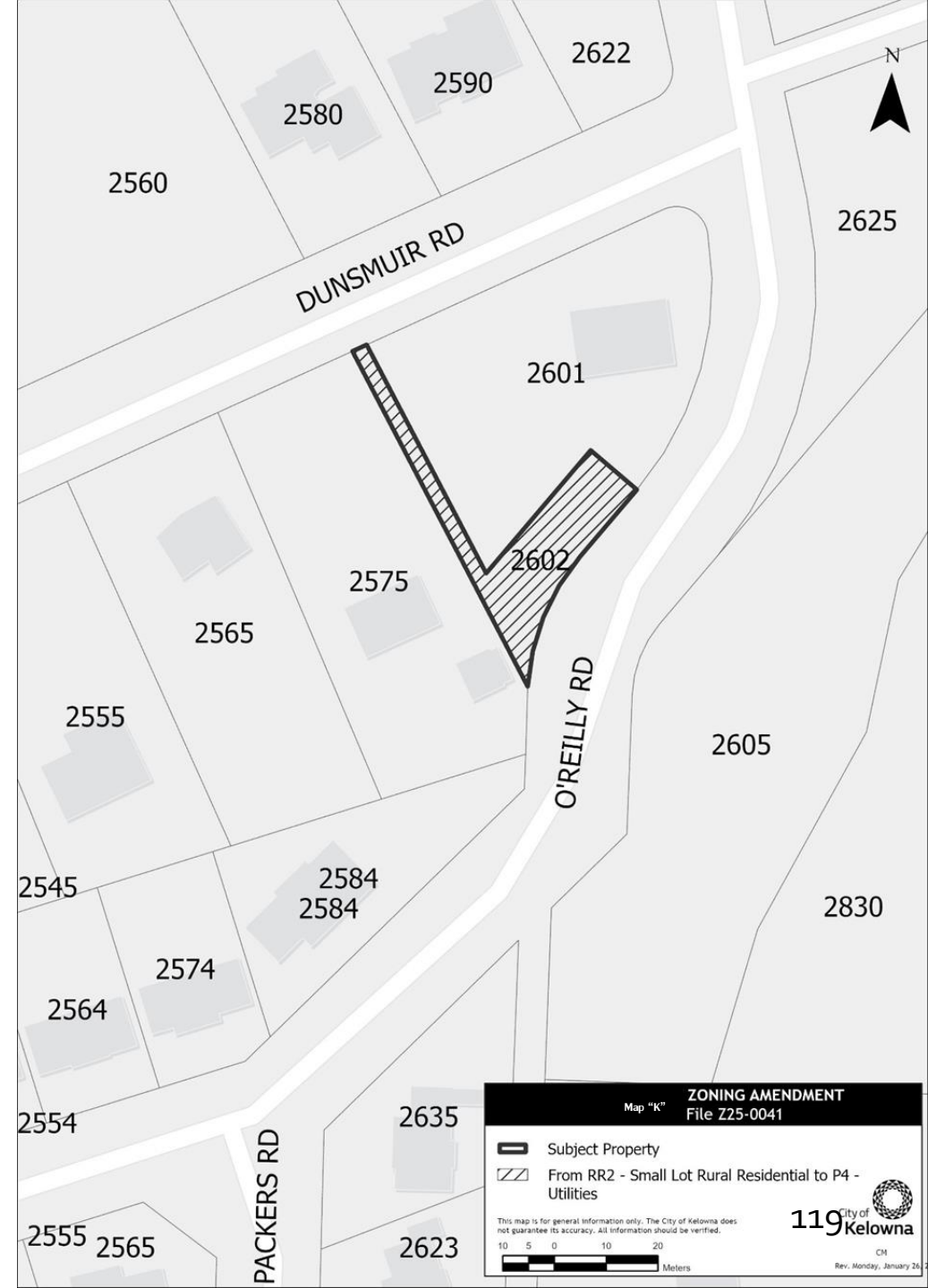
P₃ – Parks & Open Space to P₄ – Utilities



Zoning Amendments

2602 O'Reilly Road

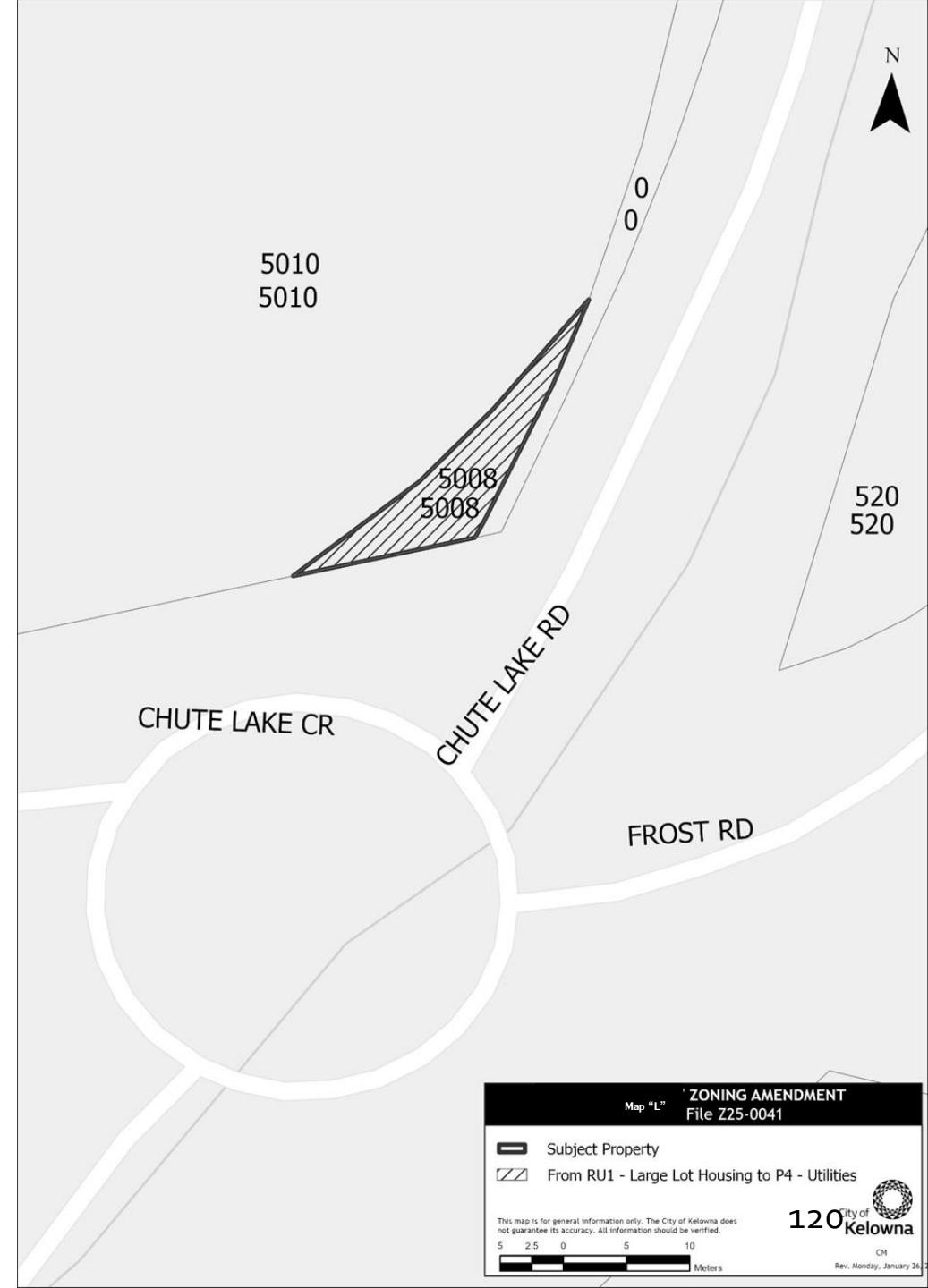
P₃ – Parks & Open Space to P₄ – Utilities



Zoning Amendments

5008 Chute Lake Road

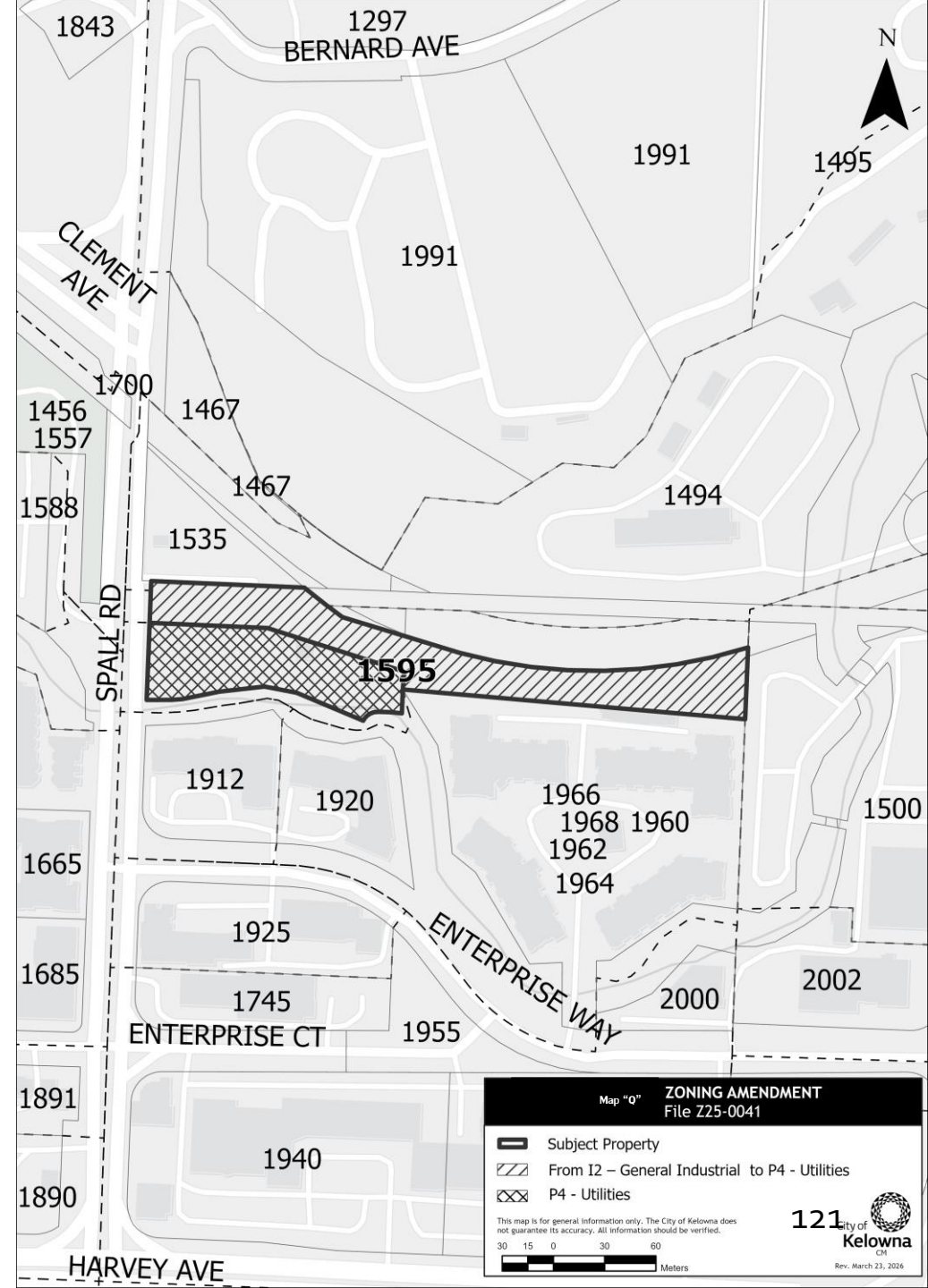
P₃ – Parks & Open Space to P₄ – Utilities



Zoning Amendments

1595 Spall Road

I2 – General Industrial to P4 - Utilities



Staff Recommendation

- Staff recommend support for the proposed Rezoning Amendments
 - Fix administration and mapping errors
 - Conform to new legislation and policy
 - Applying appropriate Zoning Classifications

CITY OF KELOWNA

BYLAW NO. 12878

Z25-0041

Multiple Properties

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. City of Kelowna Zoning Bylaw No. 12375 is amended by changing the zoning classification of:
 - a) portions of Strata Lot 1-11 Section 30 Township 26 ODYD Strata Plan EPS7283 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located on Vaughan Avenue, Kelowna, BC from the I1 – Business Industrial zone to the I1rcs – Business Industrial – Retail Cannabis Sales zone as shown on Map "A" attached to and forming part of this bylaw;
 - b) portions of Lot 6 Section 26 Township 28 SDYD Plan 4493, located on Lakeshore Road, Kelowna, BC from the RR2 – Small Lot Rural Residential- zone to the P3 – Parks and Open Space zone as shown on Map "B" attached to and forming part of this bylaw;
 - c) portions of Strata Lot 1-74 Section 31 Township 26 ODYD Strata Plan EPS8646 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V located on Boynton Place, Kelowna, BC, and Lot 1 Section 31 Township 26 ODYD Plan EPP125121 Except Phase 1 Strata Plan EPS8646 located on Boynton Place, Kelowna, BC from the MF2 – Townhouse Housing zone to the MF3 – Apartment Housing zone as shown on Map "C" attached to and forming part of this bylaw;
 - d) portions of Lot 3 Sections 23 and 24 Township 28 SDYD Plan KAP67007, located on Stellar Drive, Kelowna, BC from the RU1 – Large Lot Housing zone to the P4 – Utilities zone as shown on Map "D" attached to and forming part of this bylaw;
 - e) portions of each of the following:
 - a. Lot 1-4, 6-8, 11, 15, 18-22, 24, 27-28 Section 35 Township 26 ODYD Plan 18993, located on Kilarney Road, Kelowna, BC;
 - b. Strata Lot 1-2 Section 35 Township 26 ODYD Strata Plan KAS3301 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located on Kilarney Road, Kelowna, BC;
 - c. Strata Lot 1-2 Section 35 Township 26 ODYD Strata Plan KAS2408 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located on Kilarney Road, Kelowna, BC;
 - d. Strata Lot 1-2 Section 35 Township 26 ODYD Strata Plan KAS3280 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located on Kilarney Road, Kelowna, BC;

- e. Strata Lot 1-2 Section 35 Township 26 ODYD Strata Plan K258 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1, located on Kilarney Road, Kelowna, BC;
- f. Strata Lot A-B Section 35 Township 26 ODYD Strata Plan KAS3542 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located on Kilarney Road, Kelowna, BC;
- g. Strata Lot 1-2 Section 35 Township 26 ODYD Strata Plan KAS3438 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located on Kilarney Road, Kelowna, BC;
- h. Strata Lot 1-2 Section 35 Township 26 ODYD Strata Plan KAS2668 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located on Kilarney Road, Kelowna, BC;
- i. Strata Lot 1-2 Section 35 Township 26 ODYD Strata Plan EPS1701 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located on Kilarney Road, Kelowna, BC;
- j. Strata Lot 1-2 Section 35 Township 26 ODYD Strata Plan KAS2864 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located on Kilarney Road, Kelowna, BC;

from the RR2 – Small Lot Rural Residential zone to the RU1 – Large Lot Housing zone as shown on Map “E” attached to and forming part of this bylaw;

- f) portions of Lot A District Lot 9 ODYD Plan EPP146700, located on Manhattan Drive, Kelowna, BC from the W1 – Recreational Water Use and MF1 – Infill Housing zones to the P3 – Parks and Open Space zone as shown on Map “F” attached to and forming part of this bylaw;
- g) portions of Lot 2 District lot 357 ODYD Plan 36359, located on McClure Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the P4 – Utilities zone as shown on Map “G” attached to and forming part of this bylaw;
- h) portions of Lot 1 District Lot 579 SDYD Plan EPP9619, located on South Crest Drive, Kelowna, BC from the P3 – Parks and Open Space zone to the P4 – Utilities zone as shown on Map “H” attached to and forming part of this bylaw;
- i) portions of Lot 98 Section 5 Township 23 ODYD Plan KAP88266, located on Clear Pond Court, Kelowna, BC from the P3 – Parks and Open Space zone to the P4 – Utilities zone as shown on Map “I” attached to and forming part of this bylaw;
- j) portions of Lot 27 Section 28 Township 26 ODYD Plan KAP46337, located on Summit Drive, Kelowna, BC from the P3 – Parks and Open Space zone to the P4 – Utilities zone as shown on Map “J” attached to and forming part of this bylaw;
- k) portions of Lot B Section 16 Township 26 ODYD Plan 33244, located on O’Reilly Road, Kelowna, BC from the RR2 – Small Lot Rural Residential zone to the P4 – Utilities zone as shown on Map “K” attached to and forming part of this bylaw;
- l) portions of Lot A Sections 24 and 25 Township 28 SDYD Plan EPP146618, located on Chute Lake Road, Kelowna, BC from the RU1 – Large Lot Housing zone to the P4 – Utilities zone as shown on Map “L” attached to and forming part of this bylaw;
- m) portions of Lot A District Lot 140 ODYD Plan EPP44270, located on Spall Road, Kelowna, BC from the I2 – General Industrial zone to the P4 – Utilities zone as shown on Map “M” 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

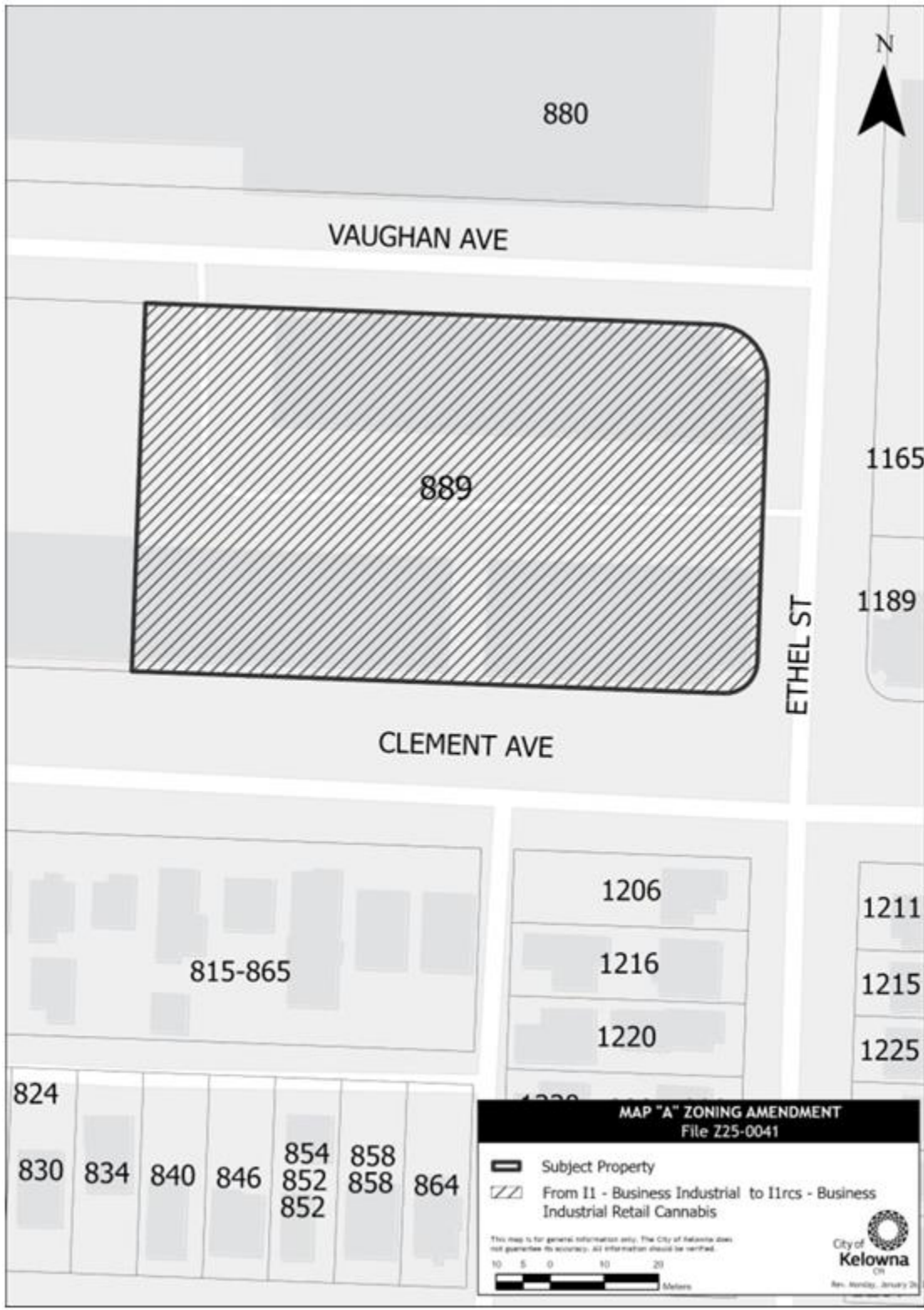
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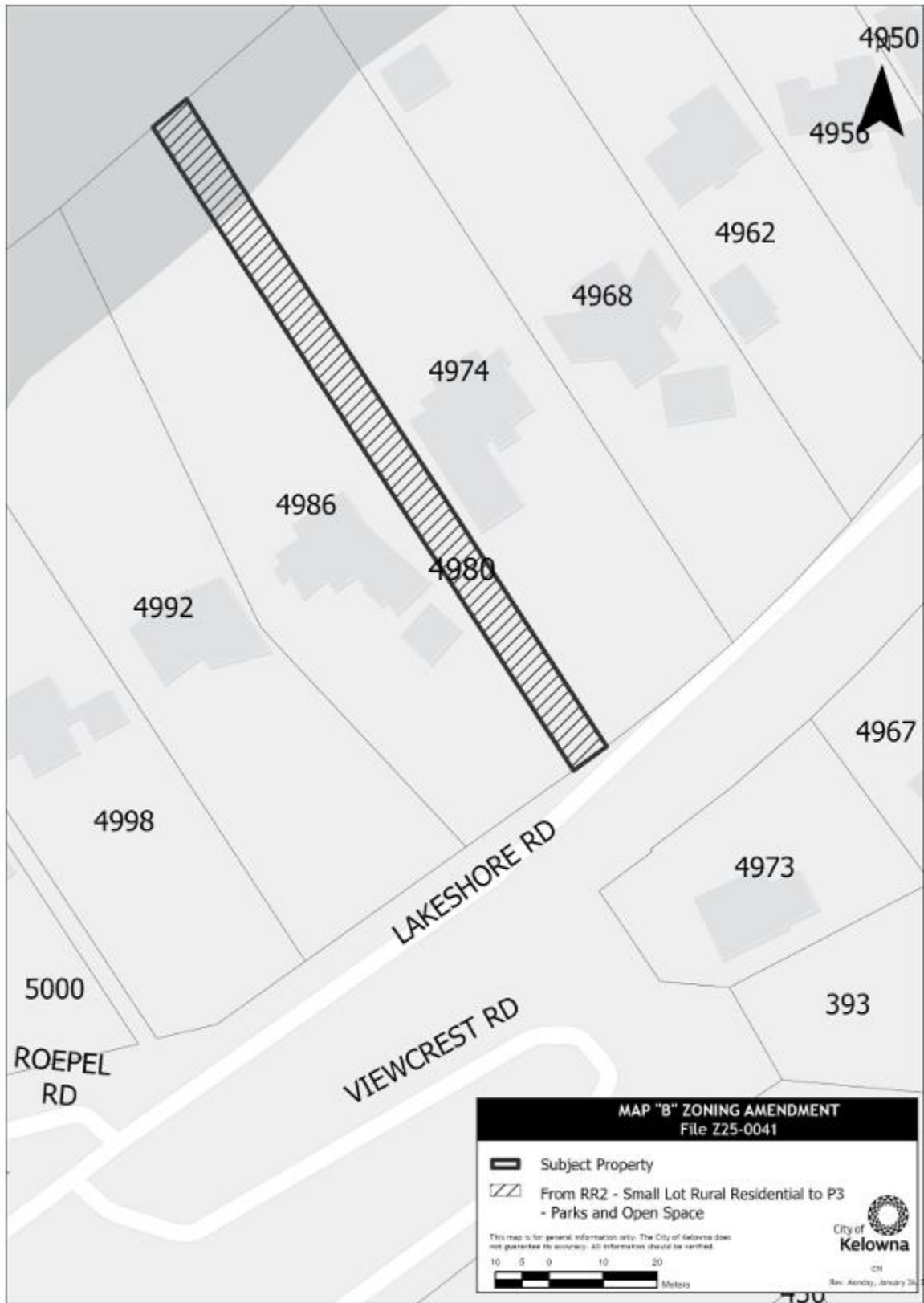
for Minister of Transportation & Transit

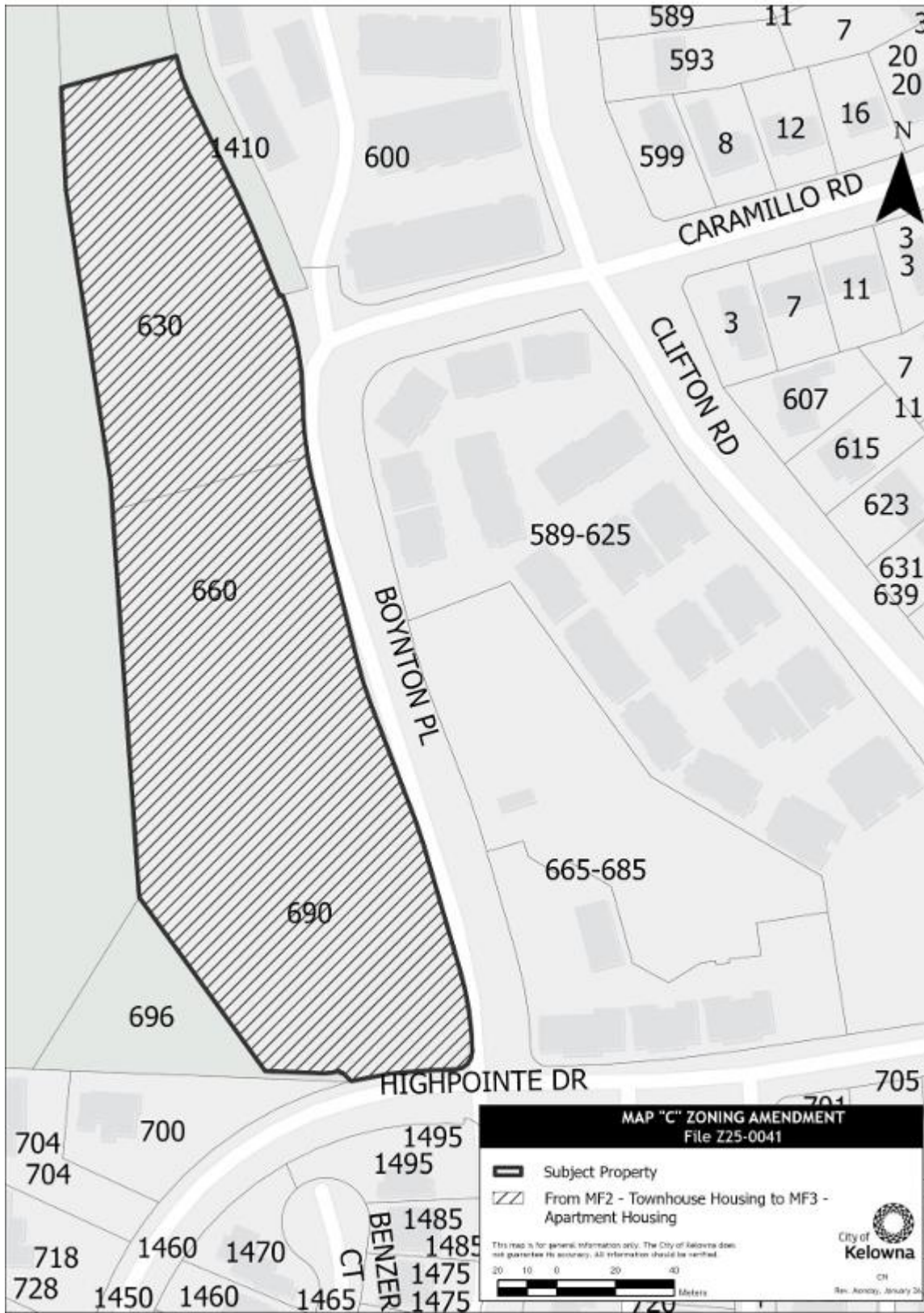
Adopted by the Municipal Council of the City of Kelowna this

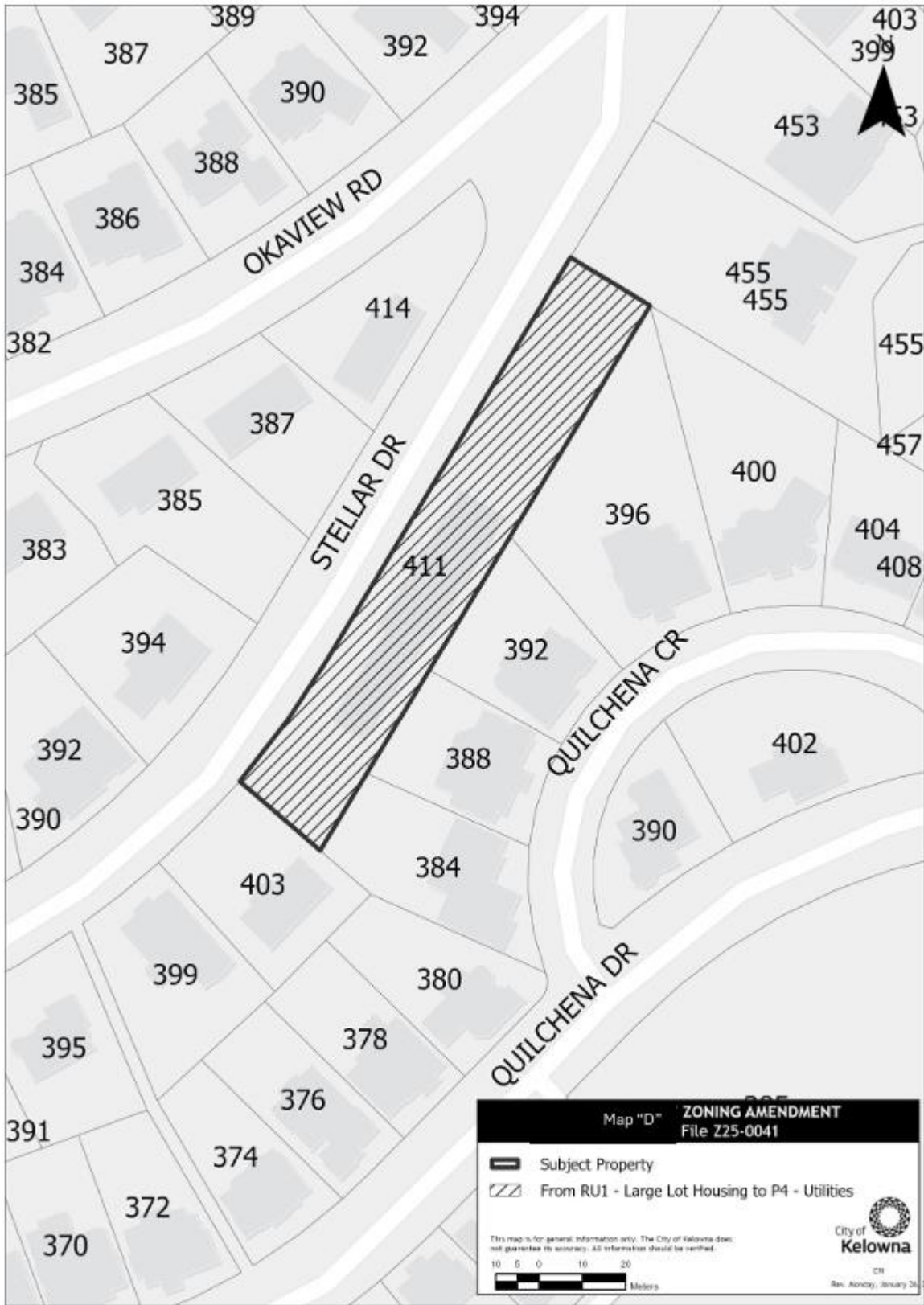
Mayor

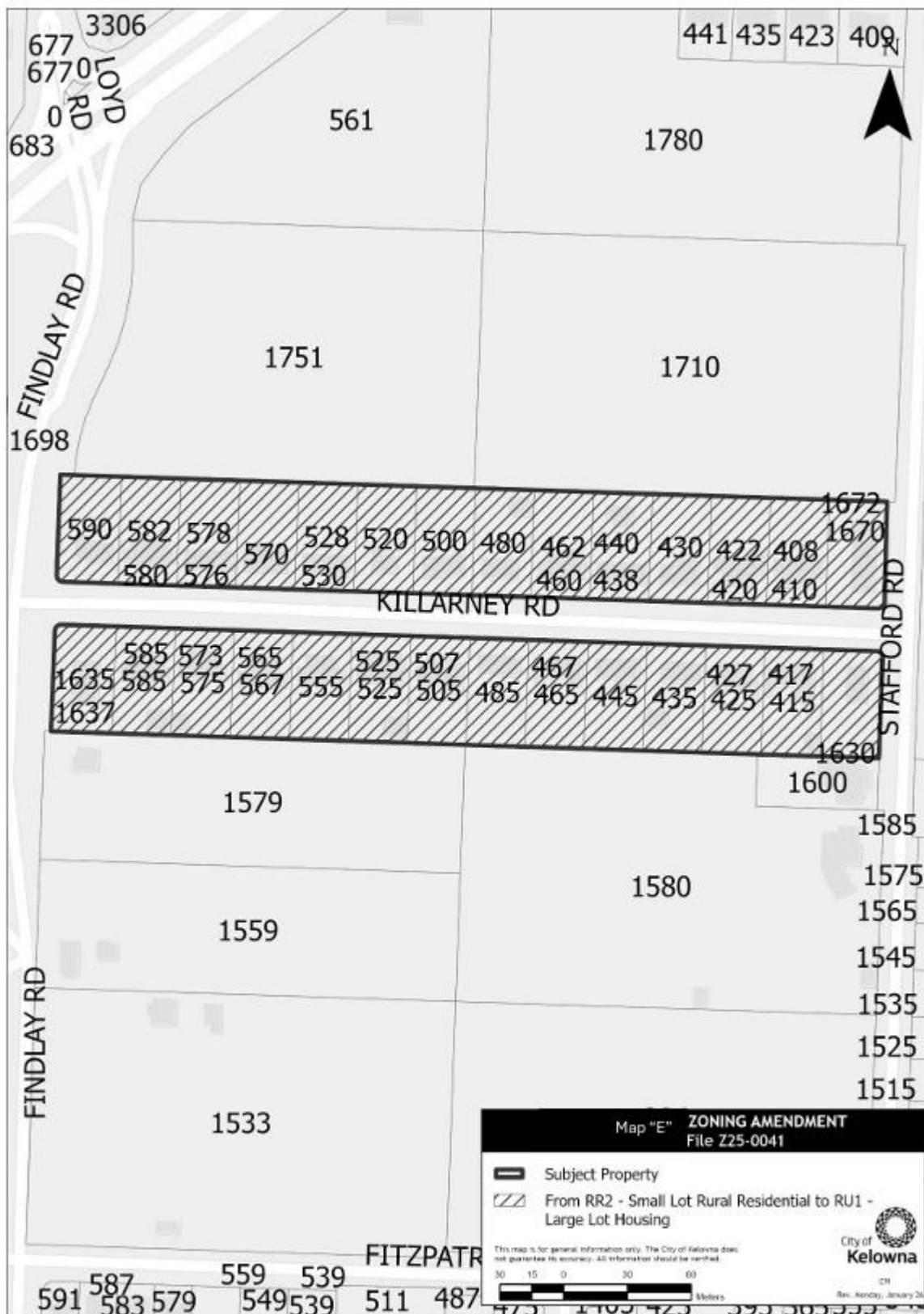
City Clerk

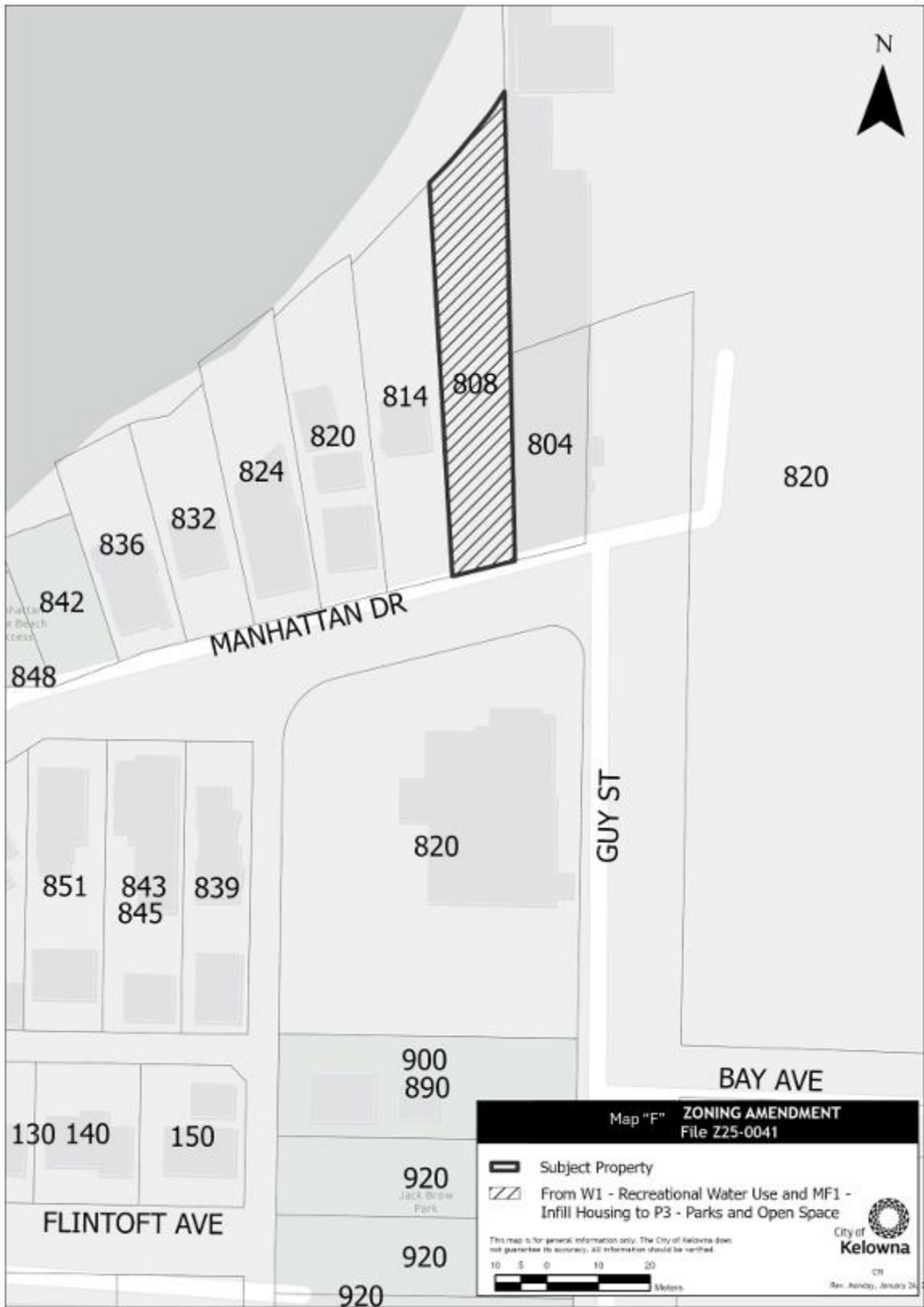






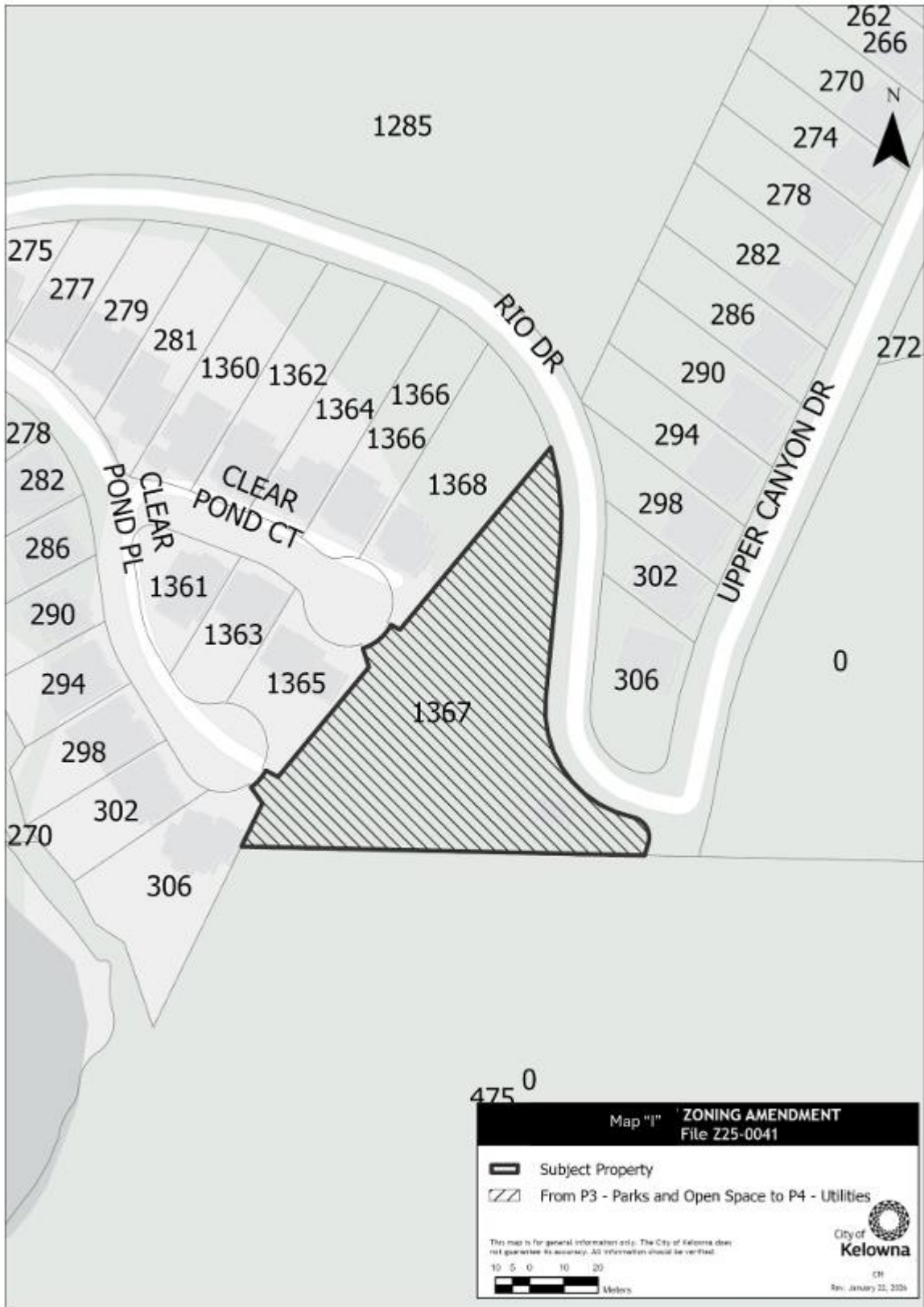


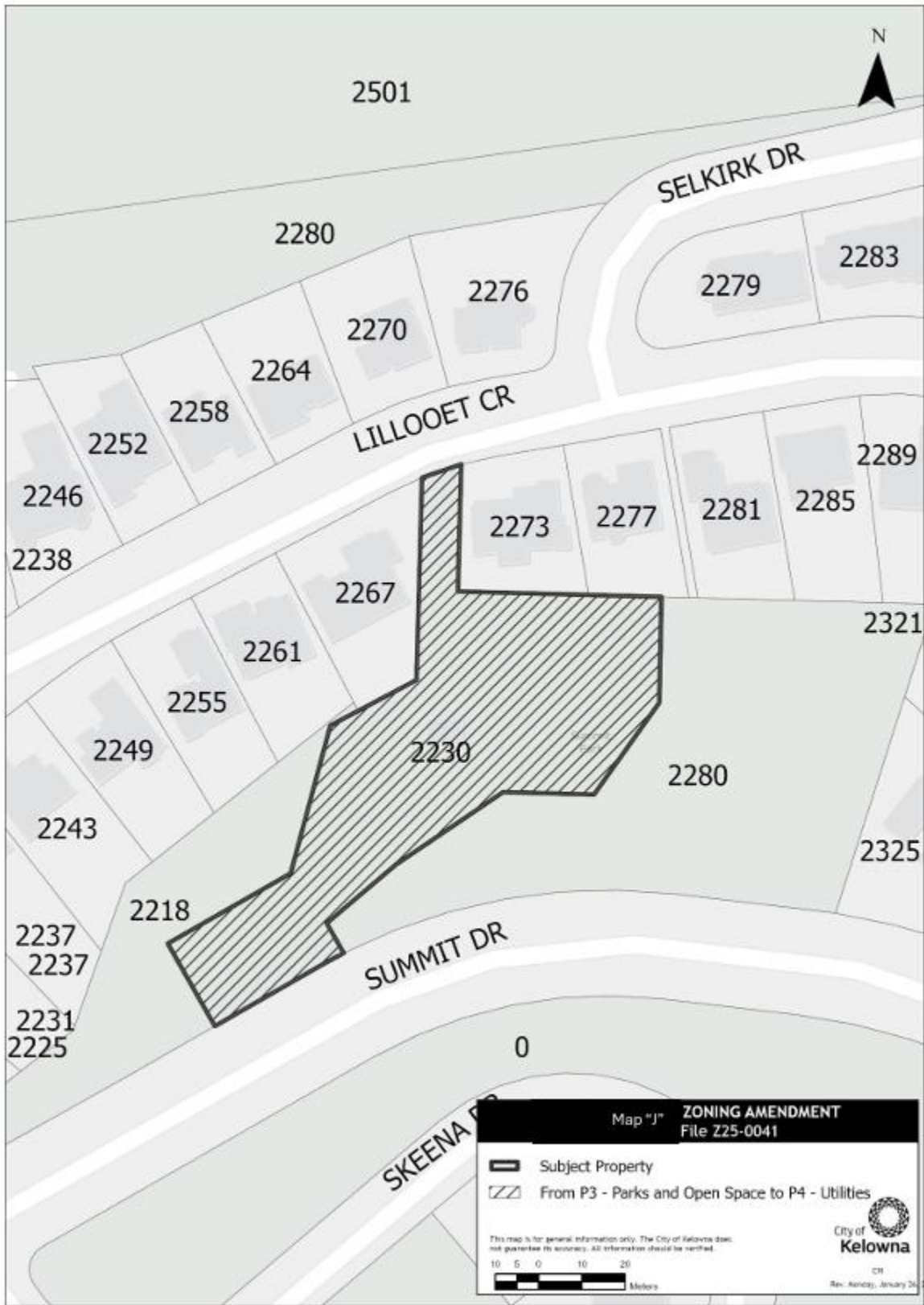


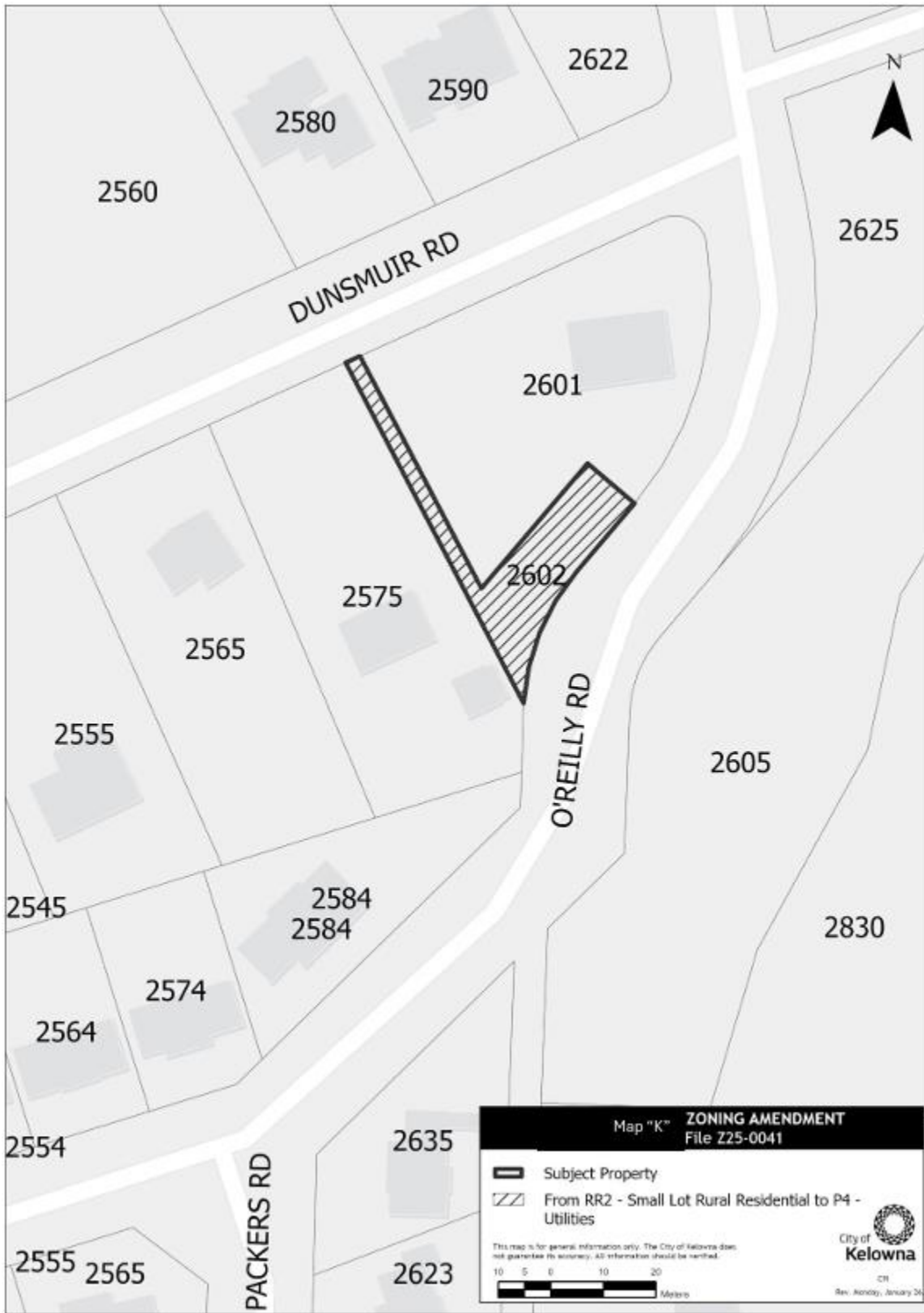


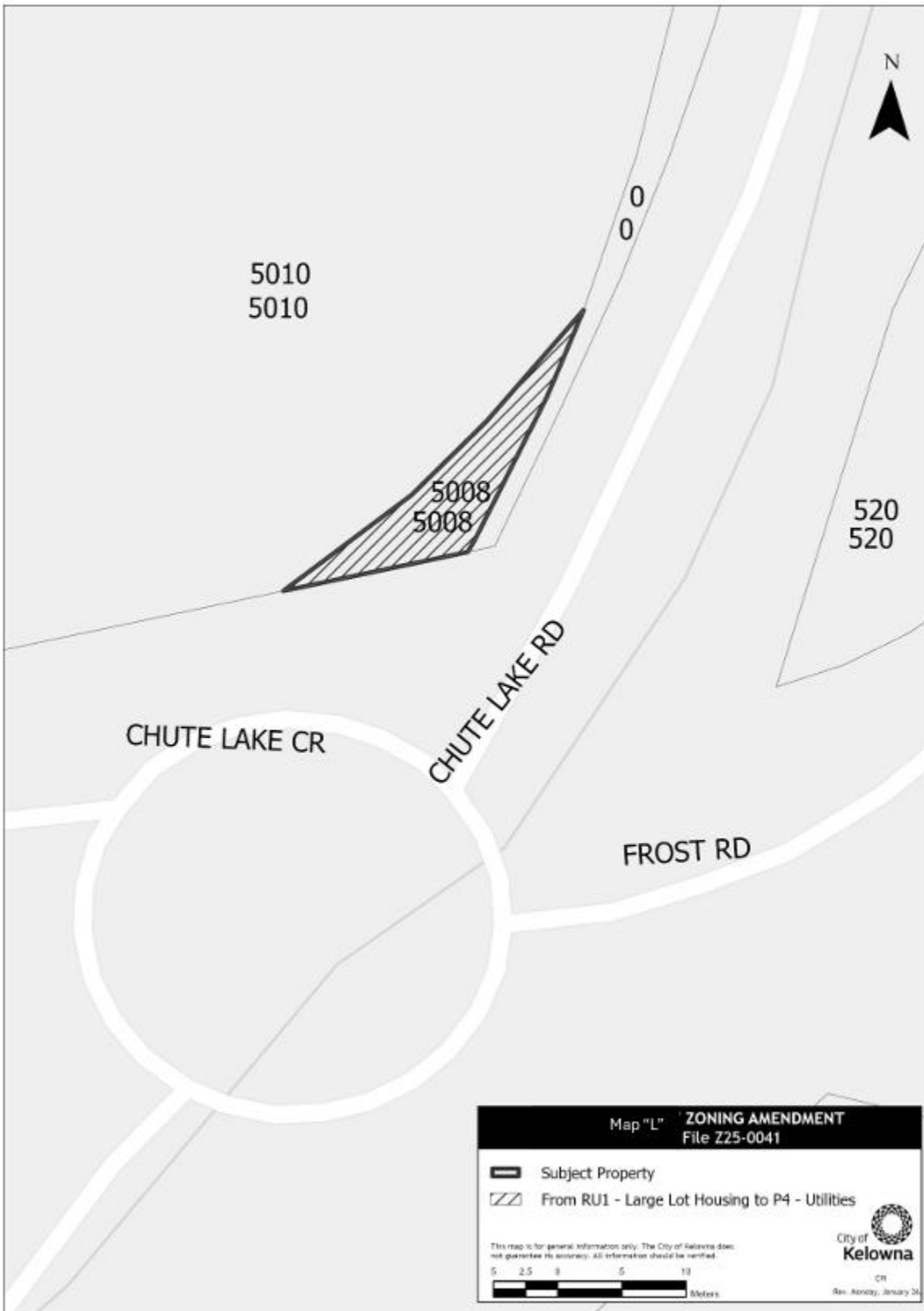


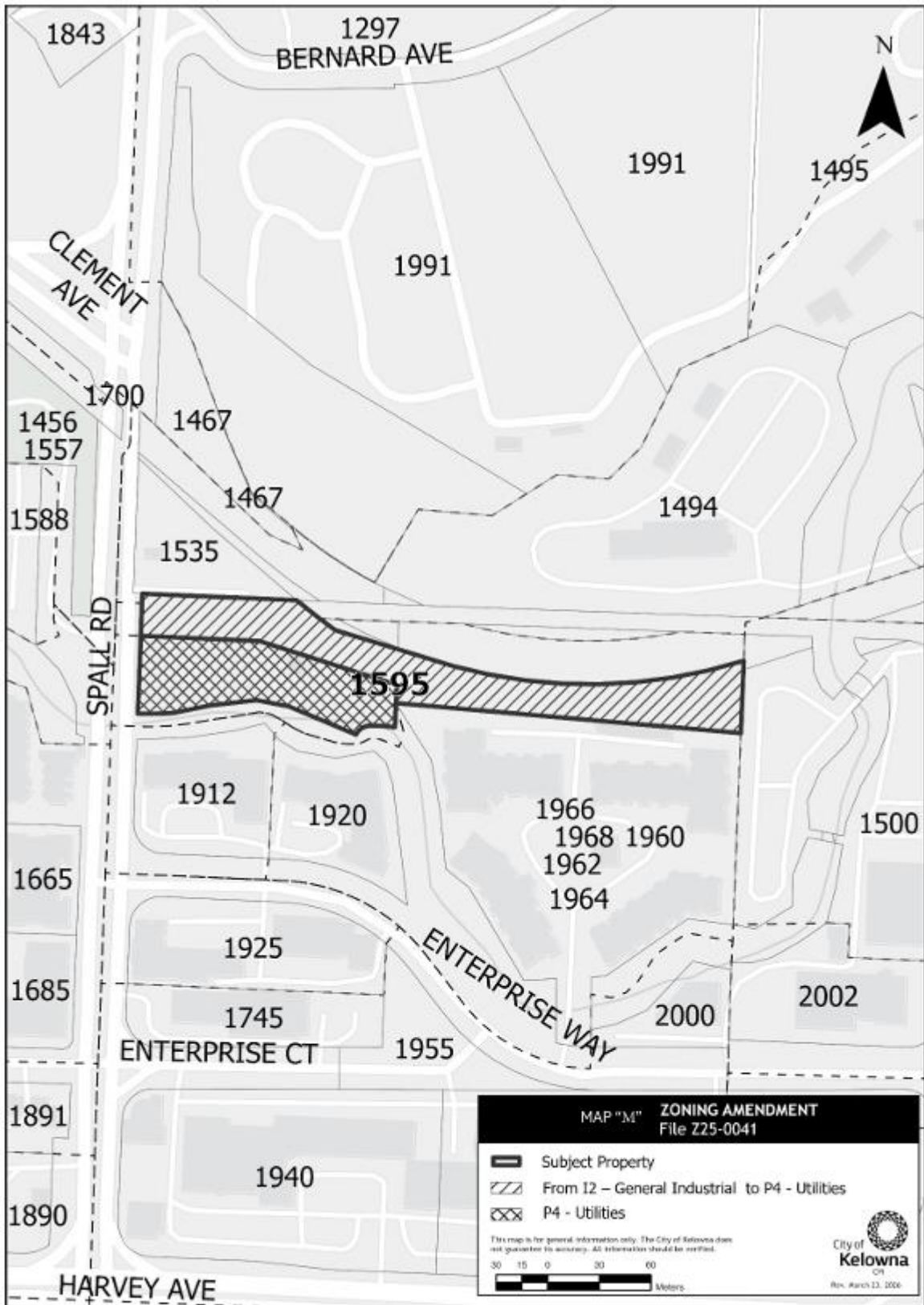












REPORT TO COUNCIL REZONING



Date: April 20th, 2026
To: Council
From: City Manager
Address: 1238 Kyndree Court
File No.: Z25-0050

	Existing	Proposed
OCP Future Land Use:	S-RES – Suburban Residential	S-RES – Suburban Residential
Zone:	RR1 – Large Lot Rural Residential	RU1 – Large Lot Housing

1.0 Recommendation

THAT Rezoning Application No. Z25-0050 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot B Section 8 Township 23 Osoyoos Division Yale District PLAN 33589, located at 1238 Kyndree Court, Kelowna, BC from RR1 – Large Lot Rural Residential zone to the RU1 – Large Lot Housing zone, be considered by Council;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of a Natural Environment Development Permit for the subject property;

AND FURTHER 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 (January 29th, 2026).

2.0 Purpose

To rezone the subject property from RR1 – Large Lot Rural Residential zone to the RU1 – Large Lot Housing zone to facilitate infill development.

3.0 Development Planning

Staff support the proposed rezoning from the RR1 – Large Lot Rural Residential zone to the RU1 – Large Lot Residential zone to facilitate infill housing. The subject property has a Future Land Use designation of S-RES – Suburban Residential which supports uses such as single and two family residential, and ground oriented multi-unit housing up to four units. The proposed rezoning is supported by OCP Policy to ensure suburban neighbourhood infill. Several of the surrounding properties are zoned as RU1 – Large Lot Residential in part due to their connection to sanitary servicing. Recent expansion of sanitary sewer has enabled this site to establish a connection to the existing service. Sanitary sewer connection is a requirement for RU1 zoning. A Natural Environment Development Permit for hazardous conditions is required to confirm buildable footprints on the subject property due to the sloped grades of the site.

Lot Area	Proposed (m ²)
Gross Site Area	5451m ²

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	RU1 – Large Lot Residential	Single Detached Dwelling
East	RR1 – Large Lot Rural Residential	Vacant
South	RR1 – Large Lot Rural Residential	Single Detached Dwelling
West	RR1 – Large Lot Rural Residential	Vacant

Subject Property Map: 1238 Kyndree Court



The subject property is in North Glenmore and is within 140m of Okanagan Lake. The site is located within a cul-de-sac to the west of Clifton Road North and is adjacent to a cluster of RU1 zoned properties along Kyndree Court.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Objective 7.6 Support a variety of low-density housing.	
Policy 7.6.5 Suburban Neighbourhood Infill	Support ground-oriented residential uses such as secondary suites, carriage houses, semi-detached housing, four-plexes, and narrow lot housing up to approximately 3 storeys to fit with the existing neighbourhood development pattern
	<i>If successful, the proposed rezoning to RU1 would allow for additional maximum density up to four units to provide a variety of low-density housing options.</i>

6.0 Application Chronology

Application Accepted: December 10th, 2025
Neighbourhood Notification Summary Received: February 4th, 2026

Report prepared by: Carson Mackonka, Planner II
Reviewed by: Alex Kondor, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Development Engineering Memo
Attachment B: DRAFT Site Plan
Attachment C: Summary of Neighbourhood Notification

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.

Memo

ATTACHMENT A

This forms part of application
Z25-0050

Planner Initials CM

City of Kelowna
COMMUNITY PLANNING



Date: January 29, 2026
File No.: Z25-0050
To: Development Planning Dept (CM)
From: Development Engineering Dept
Subject: Development Permit Comments – 1238 Kyndree Ct

The Development Engineering Department has the following comments associated with this Rezoning Application to rezone the subject property from the RR1 - Large Lot Rural Residential zone to the RU1 - Large Lot Housing zone.

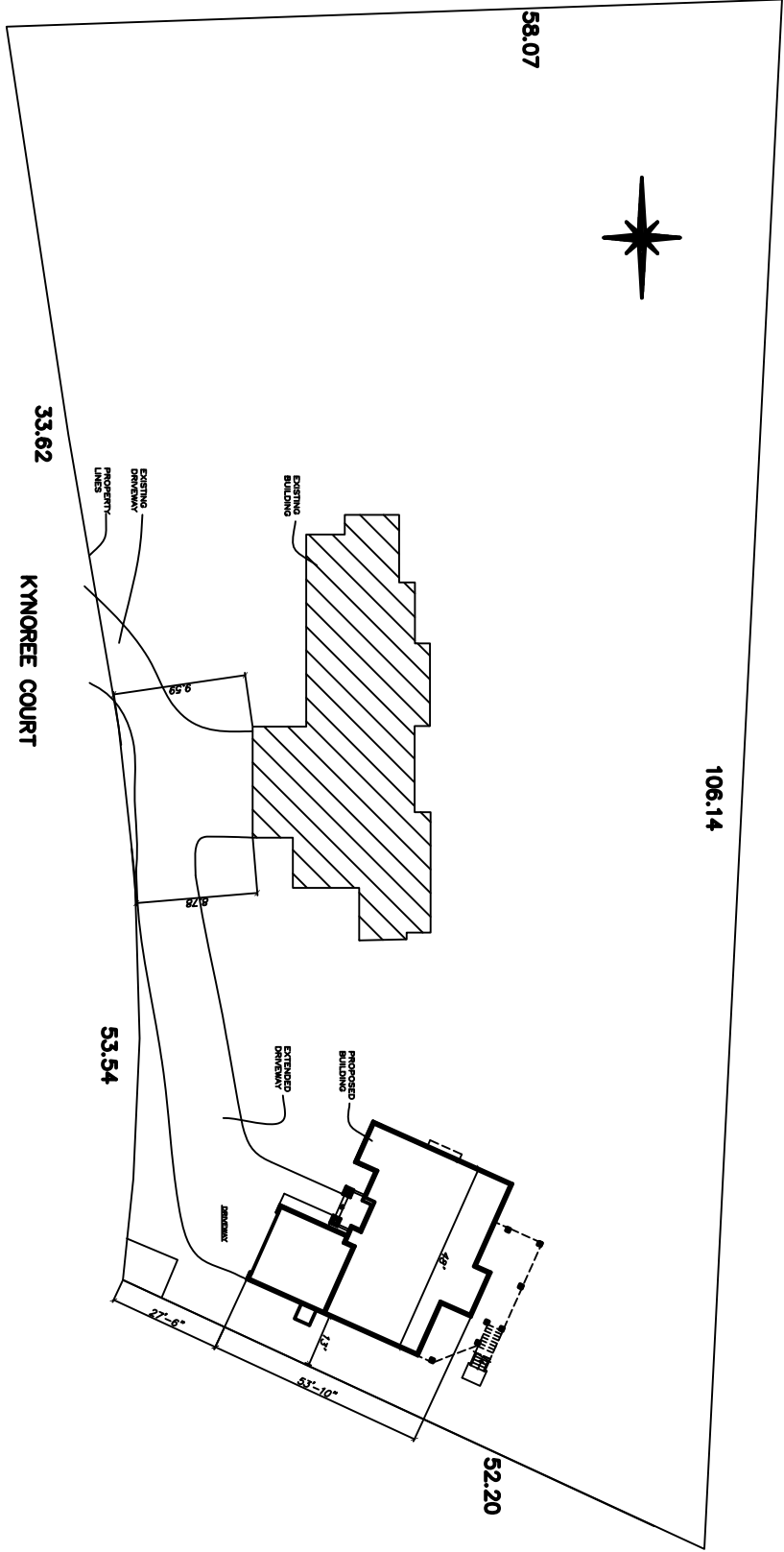
The Development Engineering Technologist for this file is Cindal McCabe (cmccabe@kelowna.ca).

1. REQUIREMENTS APPLICABLE PRIOR TO BUILDING PERMIT ISSUANCE

- a. Offsite Works and Services will be necessary to service the proposed development to the standards outlined in [Subdivision, Development & Servicing Bylaw No. 7900](#). A Works Permit for construction of offsite Works and Services will be required prior to making an application for Building Permit. Please contact the assigned Development Engineering Technologist for more information.
- b. The property is subject to a Latecomer Agreement to pay for a portion of the sanitary forcemain benefiting the neighbourhood installed by a neighbouring property owner. That Latecomer Agreement is from 2020 and the fee must be paid prior to Building Permit approval. The cost is **\$23,550.49 plus 5% annual interest.**

M Hobbs

Melissa Hobbs, P.Eng, PMP
Development Engineering Dept.
CM



ATTACHMENT B
 This forms part of application
 # Z25-0050

Planner Initials **CM**

SITE PLAN

This drawing is provided for general lot information only. The lot purchaser is responsible for verifying all information shown, including but not limited to dimensions, elevations, geotechnical requirements and service locations.

DATE	NOV, 2023
SCALE	N/A
SHEET	1 OF 1
PLAN NUMBER	MAIN SITE



JENISH HOUSE DESIGN LIMITED

HEAD OFFICE:
 500-1650 COMMERCE AVE
 KELOWNA, B.C., V1Y 8A9
 (250) 489-3346
 TOLL FREE 1-800-450-9235

ATTACHMENT C

This forms part of application
Z25-0050

Planner Initials **CM**

City of **Kelowna**
COMMUNITY PLANNING



January 2026

Dave and Cassie Mann
1238 Kyndree Court
Kelowna, BC

Rezoning Application at 1238 Kyndree Court
City Application No. Z25-0050

Dear Neighbour,

We are pleased to announce our proposal to add a second dwelling to our property. As part of the development process, the City of Kelowna requires we inform the neighbours of our development plans.

The purpose of this application is to rezone the subject property to the RU1 – Large Lot Housing zone, bringing the property into alignment with the current future land use designation in the Official Community Plan (Suburban Residential). The existing zone is RR1 – Large Lot Rural Residential. When the Zoning Bylaw was updated to 12375, several properties in the neighbourhood were automatically rezoned to RU1 due to their pre-existing sewer connection. Any properties without sewer connections such as 1238 Kyndree Court were left as RR1. It is our intention to connect the property to sanitary sewer along with the proposed Rezoning application.

If you have any questions about our plans, please contact us directly at (250) 808-9494 or mannerhomes@gmail.com. The City of Kelowna Planner assigned to the project is Carson Mackonka. He can be reached at (250) 469-8468 or cmackonka@kelowna.ca.

Your Neighbours,

Dave and Cassie Mann

ATTACHMENT C

This forms part of application
Z25-0050

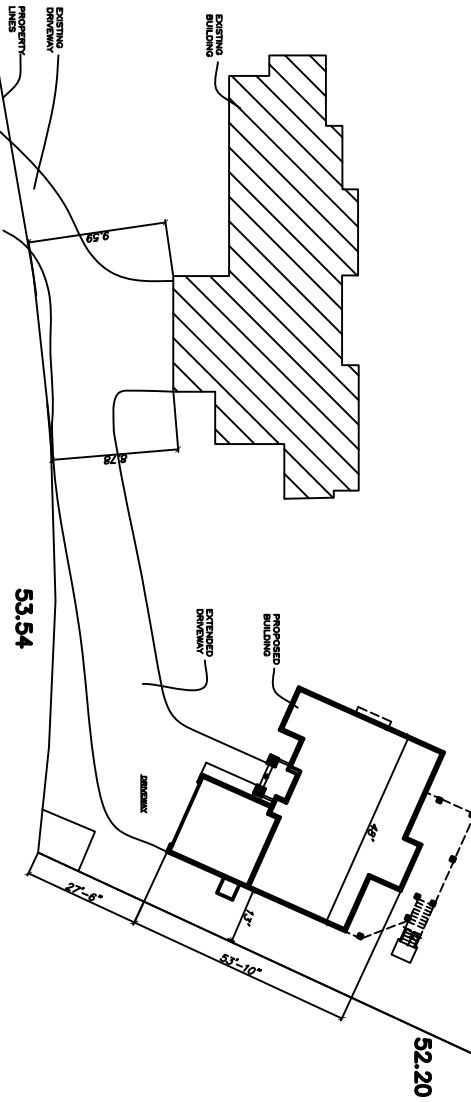


City of
Kelowna
COMMUNITY PLANNING

Planner Initials CM



58.07
106.14
33.62
KYNOREE COURT
53.54



SITE PLAN

This drawing is provided for general lot information only. The lot purchaser is responsible for verifying all information shown, including but not limited to dimensions, elevations, geotechnical requirements and service locations.



JENISH HOUSE DESIGN LIMITED

HEAD OFFICE:
500-1650 COMMERCE AVE
KELOWNA, B.C., V1X 8W9
(250) 489-3346
TOLL FREE 1-800-450-9235

DATE	NOV, 2023
SCALE	N/A
SHEET	1 OF 1
PLAN NUMBER	MAIN SITE
DRAWN	TAJ
CHECKED	
DATE	
SCALE	
SHEET	
PLAN NUMBER	
MAIN SITE	

Neighbour Notification Form (Council Policy No.367)

A summary of neighborhood notification efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objective of this form of notification. This information must be provided to City staff a minimum of 20 days prior to Council initial consideration of the application(s) for inclusion in the report to Council or this information must be provided to the delegate authorized to issue minor Development Variance Permits 14 days prior the decision of the delegate.

I, Urban Options Planning Corp., the applicant for Application No. Z25-0050

for Rezoning to RU1
(brief description of proposal)

at 1238 Kyndree Court have conducted the required neighbour
(address)
notification in accordance with Council Policy No. 367.

- My parcel is located **outside** of the Permanent Growth Boundary and I have notified all owners & occupants within a 300m radius
- My parcel is located **inside** of the Permanent Growth Boundary and I have notified all owners & occupants within a 50m radius

I have notified property owners and occupants by doing the following: _____

Mailout to all addresses in a 50m radius

Please initial the following to confirm it has been included as part of the neighbour notification:

- JP Location of the development site
- JP Detailed description of the proposal including specific changes proposed
- JP Visual rendering or site plan of the proposal (if available)
- JP Website for the proposal (if available)
- JP Contact information for the applicant
- JP Contact information for Staff
- JP For Development Variance Permits - Delegated Minor, the neighbour notification must include details on how to provide feedback to Staff by a deadline that is at least 14 days after the notification is sent out

ATTACHMENT C

This forms part of application
Z25-0050

Planner Initials CM



City of
Kelowna
COMMUNITY PLANNING

Please return this form, along with any feedback, comments, or signatures to the File Manager 20 days prior to the anticipated initial consideration by Council date or 14 days prior to the delegates decision. On the back of this form please list those addresses that were notified.

NEIGHBOURHOOD CONSULTATION: Required by City of Kelowna Council Policy #367 – Public Notification & Consultation for Development Applications

SUBJECT PROPERTY: 1238 Kyndree Court

APPLICATION NUMBER: Z25-0050

PROPOSAL: Rezoning to RU1.

The City of Kelowna requires that property owners inform the immediate neighbourhood of their development plans. No signature is required. Project rationale and drawings explaining the proposal with contact information available.

Neighbour Address	Informed of Proposal (note date)	Feedback
1222 Kyndree Court	Jan 21, 2026 via email	
1231 Kyndree Court	Jan 21, 2026 via email	
1238 Kyndree Court	Jan 21, 2026 via email	
1252 Kyndree Court	Jan 22, 2026 hand delivered	
380 Lochview Road	Jan 21, 2026 via email	

ATTACHMENT C

This forms part of application
Z25-0050

Planner
Initials

CM



**City of
Kelowna**
COMMUNITY PLANNING



CITY OF KELOWNA

BYLAW NO. 12898

Z25-0050

1238 Kyndree Court

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. City of Kelowna Zoning Bylaw No. 12375 is amended by changing the zoning classification of Lot B Section 8 Township 23 ODYD Plan 33589 located on Kyndree Court, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the RU1 – Large Lot Housing zone.
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



Rezoning Application

1238 Kyndree Court

Z25-0050

Purpose

To rezone the subject property from the RR₁ – Large Lot Rural Residential zone to the RU₁ – Large Lot Residential zone to facilitate a subdivision.

Development Process

Dec 10, 2025 Development Application Submitted



Staff Review & Circulation



Feb 4, 2026 Neighbourhood Notification Summary Received



Apr 20, 2026 Initial Consideration



Reading Consideration or Public Hearing

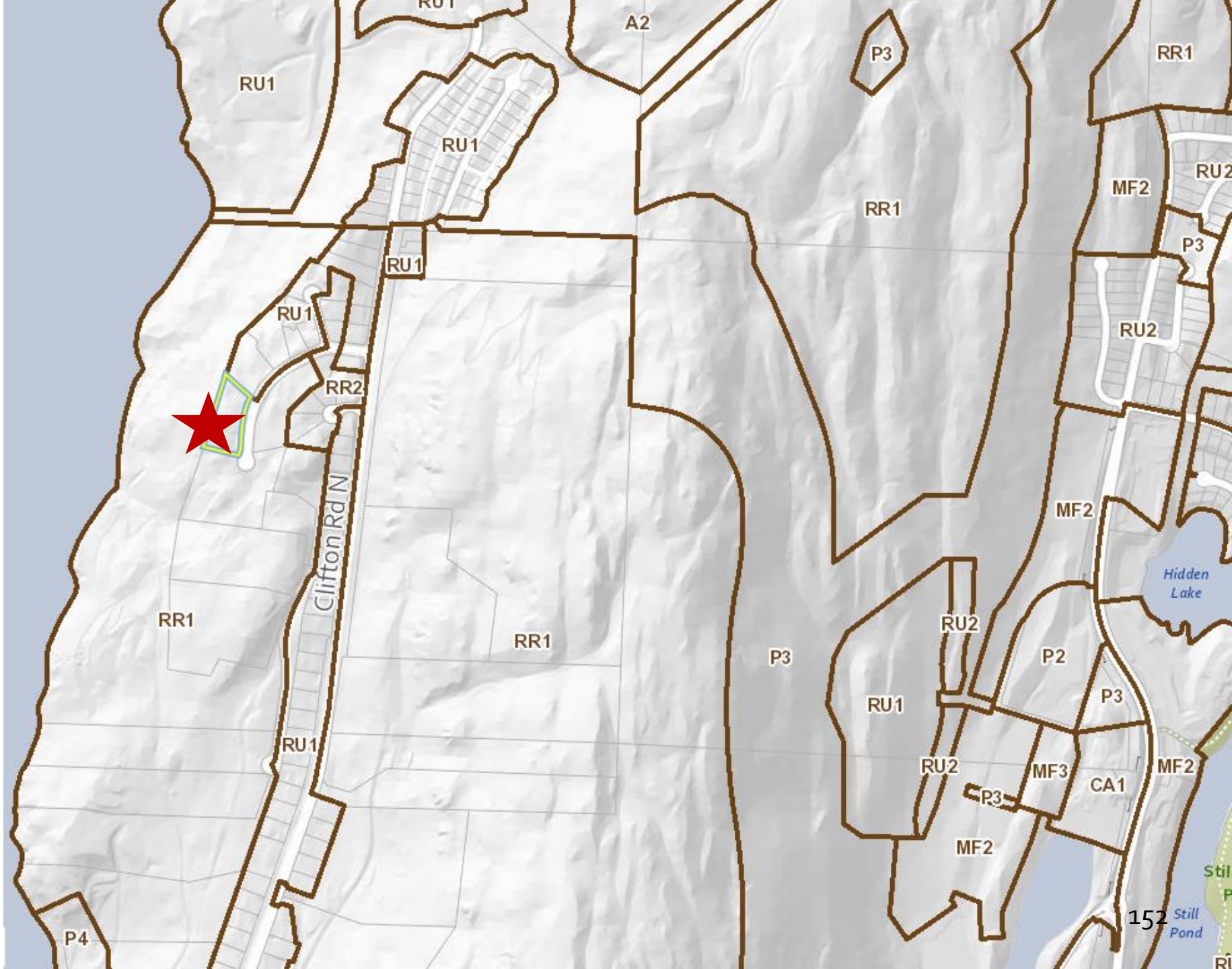


Building Permit

**Council
Approvals**






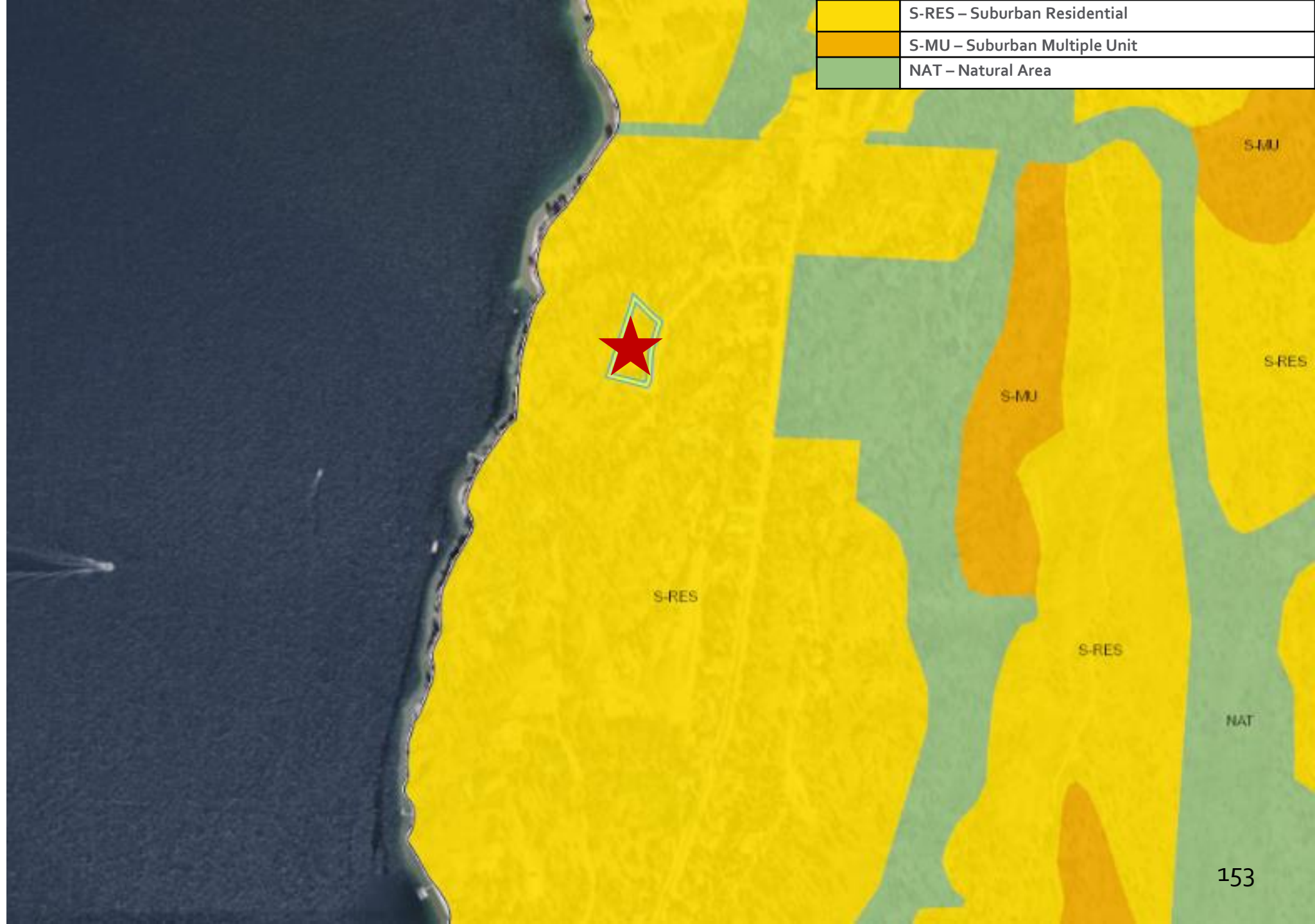
Zoning Map





**Context
Map:
OCP
Future
Land Use**

	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	NAT – Natural Area





Subject Property Map



“RU₁” Large Lot Housing Zone

Purpose:

- To provide a zone that permits up to four dwelling units with compatible secondary uses, on larger serviced urban lots.

Summary of Uses:

- Single Detached Housing
- Semi-Detached Housing
- Duplex Housing
- Townhouses
- Suites & Carriage Houses
- Home Based Business

“RU₁” Large Lot Housing Zone

Regulation	Permitted
Maximum Height	11.0 m & 3 storeys
Maximum Height with Walk-out Basements	Front Elevation: 9.0 m Rear Elevation: 12.5 m
Maximum Number of Units	4 dwelling units per lot
Maximum Site Coverage of Buildings	40%

OCP Objectives: Climate Resilience

10 min walk to retail / restaurants	Yellow
5 min walk to park	Yellow
10 min bike to public school	Yellow
20 min bus to urban/village centre / employment hub	Yellow
Retaining trees and/or adding trees	Yellow
OCP Climate Resilience Consistency	Yellow

LEGEND

Dark Green
meets criteria

Light green
will meet criteria soon

Yellow
does not meet criteria

OCP Objectives & Policies

- S-RES – Suburban Residential
 - Policy 7.6.5 Suburban Neighbourhood Infill
 - Support ground-oriented residential uses such as secondary suites, carriage houses, semi - detached housing, four-plexes, and narrow lot housing up to approximately 3 storeys to fit with the existing neighbourhood development pattern.

Staff Recommendation

- Staff recommend support for the proposed rezoning as it is consistent with:
 - OCP Future Land Use S-RES
 - Meets OCP Objectives for Suburban Neighbourhoods
 - Suburban Neighbourhood Infill
 - Natural Environment Development Permit to confirm building footprints

CITY OF KELOWNA
BYLAW NO. 12874
Z25-0047
846 & 863 McCurdy Place

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. City of Kelowna Zoning Bylaw No. 12375 is amended by changing the zoning classification of:
 - a. Strata Lot 30 District Lot 124 ODYD Strata PLAN KAS3323 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V located on McCurdy Place, Kelowna, BC; and,
 - b. Strata Lot 31 District Lot 124 ODYD Strata PLAN KAS3323 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V, located on McCurdy Place, Kelowna, BC;
From the I1 – Business Industrial zone to the I2 – General Industrial zone
2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first, second and third time by the Municipal Council this 30th day of March, 2026.

Approved pursuant to section 52(3)(a) of the Transportation Act this

for Minister of Transportation & Transit

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: April 20, 2026
To: Council
From: City Manager
Subject: Temporary DCC Relief Proposal
Department: Planning, Climate Action and Development Services & Corporate Services Divisions

Recommendation:

THAT Council receives for information the report from the Planning, Climate Action and Development Services & Corporate Services Divisions, dated April 20, 2026, regarding temporary Development Cost Charge relief;

AND THAT Council directs staff to advance Option 1 as outlined in the report from the Planning, Climate Action and Development Services & Corporate Services Divisions, dated April 20, 2026.

Purpose:

To receive information regarding proposed temporary Development Cost Charge (DCC) relief, and to direct staff to advance the proposed DCC relief option.

Council Priority Alignment:

Affordable Housing
Economic Development

Background:

Kelowna’s housing market is in a period of transition. The dynamics of the market have shifted dramatically following approximately four years of very elevated levels of demand and corresponding permitting and construction. Population growth and housing demand have slowed, while construction and financing costs have increased. As a result, many new development projects are no longer financially viable under current market conditions. The full impact of this shift will not likely be seen in permitting for another one to two years, since the lead time for multi-family projects spans several years. In short, the housing market today may appear well-supplied; however, there is a risk that this is a short-term condition that will be followed by another shortage.

The broad market overview above is echoed by feedback from various industry groups. Both the Urban Development Institute (UDI) and Canadian Homebuilders Association - Central Okanagan (CHBA-CO) have made note of several ways in which City actions could make new development more viable, until

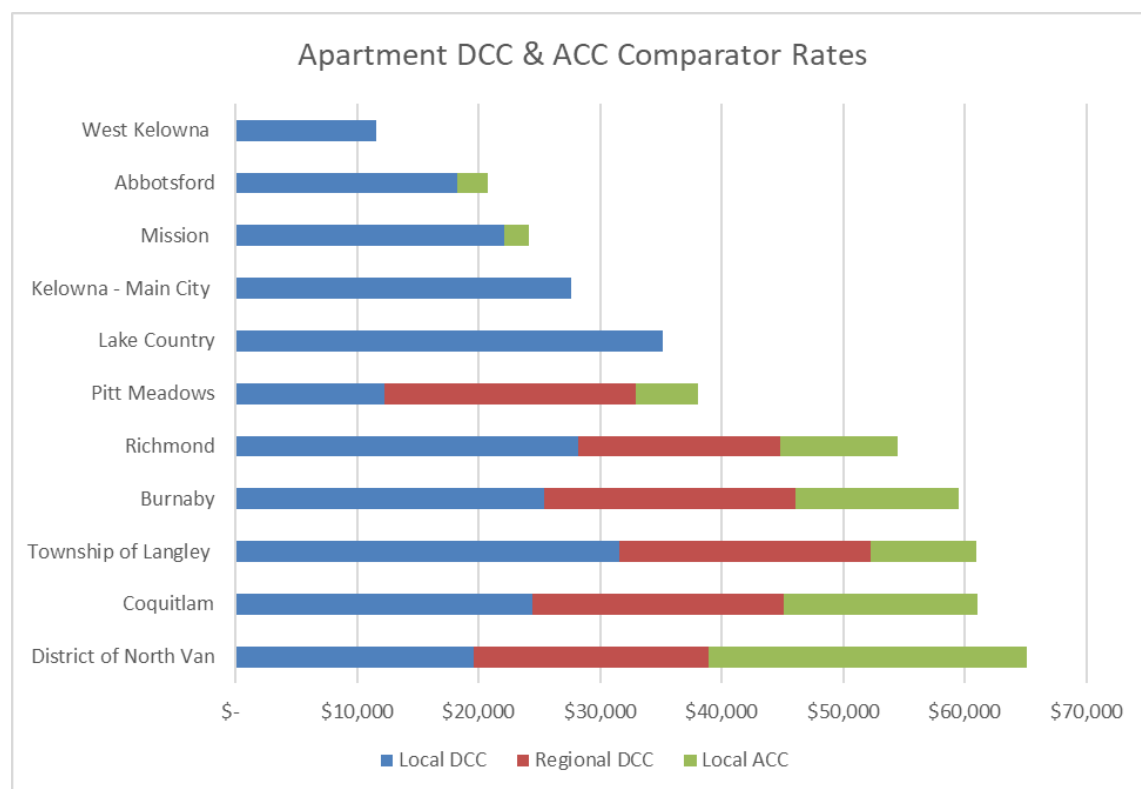
the market recovers. One of the meaningful options being considered is to temporarily reduce Development Cost Charges (DCC's). Reducing DCC's temporarily would lower overall project costs and make some projects more financially feasible in this challenging market.

DCCs are fees that municipalities collect from new development to help pay the cost of infrastructure services that are needed for growth. DCCs are strictly regulated at the provincial level and are managed in alignment with a Provincial best practices guide. DCCs are used exclusively to fund the upfront capital cost of infrastructure and parkland to support growth. DCCs do not fund City operations, maintenance or the renewal of the infrastructure once it reaches the end of its service life.

In Kelowna, DCCs typically represent between **3-6 per cent** of total costs for most residential projects. Depending on location and development structure type, residential DCC fees range from \$28,000 for an apartment up to \$52,000 for a single-family home, depending on location. Commercial, industrial and institutional DCCs are calculated differently, typically on a square meter basis. All eligible infrastructure projects connected to growth are specifically detailed in the DCC program's 20-Year Servicing Plan. These projects are in turn connected to the City's capital planning processes.

The chart below (Figure 1) shows that Kelowna's DCCs are generally in the mid-range when compared to similar sized communities across the province. However, unlike many municipalities, Kelowna does not charge an Amenities Cost Charge (ACC) and is not subject to regional development charges. When these factors are combined, this makes Kelowna's development fees among the lowest for like size communities.

Figure 1: Apartment Development Charges in Like Size Communities



Kelowna's DCC rates have not increased substantially in four years. The most recent update was in 2025, when rates were increased by 2.5% to acknowledge the pressures that inflation had placed on

the cost of projects in the program. Prior to that, the last major update was in October 2022. Since that time, construction inflation has increased by approximately 30%.

A comprehensive review of the City's DCC program has been underway since mid-2025. This review aims to: (1) incorporate the increased growth endorsed by Council in the Official Community Plan, (2) update project lists to reflect the North End Plan, and (3) account for the impacts of inflation. The review is expected to result in increased DCC fees. The review has been placed on hold, pending Council direction.

As part of the federal budget announced in the fall of 2025, the government announced the Build Communities Strong Fund, which provides infrastructure funding to provinces, territories and municipalities. To access one of the three funding streams under the fund (the provincial and territorial stream), development charges must be "substantially reduced". There have been no new updates provided about this grant program and the recently released provincial budget documents make no specific reference to matching funds.

Looking beyond DCC's, the City has implemented several major actions that help to reduce the cost and timeline of delivering housing, including affordable housing. Examples of these measures include:

- **Pre-zoning** - The City has advanced a major pre-zoning initiative focused on Urban Centres and on Transit Supportive Corridors to accelerate housing development and to help meet provincial housing targets.
- **Provincial regulations** - Kelowna implemented required bylaw amendments for key transit-oriented areas ahead of the deadline, including removal of minimum residential parking requirements within 400 m of these hubs. The City was the first in the province to update regulations to enable four to six homes on most lots in response to provincial Small-Scale Multi-Unit Housing (SSMUH) requirements, supporting housing diversity in established neighbourhoods.
- **Fast-Track Program** – Kelowna's infill fast-track program accelerates building permit issuance, with a target of issuing permits within 10 business days of receiving a complete application.
- **Community Amenity Contribution / Amenity Cost Charge (CAC/ACC)** - Kelowna does not levy CACs or an ACC and is not subject to regional development charges, supporting overall development cost competitiveness.
- **Approval process** – Kelowna is regularly acknowledged for quick-paced, developer friendly approval processes, and is often consulted with on new Provincial policies and regulations (example: recent exemption decision on Short-term rentals).
- **Advocacy** – Kelowna participates in advocacy work to support efficient and effective development in BC and seeks balanced application of any associated restrictions (i.e. vocal opposition to the Vacant Home Tax, streamlining of Provincial approvals for development).

Additional tools to reduce regulatory barriers include ongoing process improvements for infill housing and a City-led initiative to review transportation planning challenges.

Discussion:

The City of Kelowna has already introduced three of the most powerful housing supply reforms in Canada with widespread pre-zoning, the efficient implementation of Bills 44 and 47, and the implementation of DCC deferrals.

Reducing DCCs can lower the cost of constructing new projects on the margins. However, given current market conditions, DCC reductions alone may not be enough to make many projects financially viable.

Global economic conditions, higher-level government policies (i.e. restrictions on foreign buyers, immigration, etc.) and other externalities are far more impactful on market conditions, and product demand.

In addition, reducing DCCs – even temporarily – will leave a funding gap in the DCC program. This gap will need to be reconciled via one of three primary methods: injecting alternative revenue, increasing taxation contributions, or deferring projects in the program.

Staff have identified two broad options for DCCs to respond to the difficulties facing the development industry at this time. Each is laid out below, alongside a brief summary of risks and benefits.

Option 1: Temporary DCC Reduction

Option 1 proposes a one-year reduction of approximately 20 per cent in DCC rates across all new development. Following the temporary cut, rates would return to previous levels. The estimated funding gap this approach would leave in the program is approximately \$5-10 million, which would need to be resolved in future through increased non-DCC revenue or deferral of projects in the program.

Benefits	Risks
- Improved development feasibility	- Complex to administer
- Indirect economic benefits, employment	- Market distortion
- Federal grant funding alignment	- Pressure to extend the relief
- Estimated Impact (200-350 homes)	- Erodes predictability and stability
	- Federal funding will not materialize without Provincial funding
	- Approx \$5-10M DCC program gap

This option provides the greatest short-term benefit and offers a measure of immediate relief to a challenged development industry. The benefit would be most directly felt by projects already approved or near approval. The indirect result of this may be more stable employment and economic conditions for the development sector for a 1-year period.

Option 1 also positions Kelowna well to benefit from potential federal infrastructure grants that may be coming forward, as some federal grants are tied to DCC reductions at the municipal level. To date there is no indication of provincial or federal commitments, or the magnitude thereof.

However, it is complex to administer and may inadvertently distort the market with results that are hard to predict. For instance, projects that were otherwise viable and that were planned to move to construction before or after the program may simply alter their project schedules to take advantage of the incentive. This may result in lower development numbers before and after the incentive as the incentive draws in projects.

Additionally, when the incentive is set to expire, there is no guarantee that the development market will be substantially improved. Should this be the case, there may be continued pressure to maintain the reduced rates for a longer period, increasing long-term financial exposure and leaving a larger funding gap.

Lastly, there is a DCC program update that is awaiting final direction. If it is instituted following the end of the incentive program, the combination of a temporary decrease followed by a long-term increase may erode the predictability and stability of the DCC program and reduce the impact of the rate cut.

Option 2: DCC Rate Freeze

The second option available is to institute a 2-year freeze in DCC rates. This would mean a multi-year deferral of the planned DCC increase and would give the development industry a prolonged period of DCC cost stability. Not increasing DCCs comes at a cost, since the value of projects within the program is increasing at the rate of inflation.

Benefits	Risks
<ul style="list-style-type: none"> - Stability and predictability - Simple to administer - Limited impact on DCC program - Estimated Impact: 100 homes 	<ul style="list-style-type: none"> - Lower immediate benefit to development sector - Less aligned with federal grants

Option 2 is the simplest of the two options. No provincial approval processes are required, and no program amendments are needed. No changes need to be communicated or implemented across City systems. It simply means that the City would be agreeing not to pursue any inflation or growth-related program increases for a period of 2 years to allow the development industry the chance to recover from its current challenges.

Date	DCC Rates
Mid 2026 - Mid 2027	No increase
Mid 2027 - Mid 2028	No increase
Mid 2028	Potential DCC rate increase takes effect (no in-stream protection)

At the end of the 2-year period, a program review would need to be completed to reconcile DCC rates with the actual cost to deliver infrastructure. During that period, inflation is forecasted to increase project costs by at least 10 per cent. However, staff are confident that alternative revenue sources will be available to address that gap at that time.

The biggest challenge with Option 2 is that it does not immediately decrease development costs. This may mean that 2026 and 2027 will remain below-average years for development activity. Reduced development activity will have a broader economic impact, as demand across the sector decreases.

Overall, option 2 provides a more modest benefit, but offers stability and predictability to the development industry.

Summary and Next Steps:

The local housing market is currently benefiting from decisions and investments from years ago that are finally concluding. Current conditions, however, are not conducive to new development. Among factors affecting the viability of new development are costs imposed by various levels of government, including local government. Development Cost Charges (DCCs) have been raised as an opportunity to provide a measure of temporary relief to the local development industry as it works through a challenging time.

Changing the DCC program is not a simple affair and is strictly regulated by the province. It is not an incentive program that is turned on and off based on market conditions. Providing cost relief to the development industry from within the DCC program will leave a gap in the program that will need to be reconciled. The City is well-positioned to manage that long-term reconciliation with the tools at our disposal.

Staff have outlined two different paths that provide support to the development industry during a challenging time. Each has a different set of risks and benefits. Given this context, staff recommend

Option 1 as the option has the best alignment with Council's stated Housing and Economy objectives. It gives the development industry improved development feasibility, provides the community with indirect economic benefits (incl. employment) and best aligns with potential for Federal infrastructure grants.

Should Council support staff's recommended option, staff will proceed with implementation and undertake targeted engagement with the development industry as part of the implementation process.

It should be reiterated that when the recommended DCC relief comes to an end it will be necessary to move back toward regular increases in the program. Staff will work on strategy detailing how this is proposed to be accomplished to share with Council alongside bylaw updates.

Internal Circulation:

Development Services
 Development Engineering
 Finance
 Development Planning
 Infrastructure
 Communications

Considerations applicable to this report:

Legal/Statutory Procedural Requirements:

For Option 1, approval from the Inspector of Municipalities is required prior to adoption of a development cost charge bylaw. For Option 2, there are no procedural requirements.

Financial/Budgetary Considerations:

The DCC program rate reduction discussed in Option 1 would result in a funding gap in the DCC program of an estimated \$5-10 million, depending on the level of development activity during that year. Multiple options exist to address that gap in a way that limits any taxation impacts. Should Council wish to pursue Option 1, details of these options can be discussed at that time.

No financial impact was calculated for either option that accounts for the potential in unrealized revenue from future rate increases not approved in bylaw. While these inflationary rate increases may be likely, they are not Council approved.

Legal/Statutory Authority:

Local Government Act, Part 14, Division 19 – Development Cost Recovery

Considerations not applicable to this report:

Existing Policy
Communications Comments
External Agency/Public Comments

Submitted by:

J. Moore, Housing Policy & Programs Department Manager
 J. Shaw, Infrastructure Delivery Department Manager

Approved for inclusion:

R. Smith, Divisional Director, Planning, Climate Action & Development Services
 J. Sass, General Manager, Corporate Services

M. Logan, General Manager, Infrastructure



City of
Kelowna

Temporary DCC Relief Proposal

Purpose

To receive information regarding temporary Development Cost Charge (DCC) relief, and to direct staff to advance the proposed DCC relief option

What is DCC relief and what are the benefits?

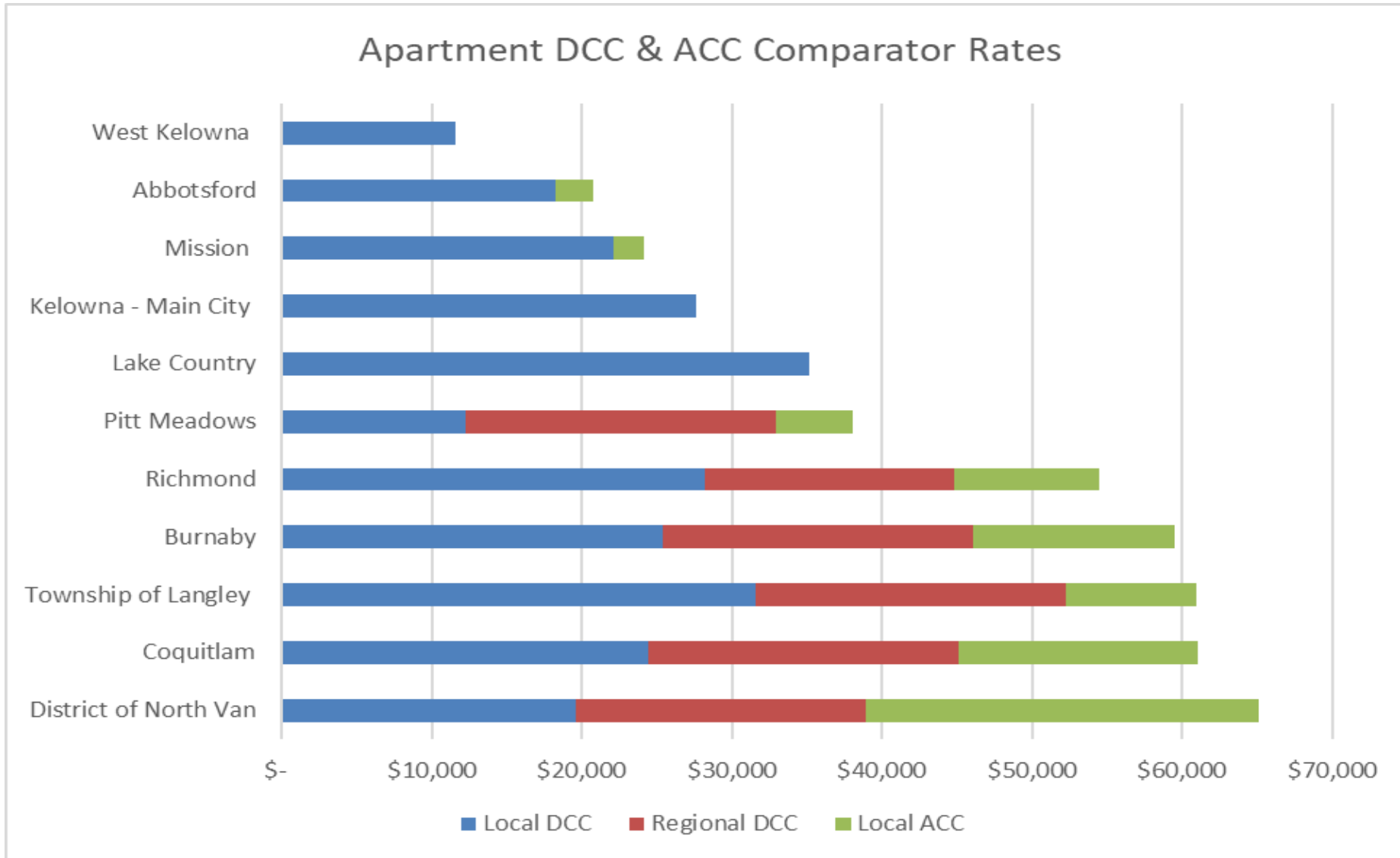
- DCCs: Municipal infrastructure financing tool, Growth pays for growth, Connected to OCP, TMP
- Benefits: projects more financially viable and sustainable

Current DCC Overview



- DCC's represent between 3% to 6%
- DCC fees for an apartment -> \$28,000
- For single-family home -> \$52,000
- Non-res DCCs calculated on m²
- DCC rates increased by 2.5% in 2025

DCCs Compared



Other City Initiatives

- Pre-zoning
- Provincial regulations
- Fast-track
- No CAC/ACC and regional development charges
- Process improvement
- Transportation planning



Why the Proposal?



- Long term housing supply risk
- Economic uncertainty
- Poor market conditions
- To improve project viability

Housing Accelerator Fund Targets

HAF total unit target	YTD total units
7,430	4,497

Building permits are below target

- 61% received building permits
- Monthly averages below target of 206 permits

Options

1. Temporary DCC Reduction
2. DCC Rate Freeze



Option 1: Temporary DCC Reduction

Description

A City-wide 1-year reduction of 20% to all new developments

Impacts

Benefits:

- Improved development feasibility
- Indirect economic benefits, employment
- Federal grant funding alignment

Risks:

- Complex to administer
- Market distortion
- Pressure to extend the relief
- Erodes predictability and stability
- No Federal funding without Provincial funding
- Approx \$5-10M DCC program gap

Option 2: DCC Rate Freeze

Description

2-year freeze in DCC rates

Impacts

Benefits:

- Stability and predictability
- Low administrative burden
- Limited impact on DCC program

Risks:

- Lower immediate benefit to development sector
- Less aligned with federal grants

Schedule

Date	DCC Rates
Mid 2026 – Mid 27	No Increase
Mid 2027 – Mid 28	No Increase
Mid 2028	Potential rate increase takes effect

Recommendation Rationale

- Council priorities - Affordable Housing and Economic Development
- Staff recommendation - *Option 1: Temporary DCC Reduction*
 - Improved development feasibility
 - Indirect economic benefits, employment
 - Federal grant funding alignment

Conclusion and Next Steps

- Economic uncertainty
- Poor market conditions
- Opportunity for temporary relief
- *Option 1: Temporary DCC Reduction*
- Undertake industry engagement
- Develop implementation strategy





Thank you!

Report to Council



Date: April 20, 2026
To: Council
From: City Manager
Subject: Accessible Parking Program Update
Department: Real Estate

Recommendation:

THAT Council receives, for information, the Report from the Parking Services branch, dated April 20, 2026, with respect to the Accessible Parking Program Update;

AND THAT Council endorses the implementation of recommendations outlined in the Accessible Parking Program Update;

AND THAT Bylaw No. 12888, being Amendment No. 46 to Traffic Bylaw No. 8120, be forwarded for reading consideration;

AND FURTHER THAT Bylaw No. 12889, being Amendment No. 43 to Bylaw Notice Enforcement Bylaw No. 10475, be forwarded for reading consideration.

Purpose:

To enhance the City’s Accessible Parking Program with improvements to the management, design, and enforcement of accessible parking.

Council Priority Alignment:

Transportation

Background:

Accessible parking is a critical component of an inclusive transportation network. The City faces ongoing challenges related to the misuse of accessible spaces, abuse of permits, and the amount and design of accessible parking spaces in City parking lots and on City roadways. A comprehensive review was undertaken by Watt Consulting Group to assess existing policies, user experiences, and best practices from other municipalities in North America. Public and stakeholder consultation included two rounds of online surveys (with 158 and 97 responses, respectively) and interviews with relevant organizations. The

findings have informed recommendations aimed at improving the overall experience for accessible parking users. The key findings from the public and stakeholder consultation are noted as follows:



Discussion:

The review identified three key areas for improvement, with a number of associated recommendations to support the same, all of which were presented to the Accessible Advisory Committee of Council on January 6, 2026. The Committee was generally supportive of the proposed actions and emphasized the importance of ongoing engagement with residents with disabilities, continuous data collection, and ongoing program improvements.

Improvement Area 1: Accessible Parking Management

Recommendations:

- Partner with the Social Planning and Research Council of BC (SPARC BC) for permit issuance.
- Aim to ensure four per cent of on-street parking stalls are accessible.
- Collect real-time transactional occupancy data.
- Provide extra time for accessible users in standard spaces.
- Introduce pay parking for accessible stalls.
- Update maintenance and snow clearance policies.
- Conduct a curbside management review.

To implement the above recommendations over the next 6-12 months, the City intends to finalize its partnership with SPARC BC to streamline permit issuance and improve enforcement. Internally, Staff will coordinate efforts to achieve the four per cent target for accessible on-street parking, enhance curbside

management practices, and update snow removal policies, ensuring that accessible spaces remain clear and usable throughout the winter months. The City's snow removal policy will be updated to align priority with transit and active transportation facilities and ensure we maintain a clear path to the sidewalk.

Additionally, Staff recommend introducing pay parking for accessible stalls and provide extra time for accessible users in standard spaces, improving overall parking availability and convenience for those that need it, while also contributing to a shift towards providing real-time occupancy data, with the eventual goal of sharing publicly for accessible users to gauge where parking is currently available.

Introducing pay parking in accessible stalls is a crucial step towards enhancing their availability, enforcement, and effective management. By charging for accessible spaces, the City aligns with the practices of other municipalities such as Vancouver, Victoria, Vernon, and New Westminster. Pay parking, offered at a 50 per cent discount for hourly/daily parking with priority placement on waitlists for monthly permits, will support higher turnover, ensuring that accessible stalls remain available for permit holders when they need them, while also allowing users the flexibility to complete their activities without the undue pressure of a time restriction. This approach helps to deter misuse, promote fair access, and will help to fund ongoing improvements to accessible parking infrastructure and enhanced operational expenses.

Improvement Area 2: Accessible Parking Design

Recommendations:

- a. Adopt the new International Symbol of Access.
- b. Update design standards to include blue curbs.
- c. Designate a minimum of 10 per cent of accessible off-street and on-street spaces as van accessible.
- d. Improve signage and markings for access aisles.



Figure 5-1: International Symbol of Access

Old symbol (left) and new symbol (right)

To implement the accessible parking design recommendations over the next 6-12 months, Staff will initiate updates to signage, markings, and design standards, ensuring adoption of the new International Symbol of Access and blue curbs. Additionally, the City will designate at least 10% of spaces as van accessible to ensure a sufficient number of spaces are van accessible and collaborate with stakeholders to improve access aisle visibility and functionality.

Improvement Area 3: Accessible Parking Enforcement

Recommendations:

- a. Increase fine amount for parking in accessible stalls without a permit.
- b. Create a new violation for permit/program misuse.
- c. Update signage to show fine amounts.
- d. Undertake focused enforcement blitzes.
- e. Targeted communications with relevant communities.

The proposed bylaw amendments will increase fines and establish new penalties for permit misuse. Staff will update signage to reflect these changes and launch targeted enforcement blitzes and targeted communications with relevant stakeholders and communities to ensure the new measures are effectively communicated and enforced.

The Accessibility Advisory Committee (AAC) supports the proposed increases in fines in accessible parking violations as an important first step. The AAC encourages the ongoing review of fine amounts beginning in 2027 to further increase the compliance in accessible zones.

Conclusion:

The Accessible Parking Program Update presents a comprehensive strategy to address current challenges and enhance the accessibility of City parking facilities. The recommendations are informed by stakeholder input, best practices, and a commitment to continuous improvement. With plans to continue ongoing engagement with the Accessibility Advisory Committee, staff recommend that Council endorse the proposed actions and direct staff to proceed with implementation as outlined.

Internal Circulation:

Integrated Transportation
Infrastructure Operations
Bylaw Services
Communications

Considerations applicable to this report:

Legal/Statutory Authority:

B.C. Motor Vehicle Act; Section 124
City of Kelowna Traffic Bylaw No. 8120

Legal/Statutory Procedural Requirements:

Amendment to Traffic Bylaw No. 8120
Amendment to Bylaw Notice Enforcement Bylaw No. 10475

Financial/Budgetary Considerations:

The total impact of this initiative is anticipated to be approximately \$120,000, with \$70,000 in one-time costs and \$50,000 per year in additional ongoing operating expenses.

Consultation and Engagement:

Recommendations presented to the Accessible Advisory Committee and received general support. The committee stated they would be happy to assist with advocacy efforts and appreciated that the report included input from those with lived experience.

Stakeholder organization interviews and two public surveys informed the recommendations outlined in this report, with more information available here:

[What we heard: engagement summary](#) | [Accessible parking program](#) | [Get Involved Kelowna](#)

Communications Comments:

Targeted communications (letters, signage, etc.) for relevant audiences will be explored in the coming months. Will lean on stakeholders to help spread the message to their memberships and circles.

Considerations not applicable to this report:

Existing Policy

Submitted by: C. Passley, Supervisor, Parking Services

Approved for inclusion: D. Duncan, Manager, Parking Services
J. Säufferer, Department Manager, Real Estate

Attachments:

Attachment A – Review of Accessible Parking Permit Program – Executive Summary

Review of Accessible Parking Permit Program

EXECUTIVE SUMMARY



Submitted to the City of Kelowna
November 2021

Prepared by Watt Consulting Group





REVIEW OF ACCESSIBLE PARKING PERMIT PROGRAM

Executive Summary

Prepared for:
City of Kelowna

Prepared by:
WATT Consulting Group

November 10, 2021



Introduction & Background

The City of Kelowna has and continues to have a robust parking management framework. Having adopted its Parking Management Strategy in 2013, it has released several parking studies and plans since that time, including the South Pandosy Area Parking Plan (2014), Hospital Area On-Street Parking Plan (2016), and Downtown Area Parking Plan (2019). All these planning documents provide valuable direction on how the City could more effectively manage and enforce its parking.

Even though parking management has been an important part of the City's planning and transportation efforts, the topic of accessible parking has received less attention. Several concerns have been raised in the past including the misuse of accessible spaces, abuse of permits, and the quantity and design of accessible spaces on City property. These concerns, along with other conversations about accessible parking, prompted the City to undertake a review of its accessible parking permit program to:

1. Review the existing policy and planning directions around parking management to understand existing parking conditions for accessible parking spaces in City-operated off-street parking facilities and on-street;
2. Better understand the experience of accessible parking users including barriers and solutions for the management and design of accessible parking;
3. Review of best practices to understand how other municipalities in North America manage, enforce, and design accessible parking; and
4. Recommend actions for the City of Kelowna to improve the management of accessible parking and improve the overall experience of accessible parking.

Public & Stakeholder Consultation

Accessible parking users and organizations representing the disability community were invited to share their experiences using the City of Kelowna's accessible parking supply. The goal of the consultation was to understand the barriers for accessible parking users and identify potential solutions to improve the accessible parking experience. The consultation consisted of two methods. First, an online survey questionnaire was conducted among the public using Get Involved Kelowna, the City's online engagement



platform. 158 responses were received in the first survey conducted in the fall 2020 to understand barriers and potential solutions, and 97 responses were received for the second survey in the summer of 2021 to receive feedback on the proposed recommendations. Second, interviews were conducted with select organizations in February 2021 to gain additional insights on the experiences heard from the public, specifically on the usage, design, and misuse and enforcement needs of accessible parking. A summary of the key issues and opportunities from the consultation is shown below.





Parking Conditions

Parking conditions of City-operated off-street and on-street parking supply at four select locations—Downtown, South Pandosy, Hospital Area, and Parkinson Recreation Park—were evaluated to provide an objective assessment of the demand for accessible parking in the city. This represents the first time the City of Kelowna has collected dedicated data on parking occupancy and duration for accessible parking. Four key findings emerged based on the data collected:

1. Parking occupancy was generally well below the “practical limit” of 85% in contrast to the findings of the public and stakeholder consultation where the lack of accessible parking was identified as a top issue for the community. As the data was collected during the COVID-19 pandemic, it may have contributed to lower occupancy numbers. However, the occupancy rate was still consistent with typical use of accessible spaces in other communities after applying a conservative adjustment to account for impacts of COVID.
2. Utilization for accessible parking spaces in the Downtown was consistent between the summer and fall weekday period. In contrast, the Downtown Area Parking Plan found higher demand for standard parking spaces in the summer relative to the off-season, which informs the current seasonal parking rate pricing.
3. In South Pandosy, utilization for accessible parking space was busier in the fall compared to the summer. No seasonal data for standard parking is available from the South Pandosy Area Plan.
4. Average on-street parking duration was two hours or less for the Downtown and South Pandosy, while off-street duration was up to 2.5 hours. In some cases, vehicles were observed to be parked up to 10 hours in the Downtown.

Five hypotheses were developed to reconcile what was heard from the consultation with the data collection in terms of parking availability:

1. Accessible parking supply has high demand that was not captured in the data.
2. Accessible parking supply is being misused by non-permit-holders for illegal commercial and passenger loading needs, particularly in high-demand areas such as the Downtown.



3. Accessible parking is available but are functionally unusable due to design deficiencies and/or the community may be unaware of their location due to wayfinding issues.
4. Accessible parking is available, but the spaces are too far away from people's destinations to be usable.
5. Accessible parking is available for the City-operated supply, but there may be deficiencies or lack of accessible parking at private developments.

The study concludes that it is likely a combination of existing deficiencies with the design and location of parking that make the City's current accessible parking supply difficult or impossible to use, and experiences among accessible parking users on private property that the City is not responsible for.

Strategic Directions & Actions

Three strategy areas are presented to guide the City's approach to accessible parking management, design, and enforcement. The recommended 16 actions were developed based on the City's guiding parking principles and findings from the parking data collection, the public and stakeholder consultation, and best practice review.

Strategy Area no. 1: Accessible Parking Management

- 1A: Future of Parking Permit Program
- 1B: Implement an Accessible Parking Monitoring Program - Indicators & Targets
- 1C: Implement an Accessible Parking Monitoring Program - Occupancy
- 1D: Reduce Barriers to Using Standard Parking Spaces
- 1E: Introduce Pay Parking for Accessible Parking
- 1F: Update Maintenance and Snow Clearance Policy
- 1G: Conduct Curbside Management Review

Strategy Area no. 2: Accessible Parking Design

- 2A: Adopt New International Symbol of Access
- 2B: Adopt Blue Paint Curb Standard
- 2C: Designate Van Accessible Off-street Spaces



- 2D: Designate Van Accessible On-Street Spaces
- 2E: Increase Awareness of Access Aisles

Strategy Area no. 3: Accessible Parking Enforcement & Education

- 3A: Increase Fine Amount for Misuse
- 3B: Update On-street Signage to Show Fine Amount
- 3C: Undertake a Parking Enforcement Blitz
- 3D: Launch an Accessible Parking Awareness Campaign

Summary

The Review of the Accessible Parking Permit Program has taken a comprehensive approach to consider the trade-offs involved in the management, design, and enforcement of accessible parking to develop a set of 16 actions to improve the accessible parking experience in Kelowna.

Additional details about the state of accessible parking today, details for each recommended action, and the implementation strategy can be found in the full report.



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#305, 1350 St Paul Street
Kelowna, BC V1Y 2E1
(250) 388-9877



City of
Kelowna

Accessible Parking Program Update

April 20th, 2026

Context

- Accessible parking is essential to an inclusive transportation system
- Ongoing issues with misuse, availability, and design adequacy

Engagement & Benchmarking

01

Policy and best-practice review

02

Two public surveys

03

Stakeholder interviews

04

Proposed recommendations presented to the Accessibility Advisory Committee

Improve design of accessible parking

- Address lack of curb ramps and van-accessible spaces
- Monitor for and fix blocked access due to parked vehicles or snow
- Update signage and pavement markings to improve visibility
- Fix inadequate clearance to get in and out of vehicle

Improve overall parking experience

- Have parking available closer to a user's destination
- Allow for parking without a time limit
- Keep parking fees as low as possible

Improve perceived lack of parking

- Design issues contribute to perceived lack of accessible parking at City owned parking lots, on-street parking, and private locations

Improve parking enforcement

- Address misuse of accessible parking
- Increase enforcement of those parking illegally in an accessible space

Improve convenience when paying for parking

- Provide dedicated parking meters and using mobile applications were the most popular options.

What We Heard

Three Focus Areas for Accessible Parking

Management

- Availability of stalls
- Data collection
- Operations

Design

- Consistency
- Visibility
- Accessibility

Enforcement

- Deterrence
- Compliance
- Education

Accessible Parking Management Recommendations

- Partner with SPARC BC for permits
- Target 4% accessible on-street stalls
- Collect real-time transactional occupancy data
- Provide extra time in standard stalls
- Introduce pay parking for accessible stalls
- Update snow clearance policy & curbside management

Benchmarking Other Municipalities

Jurisdiction	Pay Parking	Time Restriction
Vancouver	Yes	Yes
Victoria	Yes	Yes
New Westminster	Yes	Yes
Vernon	Yes	Yes
Penticton	No	Yes
Kamloops	No	Yes

Accessible Parking Design Recommendations

- Adopt the new International Symbol of Access
- Update design standards to include blue curbs
- Improve signage and markings for access aisles
- Designate a minimum of 10% of spaces as van accessible



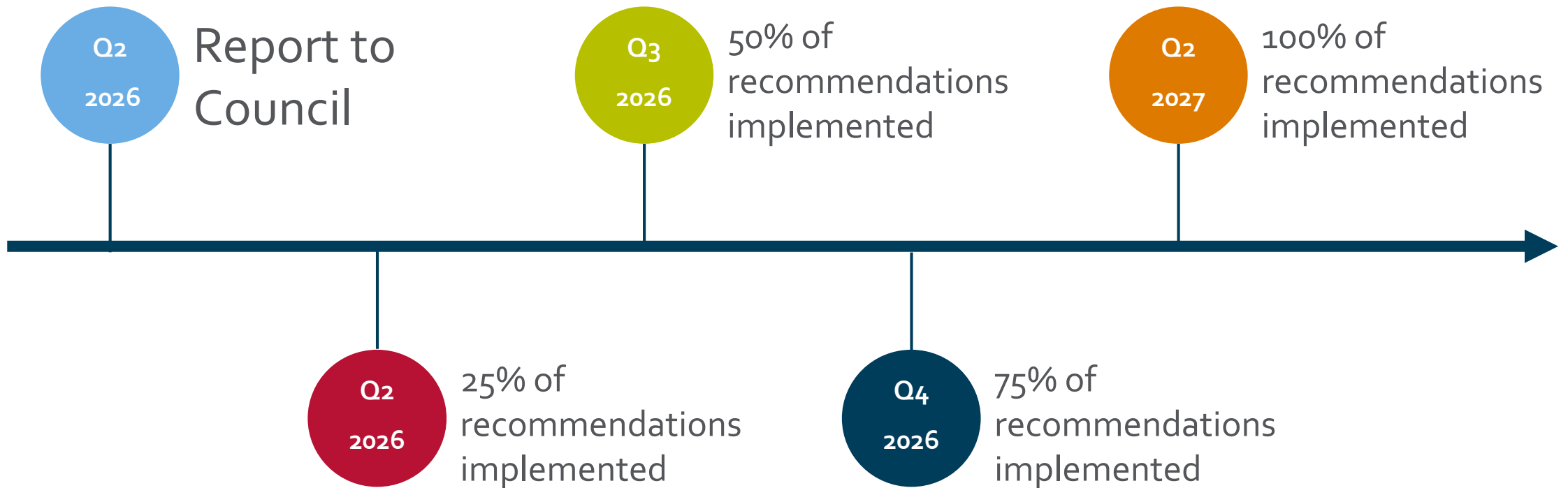
Figure 5-1: International Symbol of Access

Old symbol (left) and new symbol (right)

Accessible Parking Enforcement Recommendations

- Increase fine amount for parking in accessible stalls without a permit
- Create a new violation for permit/program misuse
- Update signage to show fine amounts
- Undertake focused enforcement blitzes
- Targeted communications with relevant communities

Implementation Timeline



Conclusion

01

Ongoing engagement

02

Improved design, management, & enforcement

03

Prioritized implementation



Questions?

CITY OF KELOWNA

BYLAW NO. 12888

Amendment No. 46 to Traffic Bylaw No. 8120

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Traffic Bylaw No. 8120 be amended as follows:

1. **PART 1 – INTRODUCTIONS, 1.4 Definitions, 1.4.1 Definitions** be amended by

a) Deleting the definition for **Accessible Parking Permit** that reads:

"Accessible Parking Permit" means a parking permit issued by the City under Part 4 of this Bylaw.

And replacing it with:

"Accessible Parking Permit" means a parking permit issued pursuant to the BC Motor Vehicle Act, a municipality, designated organization or other jurisdiction under Part 4 of this Bylaw.

b) Deleting the definition for **Metered space** that reads:

"Metered space" means a portion of highway upon which parking is permitted at which a parking meter has been installed.

And replacing it with:

"Metered space" means a portion of a highway or off-street pay parking area, not exceeding 7 metres in length, intended for the parking of a single vehicle, where a traffic control device indicates that parking is permitted only upon payment of a fee and/or is subject to time limits.

2. **PART 4 – PARKING REGULATIONS, 4.1.2 Parking Prohibitions** be amended as follows:

a) Deleting sub-section (a) that reads:

"on a sidewalk or boulevard without a valid sidewalk/roadway occupancy permit pursuant to Part 7 of this Bylaw,"

And replacing it with:

“on a **sidewalk** or **boulevard** without a valid sidewalk/roadway occupancy permit pursuant to Part 7 of this Bylaw or in any manner that obstructs, impedes or encroaches upon a **sidewalk,**”

- b) Adding a new sub-section (ww) in its appropriate location that reads:

“while using or displaying an **accessible parking permit** that has been altered, forged, revoked, or otherwise used contrary to this Bylaw, including where the **permit** holder is not present in the vehicle, or where the **permit** was obtained or attempted to be obtained by misrepresentation, false declaration, or other fraudulent means.”

3. **PART 4 – PARKING REGULATIONS** be amended by:

- a) Removing the sub-section:

4.2.1 Accessible parking permits. A person holding an Accessible parking permit, or a Disabled Persons' Parking Permit issued pursuant the Motor Vehicle Act including accessible or disabled persons' parking permits issued by other jurisdictions, shall not be subject to the penalties provided for the breach of Subsections 4.1.2 (bb), (cc) or (dd) of this Part so long as that permit remains valid and subsisting.

- (a) **Accessible parking permits** indicating "permanently disabled" or "temporarily disabled" may be issued to an individual and shall be suspended from the rear view mirror or placed on the dashboard in front of the driver's position of the vehicle in which the Permittee is travelling in a location visible from outside the vehicle.
- (b) Use of the **accessible parking permit** contrary to the provisions of this subsection shall render the permit void.
- (c) The **accessible** parking permit shall be valid for a period of up to three (3) years.
- (d) The **accessible** parking permit shall not be transferable and shall be issued to an individual and not the vehicle that such person owns or operates.
- (e) An **accessible** parking permit shall be issued by the City and shall be recorded in a register for that purpose and the record shall include the Permittee's name, address, telephone number and permit number.

And replacing it with:

4.2.1 Accessible parking permits. A person holding a '**parking permit for a person with disabilities**', issued pursuant to the *Motor Vehicle Act* (British Columbia), the *Motor Vehicle Act Regulations*, or an **accessible parking permit**, is not subject to the penalties prescribed for a contravention of subsection **4.1.2(bb)** or **4.1.2(cc)** of this Bylaw, provided the **permit** is valid and subsisting and is used in accordance with this Bylaw.

- (a) **Permits** are issued to an individual, not to a **vehicle**, and any **permit** found to be used in contravention of this Bylaw will be deemed invalid for the purposes of any exemption or privilege under this Bylaw.

- (b) **Permits** may only be used while a **vehicle** is being operated by a person with disabilities, or in which a person with disabilities is a passenger and the person operating the **vehicle** must display the permit in or on the **vehicle**:
 - i. by suspending the **permit** from the rearview mirror inside the **vehicle** so the permit is clearly visible to a person looking through the windshield of the **vehicle** from outside;
 - ii. by placing the **permit** on the dashboard in front of the driver's position; or
 - iii. in the case of a motorcycle, by attaching the (decal style) **permit** to the windshield.

4. **SCHEDULE "A" FEES, PART 4 – PARKING REGULATIONS** be amended by adding in its appropriate location the following:

a) **Subsection 4.2.1(a) Accessible Permit Parking Fees**

DESCRIPTION	TERM	FEE
On-Street Pay Parking Area – Marked Accessible Parking Stall	Hourly	50% of On-Street Pay Parking Hourly Rate (Subsection 4.3.3)
On-Street Pay Parking Area – Regular Metered Space	Hourly	Regular On-Street Pay Parking Hourly Rate + One additional hour at no-charge (Subsection 4.3.3)
Off-Street Pay Parking Area – Marked Accessible Parking Stall	Hourly	50% of Off-Street Pay Parking Hourly or Daily Rate while using a Virtual Parking Payment system. (Subsections 4.3.3, 4.4.2 (a), (b), & 4.4.3)

- 5. This bylaw may be cited for all purposes as "Bylaw No. 12888, being Amendment No. 46 to Traffic Bylaw No. 8120."
- 6. This bylaw shall come into full force and effect and be binding on all persons as of as of the date of adoption.

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12889

Amendment No. 43 to Bylaw Notice Enforcement Bylaw No. 10475

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Bylaw Notice Enforcement Bylaw No. 10475 be amended as follows:

1. **Schedule "A", Traffic Bylaw No. 8120, PART 4 – PARKING REGULATIONS** be amended by:

a) deleting Section 4.1.2 (gg) that reads:

8120	4.1.2 (gg)	Parked in accessible zone without permit	\$100.00	\$90.00	\$110.00	No
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And replacing it with:

8120	4.1.2 (gg)	Parked in accessible zone without permit	\$200.00	\$150.00	\$250.00	No
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b) adding new Section 4.1.2 (ww) in an appropriate location that reads:

8120	4.1.2 (ww)	Misuse of accessible parking permit or program	\$250.00	\$200.00	\$300.00	No
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2. This bylaw may be cited for all purposes as "Bylaw No. 12889 being Amendment No. 43 to Bylaw Notice Enforcement Bylaw No. 10475."
3. 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, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: April 20 2026
To: Council
From: City Manager
Subject: Commercial Boat Operator Bylaw Amendment
Department: Real Estate

Recommendation:

THAT Council receive, for information, the report on Commercial Marine User Fees from the Real Estate department dated April 20, 2026;

AND THAT Council gives reading consideration to Bylaw No. 12903 being amendment No. 10 to Parks and Public Spaces Bylaw No. 10680;

AND FURTHER THAT Council gives reading consideration to Bylaw No. 12904 being amendment No. 44 to the Bylaw Notice Enforcement Bylaw No, 10475.

Purpose:

To amend the Parks and Public Spaces Bylaw, as well as the schedule of the penalties in the Notice Enforcement Bylaw, in relation to the Municipal Boating Facilities Commercial Licensing program.

Background:

In February 2022 Council authorized the implementation of a licensing program for commercial users of the City's boat launch facilities with two primary goals:

- 1) maximizing the *safety and efficiency* of operations within the boat launch areas; and,
- 2) targeting *cost-recovery for commercial users' proportionate share* of operating and capital costs associated with municipal boat launches consistent with Fees & Charges Policy 395.

Program fees are paid into the Marine Reserve Fund – funding operational and maintenance requirements. Program fees were based on a recovery target of \$90,000 - \$100,000 from commercial boat launch users, reflecting their share (approximately 25%) of the \$365,000 in total annual boat launch operating and capital renewal costs.

Total revenues collected by the City since implementation of the program are summarized below:

	2022	2023	2024	2025
Total Fees Collected	\$140,000	\$84,500	\$104,000	\$61,000

Discussion:

Notwithstanding fees collected to date, overall compliance with the commercial licencing program has been limited, with feedback from operators indicating that the current fee structure is both cost-prohibitive to the economic viability of smaller commercial operators, and that it does not accurately reflect the significant number of commercial users of boat launch facilities (i.e. it under-counts the number of commercial watercraft and operators).

To resolve some of these challenges, Staff have had extensive discussions with commercial user groups - including the Kelowna Marine Tourism Association (KMTA), which was recently established to represent and advocate on behalf of individual commercial operators.

As a result of these stakeholder engagement efforts, Staff are proposing changes to the originally established fee structure to better align fees with the realities of the commercial marine user ecosystem, streamline administration of the program, and simplify compliance and enforcement mechanisms.

The proposed fee schedule for implementation in 2026 is shown below:

Category	Flat Fee
Commercial Users with 1-20 watercraft	\$2,000
Commercial Users with 21-40 watercraft	\$10,000
Commercial Users with 41+ watercraft	\$20,000

In addition to a change in fee structure, Staff are also proposing language changes to Bylaw 10680 to ensure the bylaw applies to all commercial users of the boat launch facilities – not just boat rental companies. This will expand the bylaw to include boat service companies, boat sales companies and other ancillary commercial operators.

Total program revenue is anticipated to remain the same (approximately \$90,000 - \$100,000/year), with the reduction in fees per operator off-set by the additional number of commercial launch operators included (and in compliance) with the program.

As shown in the attached Schedule A, the KMTA – as representative of a significant portion of commercial boat launch users – is in support of the proposed structure.

Conclusion:

The proposed changes to Bylaw 10680 support a sustainable, well-managed approach to Kelowna's commercial marine activity. They promote fair access for public users while ensuring that high-impact commercial operators contribute proportionally to the cost of infrastructure and compliance systems.

Internal Circulation:

Communications
Parking Services
Finance
Bylaw Services

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

Consultation and Engagement:

Communications Comments:

Submitted by: M.McAfee, Property Management Manager

Approved for inclusion: J. Saufferer, Real Estate Department Manager

Attachments:

Schedule A: Letter of Support KMTA

Schedule B: Bylaw Amendments

Schedule C: PowerPoint

Date: March 25, 2026

To: Melissa McAfee, Property Management

Johannes Saufferer, Real Estate Department Manager City of Kelowna

Subject: Letter of Support – Proposed Boat Launch Fee Structure and Bylaw 10680 Amendments

Dear Melissa and Johannes,

The Kelowna Marine Tourism Association (KMTA) is pleased to express its formal support for the proposed flat fee structure governing City of Kelowna boat launch use. Following our productive discussions over the last 3 months, we are confident that this agreement provides a fair framework for our members and other commercial users.

We particularly praise the City's decision to apply this structure to all Commercial Users. Expanding the scope beyond boat rental companies ensures a level playing field and an equitable contribution to municipal infrastructure maintenance from all professional entities.

Specifically, we support:

Removal of the existing Schedule C - Boating Facility Commercial License fee per Watercraft to be replaced with the following rate structure:

Commercial Tier	Fleet Size	Annual Flat Fee
Small Fleet	<i>1–20 watercraft</i>	\$2,000
Medium Fleet	<i>21–40 watercraft</i>	\$10,000
Large Fleet	<i>41+ watercraft</i>	\$20,000

Stakeholders overwhelmingly support the revised fee structure and have indicated a strong willingness to comply voluntarily. This alignment minimizes the need for enforcement and represents around **\$15,000 in savings** for City Bylaw services, as previously detailed in the 2022 Council submission.

We are committed to championing this new framework and look forward to these Bylaw amendments to ensure a safe, fair, and successful 2026 season.

Sincerely,

Corey Severin, Denys Storozhuk

On behalf of the Board of Directors of the Kelowna Marine Tourism Association (KMTA)

Schedule B - Bylaw Amendments

1) Proposed Text Amendments

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Schedule C	<p>SCHEDULE C – Boating Facility Commercial License Fee per Watercraft</p> <p>Dryland Personal Watercraft Rental \$ 1,000.00 Dryland Boat Rental \$ 2,000.00 Boat Club Company \$ 2,000.00 Watercraft Valet Company \$ 200.00 Watercraft Tour Operators \$ 2,000.00</p>	<p>SCHEDULE C – Marine User Fee</p> <p>1-20 watercraft : \$2000.00 21-40 watercraft: \$10,000.00 41+ watercraft: \$20,000.00</p>	To simplify and improve cost recovery for commercial boat launch usage
2.	Section 4 - Uses	<p>4.10 Provided that all necessary prerequisites of the Community Charter the Local Government Act, other applicable federal and provincial enactments, City bylaws, and City policies have been met, the Manager, Property Management is delegated the authority to issue permits or licenses to use designated moorage space for a Passenger Ship and the authority to issue permits or licenses for Watercraft rentals, Boat Club Companies or Watercraft Valet Companies to operate in a Park or Public Space, with the following requirements:</p> <p>(a) operators are required to pay the City a fee for the permit or license in accordance with Schedule C of this Bylaw;</p> <p>(b) the maximum term of a license to use or operate shall be (1) year; and</p>	<p>4.10 Provided that all necessary prerequisites of the Community Charter the Local Government Act, other applicable federal and provincial enactments, City bylaws, and City policies have been met, the Manager, Property Management is delegated the authority to issue permits or licenses to use designated moorage space for a Passenger Ship and the authority to issue permits or licenses for Watercraft rentals, <u>Watercraft Sales, Watercraft Service, Boat Club Companies</u> or Watercraft Valet Companies to operate in a Park or Public Space, with the following requirements:</p> <p>(a) operators are required to pay the City a fee for the permit or license in accordance with Schedule C of this Bylaw;</p>	To better capture watercraft sales and service operators within licensing mandates

			(b) the maximum term of a license to use or operate shall be (1) year; and	
--	--	--	--	--

2) Proposed Amendments to the Bylaw Notice Enforcement Bylaw No 10475

Bylaw	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement
10680	4.7	b) Using a boat launch for watercraft rental, <u>watercraft service, watercraft sales,</u> watercraft valet or watercraft boat club without a permit or licence from the City.	\$500.00	\$450.00	\$500.00	YES

Commercial Marine User Fee

Proposed Program Updates & Bylaw Amendments

April 20 2026

City of
Kelowna



Purpose

To update the fee structure associated with the Commercial Boat Operator's Program and to amend the associated bylaws which govern our municipal boat launches

Rationale for changes:

- ▶ Better align fees with largest user base
- ▶ Streamline program administration
- ▶ Simplify compliance and enforcement

Background

The Program was implemented in 2022 with primary goals of:

1. Maximizing safety & efficiency of boat launch operations and
2. Targeting cost recovery for commercial users' proportionate share of costs with consideration for Fees & Charges Bylaw Policy 395

Program Performance

	2022	2023	2024	2025
Total Fees Collected	\$140,000	\$84,500	\$104,000	\$61,000

Stakeholder Engagement

1. Greater number of commercial boat operators than initially estimated
2. Current language doesn't adequately capture larger boat service and sales companies
3. Current fee is cost prohibitive to economic viability of smaller commercial operators

Recommended Program Changes

<u>Type</u>	<u>Fee/boat</u>
Dryland Rental	\$2,000
Dryland Boat Club	\$2,000
Dryland Rental Jet ski / Sea Doo	\$1,000
Boat in Valet Service	\$200
Tour Boat	\$2,000



Type	Flat Fee
1-20 Watercraft	\$2000
21-40 Watercraft	\$10,000
41+ Watercraft	\$20,000

Conclusion

Program has successfully generated close to \$400,000 in non-taxation revenue:

- ▶ Revenue has contributed to on-going dredging of Cook Rd. boat launch
- ▶ Replacement of the Water St. docks

Recommended changes:

- ▶ Better reflect commercial user ecosystem
- ▶ Streamline administration
- ▶ Simplify compliance
- ▶ Overall Program revenue remains steady
- ▶ Promotes equity and transparency within commercial user base



Questions?

For more information, visit kelowna.ca.

CITY OF KELOWNA

Bylaw No. 12903

Amendment No. 10 to Parks and Public Spaces Bylaw No. 10680

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the Parks and Public Spaces Bylaw No. 10680 is amended as follows:

1. **Part 4 – Uses, 4.10**, be amended by adding Watercraft Sales, Watercraft Service, after “**Watercraft Rentals**”;
2. **Schedule C – Boating Facility Commercial Licence Fee Per Watercraft** is amended by deleting the following:

Schedule C – Boating Facility Commercial Licence Fee per Watercraft	
Dryland Personal Watercraft Rental	\$ 1,000.00
Dryland Boat Rental	\$ 2,000.00
Boat Club Company	\$ 2,000.00
Watercraft Valet Company	\$ 200.00
Watercraft Tour Operators	\$ 2,000.00

and replacing with

Schedule C – Marine User Fee	
1 – 20 watercraft	\$ 2,000.00
21 – 40 watercraft	\$ 10,000.00
41+ watercraft	\$ 20,000.00

3. This bylaw may be cited as "Bylaw No. 12903, being Amendment No. 10 to Parks and Public Spaces Bylaw No. 10680".
4. 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, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12904

Amendment No. 44 to Bylaw Notice Enforcement Bylaw No. 10475

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Bylaw Notice Enforcement Bylaw No. 10475 be amended as follows:

1. **Schedule "A", Parks and Public Spaces Bylaw No. 10680, 4.7 (b)** be amended by:
 - a) adding "watercraft service, watercraft sales," before "watercraft valet".
2. This bylaw may be cited for all purposes as "Bylaw No. 12904 being Amendment No. 44 to Bylaw Notice Enforcement Bylaw No. 10475."
3. 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, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: April 20, 2026
To: Council
From: City Manager
Subject: Business Improvement area - Downtown Kelowna Association - 2026 Budget
Department: Financial Services

Recommendation:

THAT Council approves the Downtown Kelowna Association 2026 Budget as attached to the report of the Revenue Supervisor dated April 20, 2026.

AND THAT Council approves the 2026 levy of \$1,390,040 on Class 5 and Class 6 properties located within the boundaries of the Kelowna Downtown Business Improvement Area.

Purpose:

To authorize the 2026 levy on Class 5 light industry and Class 6 business/other properties located within the Kelowna Downtown Business Improvement Area.

Background:

On October 16, 2023, the Council approved the Kelowna Downtown Business Improvement Area Bylaw No. 12575. Bylaw No. 12575 established the local area (Schedule A) for the purpose of annually funding the activity of the Downtown Kelowna Association for a period of 5 years, 2024 to 2028. In the bylaw, Council approved the Downtown Kelowna Association’s 2026 budget request of \$1,390,040 in order for the City to tax the affected properties within the improvement area boundary.

Discussion:

Attached is a copy of the Downtown Kelowna Business Association’s 2026 Budget, which includes the 2026 levy of \$1,390,040 (Schedule B), the 2025 daft Financial Statements as reviewed by KPMG LLP Chartered Professional Accountants (Schedule C), and a list of the Board of Directors for 2025-2027 (Schedule D).

City of Kelowna staff have not participated in or assisted the Downtown Kelowna Association in preparation of their annual budget.

A representative from the Downtown Kelowna Association will be present at the Council meeting to answer any questions.

Conclusion:

It is recommended that Council approve the 2026 budget of \$1,390,040 as set out in Schedule B to be levied on the Class 5 and 6 properties included in Schedule A.

Considerations applicable to this report:

Council may, by bylaw, grant money to a corporation or other organization that has, as one of its aims, functions or purposes, the planning and implementation of a business promotion scheme, with the establishment of a Business Improvement Area in accordance with Division 5 Section 215 of the Community Charter.

Kelowna Downtown Business Improvement Area Bylaw No. 12575

Legal/Statutory Procedural Requirements:

Council may, by bylaw, impose a parcel tax in accordance with Division 4 Section 200 of the Community Charter to provide all or part of the funding for a service.

Considerations not applicable to this report:

Existing Policy
Financial/Budgetary Considerations
Consultation and Engagement

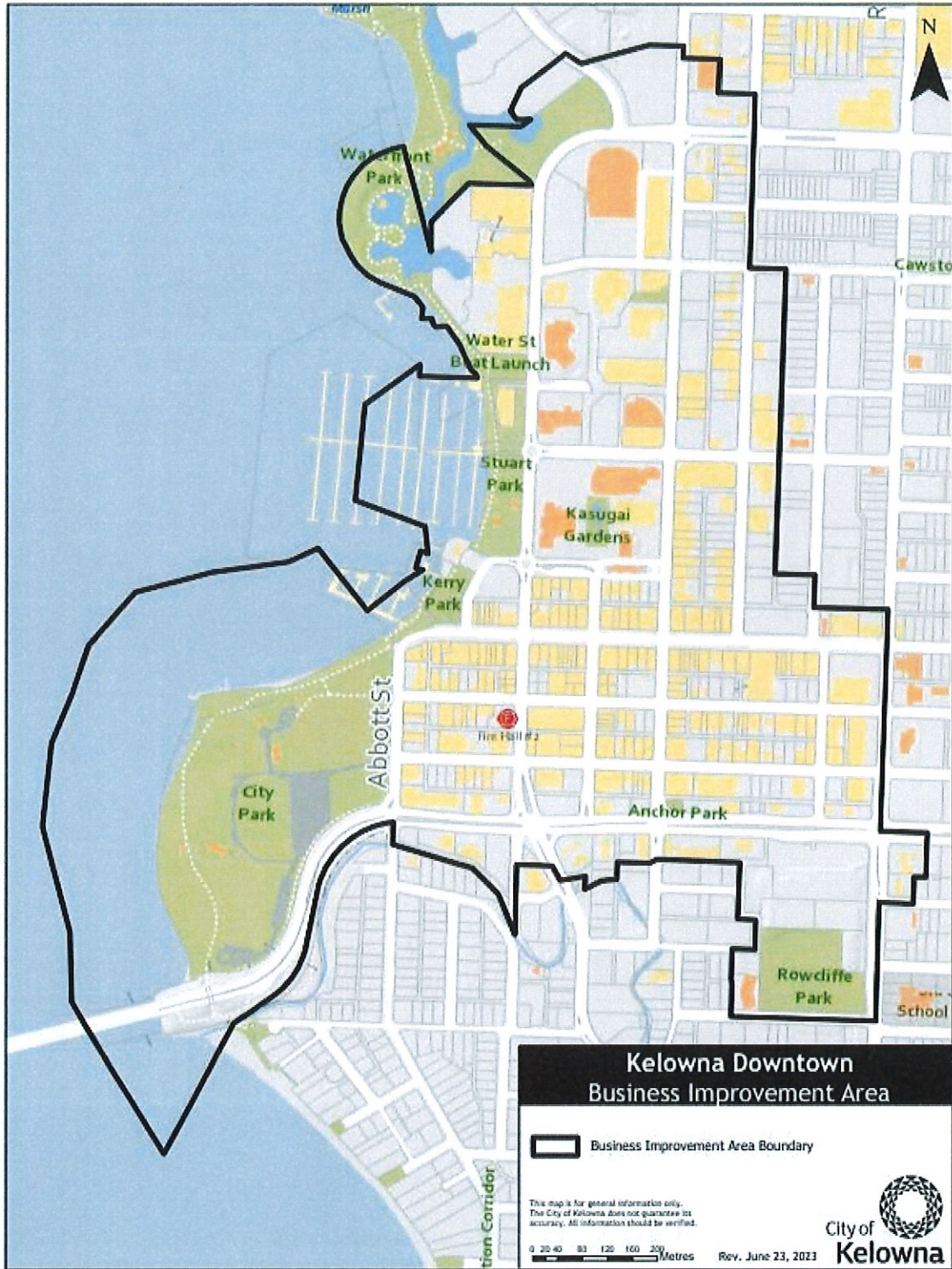
Submitted by: D Bartsch, Revenue Supervisor, Financial Services

Approved for inclusion: M. Warrender, Deputy Chief Financial Officer, Financial Services

Attachments:

Schedule A – Kelowna Downtown Business Improvement Area Map
Schedule B – Downtown Kelowna Association 2026 Budget
Schedule C – Downtown Kelowna Association 2025 Financial Statements
Schedule D – List of Board of Directors

SCHEDULE A – Map



**DOWNTOWN KELOWNA BUSINESS IMPROVEMENT AREA SOCIETY
2026 BUDGET**

Revenue	2026 Budget	2025 Year End	2025 Budget
Membership Levy (4010)	1,390,040	1,335,860	1,335,860
Downtown On Call Services (4030)	143,778	144,092	143,778
Downtown Clean Team Services (4035)	81,000	81,101	74,000
Events	-	0	105,000
Events - After 5 (4060)	9,000	11,998	-
Events - Winter Street Market (4070)	4,500	7,000	-
Events - Show N Shine (4110)	9,000	11,419	-
Events - Meet Me On Bernard (4120)	20,000	20,000	-
Events - Night Market (4130)	45,000	57,546	-
Recovery/Other (4690/4695)	-	788	-
Other (4300)	-	0	-
	1,702,318	1,669,803	1,658,638
Expenses	2026 Budget	2025 Year End	2025 Budget
Amortization (5926)	-	0	-
Events/Conferences Expenses (5610)	15,970	7,762	8,000
Clean Team (5430)	239,205	260,467	254,420
Communications (5860)	10,000	5,040	8,965
Summer Team (5419)	26,000	12,838	17,151
On Call (5470)	591,330	605,779	584,519
Events (5502)	159,000	139,662	146,500
Insurance (5840)	10,200	10,184	10,000
Marketing and Promotions (5400)	114,620	75,859	134,297
Parties (5700) Off & Admin (5850) ExDirDiscret (5900)	34,578	54,371	51,145
Bank (5845) IT (5851) Subscriptions (5870)	10,846		
Mbr Dues (5910) Board Costs (5940)	9,858		
HR (5852)	6,240	6,052	
Prof Dev, Travel & Training (5891)	2,000	6,680	5,000
Professional Fees (5880)	30,212	17,695	23,900
Rent (5830)	85,233	77,198	73,172
Admin Wages (5810)	292,254		
Admin Benefits (5811)	17,832		
Admin Parking (5812)	13,200		
Admin Wellness Spending Acct (5820)	2,500		
Admin WCB (5822)	3,616	341,820	329,731
	1,674,693	1,621,408	1,646,799
Excess/Loss of revenues over expenses	27,625	48,395	11,839

Financial Statements of

**KELOWNA DOWNTOWN BUSINESS
IMPROVEMENT AREA SOCIETY**
(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)

Year ended December 31, 2025

DRAFT



KPMG LLP
200-3200 Richter Street
Kelowna, BC V1W 5K9
Canada
Telephone (250) 979 7150
Fax (250) 763 0044

INDEPENDENT PRACTITIONER'S REVIEW ENGAGEMENT REPORT

To the Members of Kelowna Downtown Business Improvement Area Society

We have reviewed the accompanying financial statements of Kelowna Downtown Business Improvement Area Society (Operating as Downtown Kelowna Association), which comprise the statement of financial position as at December 31, 2025, the statement of operations, statement of changes in net assets and statement of cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Practitioner's Responsibility

Our responsibility is to express a conclusion on the accompanying financial statements based on our review. We conducted our review in accordance with Canadian generally accepted standards for review engagements, which require us to comply with relevant ethical requirements.

A review of financial statements in accordance with Canadian generally accepted standards for review engagements is a limited assurance engagement. The practitioner performs procedures, primarily consisting of making inquiries of management and others within the entity, as appropriate, and applying analytical procedures, and evaluates the evidence obtained.

The procedures performed in a review are substantially less in extent than, and vary in nature from, those performed in an audit conducted in accordance with Canadian generally accepted auditing standards. Accordingly, we do not express an audit opinion on these financial statements.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the financial statements do not present fairly, in all material respects, the financial position of Kelowna Downtown Business Improvement Area Society as at December 31, 2025, and its results of operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.



Page 2

Report on other legal and regulatory requirements

As required by Section 117(1)(b) of the Societies Act (British Columbia), we are required to state whether these financial statements are prepared on a basis consistent with the basis on which the financial statements that related to the preceding period were prepared. Based on our review, nothing has come to our attention that causes us to believe that the significant accounting policies applied in preparing these financial statements have not been applied on a basis consistent with that of the preceding year.

Chartered Professional Accountants

Kelowna, Canada

March 30, 2026

DRAFT

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)
Statement of Financial Position

December 31, 2025, with comparative information for 2024

	2025	2024
Assets		
Current assets:		
Cash	\$ 68,048	\$ 187,260
Restricted cash and cash equivalents	117,264	45,743
Accounts receivable	47,403	6,509
Prepaid expenses	2,246	6,558
	<u>234,961</u>	<u>246,070</u>
Capital assets (note 2)	75,668	8,012
	<u>\$ 310,629</u>	<u>\$ 254,082</u>

Liabilities and Net Assets

Current liabilities:		
Accounts payable and accrued liabilities	\$ 30,474	\$ 61,494
Net assets:		
Invested in capital assets	75,668	8,012
Internally restricted	117,264	45,743
Unrestricted	87,223	138,833
	<u>280,155</u>	<u>192,588</u>
Commitments (note 4)		
	<u>\$ 310,629</u>	<u>\$ 254,082</u>

See accompanying notes to financial statements.

On behalf of the Board:

_____ Director

_____ Director

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)

Statement of Operations

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Revenue:		
Membership levy	\$ 1,335,860	\$ 1,263,741
Clean team	81,101	74,221
Downtown concierge	-	5,543
Downtown on call	144,092	106,305
Events	111,777	108,462
Other	1,537	30,079
	<u>1,674,367</u>	<u>1,588,351</u>
Expenses:		
Amortization	16,317	12,530
Business recruitment	7,791	8,060
Clean team	258,523	283,110
Communications	5,040	5,968
Downtown concierge	12,838	19,169
Downtown on call	569,377	557,651
Events	145,720	165,877
Insurance	10,184	9,888
Marketing and promotion	75,970	128,129
Office and administration	60,520	54,329
Professional development	6,682	2,791
Professional fees	17,695	21,041
Rent	77,198	66,131
Wages and benefits	325,445	310,766
	<u>1,589,300</u>	<u>1,645,440</u>
	85,067	(57,089)
Gain on disposal of capital assets	2,500	-
Excess (deficiency) of revenue over expenses	\$ 87,567	\$ (57,089)

See accompanying notes to financial statements.

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)
Statement of Changes in Net Assets

Year ended December 31, 2025, with comparative information for 2024

December 31, 2025	Invested in capital assets	Internally restricted	Unrestricted	Total
Net assets, beginning of year	\$ 8,012	\$ 45,743	\$ 138,833	\$ 192,588
Excess (deficiency) of revenue over expenses	(13,817)	1,521	99,863	87,567
Purchase of capital assets	83,973	-	(83,973)	-
Proceeds on disposal of capital assets	(2,500)	-	2,500	-
Transfer of net assets	-	70,000	(70,000)	-
Net assets, end of year	\$ 75,668	\$ 117,264	\$ 87,223	\$ 280,155

December 31, 2024	Invested in capital assets	Internally restricted	Unrestricted	Total
Net assets, beginning of year	\$ 15,013	\$ 44,054	\$ 190,610	\$ 249,677
Excess (deficiency) of revenue over expenses	(12,530)	1,689	(46,248)	(57,089)
Purchase of capital assets	5,529	-	(5,529)	-
Net assets, end of year	\$ 8,012	\$ 45,743	\$ 138,833	\$ 192,588

See accompanying notes to financial statements.

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)
Statement of Cash Flows

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Cash provided by (used in):		
Operating activities:		
Cash received from membership levy and City of Kelowna grants	\$ 1,522,491	\$ 1,447,930
Cash received from other revenue	110,982	139,855
Cash paid to suppliers and employees	(1,599,691)	(1,620,726)
	33,782	(32,941)
Investing activities:		
Transfer to restricted cash and cash equivalents	(71,521)	(1,689)
Purchase of capital assets	(83,973)	(5,529)
Proceeds on disposal of capital assets	2,500	-
	(152,994)	(7,218)
Decrease in cash	(119,212)	(40,159)
Cash, beginning of year	187,260	227,419
Cash, end of year	\$ 68,048	\$ 187,260

See accompanying notes to financial statements.

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)
Notes to Financial Statements

Year ended December 31, 2025

Kelowna Downtown Business Improvement Area Society (operating as Downtown Kelowna Association) (the "Society") is a non-profit association, registered under the Society Act (British Columbia), of businesses and individuals whose purpose is to promote the downtown as a safe and desirable place to conduct business, live, work and play through the cooperative and collective efforts of its members and government. The Society is a non-profit organization under the Income Tax Act and, accordingly, is exempt from income taxes, provided certain requirements of the Income Tax Act are met.

1. Significant accounting policies:

These financial statements are prepared in accordance with Canadian accounting standards for not-for-profit organizations. The Society's significant accounting policies are as follows:

(a) Internally restricted net assets:

Internally restricted net assets consists of a contingency reserve established by the Board for approved expenses. The reserve is fully funded at all times and interest earned is retained within the reserve.

(b) Cash and cash equivalents:

Cash and cash equivalents include cash and short-term, liquid instruments readily convertible into cash.

(c) Capital assets:

Capital assets are recorded at cost, less accumulated amortization. Contributed assets are recorded at fair value at the date of contribution. When Society's management determines that some or all of its capital assets no longer contribute to the Society's ability to carry out its operations, the carrying amount of the assets are written down to their residual value. Amortization is provided using the straight-line method and the following annual rates, when the asset is available for use:

Asset	Rate
Equipment	30%
Furniture and fixtures	25%
Computer equipment	30%
Website	30%
Leasehold improvements	lesser of remaining lease term and 20%

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)
Notes to Financial Statements (continued)

Year ended December 31, 2025

1. Significant accounting policies (continued):

(d) Revenue recognition:

The Society follows the deferral method of accounting for contributions, which include the membership levy, administered by the City of Kelowna, and government grants (including municipal and federal grants for clean team, downtown concierge and downtown on call). Restricted contributions are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount can be reasonably estimated and collection is reasonably assured.

(e) Contributed services:

Individuals and organizations contribute numerous volunteer hours each year to assist the Society in carrying out its operations. Because of the difficulty in determining the fair value of the contributed services, they are not recognized in these financial statements.

(f) Use of estimates:

The preparation of the financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the year. Items subject to such estimates and assumptions include the useful lives of the Society's capital assets. Actual results could differ from those estimates.

(g) Financial instruments:

Financial instruments are recorded at fair value on initial recognition and subsequently recorded at cost or amortized cost, unless management has elected to carry the instruments at fair value. The Society has not elected to carry any such financial instruments at fair value. Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the straight-line method.

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)
Notes to Financial Statements (continued)

Year ended December 31, 2025

1. Significant accounting policies (continued):

(g) Financial instruments (continued):

Financial assets are assessed for impairment on an annual basis at the end of the fiscal year if there are indicators of impairment. If there is an indicator of impairment, the Society determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial asset. If there is a significant adverse change in the expected cash flows, the carrying value of the financial asset is reduced to the highest of the present value of the expected cash flows, the amount that could be realized from selling the financial asset or the amount the Society expects to realize by exercising its right to any collateral. If events and circumstances reverse in a future year, an impairment loss will be reversed to the extent of the improvement, not exceeding the initial carrying value.

2. Capital assets:

			2025	2024
	Cost	Accumulated amortization	Net book value	Net book value
Equipment	\$ 223,510	\$ 152,133	\$ 71,377	\$ -
Furniture and fixtures	62,178	61,297	881	1,484
Computer equipment	30,248	26,838	3,410	6,528
Website	39,325	39,325	-	-
Leasehold improvements	8,981	8,981	-	-
	\$ 364,242	\$ 288,574	\$ 75,668	\$ 8,012

3. Related party transactions:

During the normal course of its operations, the Society may enter into transactions with Downtown Kelowna businesses, including entities affiliated with its Directors. These transactions are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)

Notes to Financial Statements (continued)

Year ended December 31, 2025

4. Commitments:

The Society leases its office space under an operating lease, expiring April 30, 2029. The lease terms provide for base annual rent payments as outlined below plus additional lease costs for common area costs, utilities, property taxes and management fees. Based annual rent to expiry of current lease term is as follows:

2026	\$	44,021
2027		45,175
2028		46,329
2029		15,571
	\$	151,096

5. Remuneration paid to directors, employees and contractors:

In accordance with the Societies Act (British Columbia) Section 36.1 and Societies Regulation 9.2(b), the Directors of the Society receive no remuneration for the performance of their responsibilities as Directors.

As required by the Societies Act (British Columbia), the Society paid remuneration, including benefits, of \$75,000 or greater to one employee (2024 - two, \$187,625) for services for total remuneration of \$92,000.

6. Financial risks:

(a) Economic dependence:

The Society receives funding from the City of Kelowna through a member levy charged and collected by the City through its property tax system. The Society also receives other grant funding from the City and from federal and provincial government programs. Future operations of the Society depend on the continuation of funding from the City of Kelowna and renewal of the City's membership levy by-law. The current by-law expires December 31, 2028.

KELOWNA DOWNTOWN BUSINESS IMPROVEMENT AREA SOCIETY

(OPERATING AS DOWNTOWN KELOWNA ASSOCIATION)
Notes to Financial Statements (continued)

Year ended December 31, 2025

6. Financial risks: (continued):

(b) Liquidity risk:

Liquidity risk is the risk that the Society will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The Society manages its liquidity risk by monitoring its operating requirements. The Society prepares budget and cash forecasts to ensure it has sufficient funds to fulfill its obligations. There has been no change to the risk exposures from 2024.

DRAFT

DOWNTOWN KELOWNA

Board of Directors

Executive

Travis Pye	President	<i>Lakeshore Homestore</i>
Thomas Eaves	Vice-President	<i>Connect Family Law</i>
Jaspal Dhial	Treasurer	<i>Multi-Power Products</i>
Crystal Dougan	Secretary	<i>Little Hobo Soup & Sandwich Shop</i>
Renata Mills	Past President	<i>Festivals Kelowna</i>

Board

Nathan Matis	<i>Sweat Studios</i>
David Lindsay	<i>Train Station Pub</i>
Jason Wills	<i>Venture Realty</i>
Ben Kupka	<i>Amore Mio</i>
Jason Lloyd	<i>Tiki Tim Tours / Lakefront Sports</i>
Councilor Rick Webber	<i>Ex-Officio, City of Kelowna</i>

Business Improvement Area - Downtown Kelowna Association - 2026 Budget

April 20, 2026



Bylaw No. 12575

- Council approved Bylaw No. 12575 on October 16, 2023
- Five-year term of 2024 to 2028
- Class o5 light industry and o6 business/other

Budget

- Requesting \$1,390,040 for the third year

Year	Downtown Kelowna Business Improvement Area
2024	\$1,263,741
2025	\$1,335,860
2026	\$1,390,040
2027	\$1,445,320
2028	\$1,503,075

Levy

- Based on assessment values totaling approximately \$1.5 billion for class 05 and 06
- A general levy of approximately \$0.95 per thousand dollars of assessed value
- For example: approximately \$95 would be levied on property that is assessed at 100,000



Questions?

For more information, visit kelowna.ca.

Report to Council



Date: April 20, 2026
To: Council
From: City Manager
Subject: Business Improvement area - Uptown Rutland Business Association - 2026 Budget
Department: Financial Services

Recommendation:

THAT Council approves the Uptown Rutland Business Association (URBA) 2026 Budget as attached to the report of the Revenue Supervisor dated April 20, 2026.

AND THAT Council approves the 2026 levy of \$257,627 on Class 5 and Class 6 properties located within the boundaries of the Uptown Rutland Business Improvement Area.

Purpose:

To authorize the 2026 levy on Class 5 light industry and Class 6 business/other properties located within the Uptown Rutland Business Improvement Area.

Background:

On September 26, 2022, the Council approved the Uptown Rutland Business Improvement Area Bylaw No. 12427. Bylaw No. 12427 established the local area (Schedule A) for the purpose of annually funding the activity of the Uptown Rutland Business Association for a period of 5 years, 2023 to 2027. In the bylaw, the Council approved the Uptown Rutland Business Association’s 2026 budget request of \$257,627 for the city to tax the affected properties within the improvement area boundary.

Discussion:

Attached is a copy of the Uptown Rutland Business Association’s 2026 Budget, which includes the 2026 levy of \$257,627 (Schedule B), the 2025 draft Financial Statements as compiled by BDO Canada LLP (Schedule C), and a list of Board of Directors for 2026 (Schedule D).

City of Kelowna staff have not participated in or assisted the Uptown Rutland Business Association in preparation of their annual budget.

A representative from the Uptown Rutland Business Association will be present at the Council meeting to answer any questions.

Conclusion:

It is recommended that the Council approve the 2026 budget of \$257,627 as set out in Schedule B to be levied on the Class 5 and 6 properties included in Schedule A.

Considerations applicable to this report:

Legal/Statutory Authority:

Council may, by bylaw, grant money to a corporation or other organization that has, as one of its aims, functions or purposes, the planning and implementation of a business promotion scheme, with the establishment of a Business Improvement Area in accordance with Division 5 Section 215 of the Community Charter.

Uptown Rutland Business Improvement Area Bylaw No. 12427

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements
Existing Policy
Financial/Budgetary Considerations
Consultation and Engagement

Submitted by: D Bartsch, Revenue Supervisor, Financial Services

Approved for inclusion: M. Warrender, Deputy Chief Financial Officer, Financial Services

Attachments:

Schedule A – URBA Map
Schedule B – 2026 URBA Budget
Schedule C – 2025 URBA Financials
Schedule D – 2026 URBA Board of Directors

URBA Budget 2026

UPTOWN RUTLAND BUSINESS IMPROVEMENT ASSOCIATION	
Draft Budget Forecast March 27, 2026	
	2026 Budget
REVENUE	
Membership Levy	\$ 257,627.00
Event revenues, sales, grants, memberships	\$ 3,000.00
On Call Grant City of Kelowna	\$ 105,000.00
City 2026 On Call BIA grant subsidy	\$ 100,000.00
Interest Income	
TOTAL REVENUE	\$ 465,627.00
EXPENSES	
Administration & Office Expense	\$ 153,606.66
Beautification/Streetscape	\$ 12,000.00
Events & Promotions	\$ 23,600.00
Marketing	\$ 18,460.00
URBA On Call	\$ 286,642.88
Rent and Facilities	\$ 4,350.00
TOTAL EXPENSES	\$ 498,659.54
NET INCOME/LOSS	-\$ 33,032.54

**Uptown Rutland Business
Association
Financial Information
For the Year Ended December 31, 2025**

Final Draft for Management Approval

**Uptown Rutland Business Association
Financial Information
For the Year Ended December 31, 2025**

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Statement of Operations	4
Note to Financial Information	5

Final Draft for Management Approval



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BDO Canada LLP
1631 Dickson Avenue, Suite 500
Kelowna, BC, V1Y 0B5

Compilation Engagement Report

To Management of Uptown Rutland Business Association

On the basis of information provided by management, we have compiled the balance sheet of Uptown Rutland Business Association as at December 31, 2025 and the statements of operations and changes in net assets for the year then ended, and Note 1, which describes the basis of accounting applied in the preparation of the compiled financial information.

Management is responsible for the accompanying financial information, including the accuracy and completeness of the underlying information used to compile it and the selection of the basis of accounting.

We performed this engagement in accordance with Canadian Standard on Related Services (CSRS) 4200, *Compilation Engagements*, which requires us to comply with relevant ethical requirements. Our responsibility is to assist management in the preparation of the financial information.

We did not perform an audit engagement or a review engagement, nor were we required to perform procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an audit opinion or a review conclusion, or provide any form of assurance on the financial information.

Readers are cautioned that the financial information may not be appropriate for their purposes.

Chartered Professional Accountants

Kelowna, British Columbia
TBD

**Uptown Rutland Business Association
Balance Sheet**

December 31 **2025** **2024**

Assets

Current

Cash	\$	188,644	\$	220,436
Temporary investments		10,588		10,303
Inventories		3,431		4,026
Prepays and deposits		310		1,958

	\$	202,973	\$	236,723
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Liabilities and Net Assets

Current

Accounts payable and accrued liabilities	\$	42,533	\$	28,432
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Net Assets

Unrestricted		160,440		208,291
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		160,440		208,291
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	\$	202,973	\$	236,723
--	----	---------	----	---------

On behalf of the Board:

_____ Director

_____ Date

**Uptown Rutland Business Association
Statement of Changes in Net Assets**

For the year ended December 31	Unrestricted	2025	2024
Balance, beginning of the year	\$ 208,291	\$ 208,291	\$ 66,257
Excess (deficiency) of revenues over expenses	(47,851)	(47,851)	142,034
Balance, end of the year	\$ 160,440	\$ 160,440	\$ 208,291

Final Draft for Management Approval

Uptown Rutland Business Association Statement of Operations

For the year ended December 31	2025	2024
Revenue		
Municipal tax levy	\$ 245,359	\$ 235,675
Grants and subsidies	100,000	245,500
Special events and sponsorships	6,999	12,111
Mural income	4,336	8,803
Associate membership revenue	-	1,194
Interest income	284	303
	356,978	503,586
Operating expenses		
Advertising and promotion	36,227	34,362
Amortization on capital assets	-	2,583
Amortization on intangible assets	-	785
Beautification / streetscape	17,000	34,067
Insurance	8,713	7,801
Interest and bank charges	104	1,282
Mural merchandise	595	604
Office	10,137	16,329
Professional fees	25,318	11,587
Rental	10,021	8,759
Repairs and maintenance	107	2,403
Salaries and wages	266,727	212,010
Special events	-	500
Telephone	8,010	7,328
Training	2,056	1,396
Travel	19,814	19,756
	404,829	361,552
Excess (deficiency) of revenues over expenses	\$ (47,851)	\$ 142,034

The accompanying note is an integral part of this financial information.

Uptown Rutland Business Association Note to Financial Information

December 31, 2025

1. Basis of Accounting

The basis of accounting applied in the preparation of the financial information is on the historical cost basis, reflecting cash transactions with the addition of:

- accounts receivable
- prepaid expenses, expensed monthly over the period(s) covered
- property, buildings and equipment amortized over their useful life
- intangible assets amortized over their useful life
- accounts payable and accrued liabilities

Final Draft for Management Approval



Uptown Rutland

BUSINESS ASSOCIATION

2026 BOARD OF DIRECTORS

<u>NAME</u>	<u>TITLE</u>	<u>BUSINESS NAME</u>
Justin Bullock	President	OK Tire
Jassie Kakoschke	Vice President	Valley First
Nicola Gradnitzer McNabb	Secretary	W620 Holdings Ltd.
Birte Decloux	Treasurer	Urban Options Planning Corp.
Harjit Toora	Director	Manohar Vegetarian Bakery/Hero Security
Indy Dhial	Director	Pita Pit/ The Gathering Place
Maneet Sidhu	Director	Benson Law LLP
Sahil Ahuja	Director	Two Nice Guys Pharmacy
Craig MacMillan	Director	Beem Credit Union
Arjan Thouli	Director	Colliers International
Mayor Tom Dyas	Ex-Officio	City of Kelowna
Treena Piva	Director (Appointed by Kelowna Chamber)	Century 21 Assurance Realty
Cathy Paterson	Interim Executive Director	URBA

Voting Directors = 11 Non Voting Directors (appointed) = 4 (max) Quorum = 5

Business Improvement Area - Uptown Rutland Business Association - 2026 Budget

April 20, 2026



Bylaw No. 12427

- Council approved Bylaw No. 12427 on September 26, 2022
- Term of 2023 to 2027
- Class o5 light industry and o6 business/other

Budget

- Requesting \$257,627 for the fourth year

Year	Uptown Rutland Business Improvement Area
2023	\$222,547
2024	\$233,675
2025	\$245,359
2026	\$257,627
2027	\$270,508

Levy

- Based on assessment values totaling approximately \$329 million for class 05 and 06
- A general levy of approximately \$0.80 per thousand dollars of assessed value
- For example: approximately \$80 would be levied on property that is assessed at 100,000



Questions?

For more information, visit kelowna.ca.

Report to Council



Date: April 20, 2026
To: Council
From: City Manager
Subject: 2026 Tax Distribution Policy
Department: Financial Services

Recommendation:

THAT Council approves a Municipal Tax Distribution Policy as outlined in the Report dated April 20, 2026, for the year 2026 that will result in a modification of the 2025 tax class ratios to reflect the uneven market value changes which have been experienced between property classes, as follows

<u>Property Class</u>	<u>2025 Tax Class Ratios</u>	<u>2026 Tax Class Ratios</u>
Residential/Rec/NP/SH	1.0000:1	1.0000:1
Utilities	3.6021:1	3.3316:1
Major Industrial	8.2256:1	8.0676:1
Light Industrial/Business/Other	2.0265:1	1.9705:1
Farm Improvements	0.5136:1	0.5141:1

AND THAT Council approves development of 2026 tax rates to reflect 2026 assessment changes in property market values.

Purpose:

To establish tax class ratios that will be used in the preparation of the 2026 tax rates.

Background:

The 2026 assessment roll is based on market values established on July 1, 2025. The market value change to assessments is outlined in the following table:

<u>Property Class</u>	<u>Market Increase/(Decrease)</u>
Residential/Rec/NP/SH	-1.92%
Utilities	6.04%
Major Industrial	0.00%
Light Industrial/Business/Other	0.87%
Farm Improvements	-2.00%

Discussion:

Under Provincial legislation, Community Charter section 165(3.1)(b), municipalities must set out objectives and policies in relation to the distribution of property value taxes among the property classes. The current Council policy is to use the Fixed Share tax distribution methodology to modify tax class ratios in order to provide an effective tax increase that is the same for all classes. Market value changes are uneven between the property classes from year to year. Leaving the tax ratios unchanged would result in greater tax burden shifts to the property classes experiencing greater market value increases. Modifying the tax ratios, using this Fixed Share methodology, accounts for these uneven market shifts to ensure an equal distribution of the tax burden between the classes.

2025 information on municipalities with a population of over 75,000, shows Kelowna with the third lowest Business Class ratio and was one of eleven municipalities that had a Business class ratio under 3.00. To remain competitive, Kelowna ensures that business and light industry property tax ratios remain below the average of BC municipalities with populations greater than 75,000. A maximum of 3.00 is to be considered for these classes and any impacts from this cap will be reported to Council.

There is a Provincial regulation capping the Utility class multiple at 2.5 times the Business property class ratio; this equates to a maximum of 4.93 for the current year. The Utility Class proposed ratio for 2026 of 3.33 meets this constraint.

Farm Land tax rates are set by provincial statute and cannot be modified using this Fixed Shared distribution methodology. For 2026, the tax rate is set at \$0.56 per \$1,000 of assessed value.

The recommended ratios for 2026 have decreased for all the classes except for Farm Improvements when compared to 2025. This is because the market changes for these property classes were larger compared to the base residential property class. Farm Improvements had a larger decrease compared to the residential class and therefore the ratio for this class increased slightly.

Impact on Properties Within Each Property Class

It is important to be aware that the tax rates established because of new tax class ratios are designed to avoid shifts between property classes; however, the rates established are based on the average market value increase for the entire class or classes.

The establishment of tax class ratios that prevent shifts between classes does not eliminate potential shifts within a property class where a property has experienced a market value change that is greater than the average for that class.

The establishment of modified tax class ratios provides a basis for an equitable distribution of general municipal taxes between classes; however, the establishment of the required tax rate will be dependent on the final tax demand as determined by Council during Final Budget deliberations.

Conclusion:

The recommended tax class ratios calculated using the Fixed Share tax distribution methodology, adjusts for the uneven market value changes which have been experienced between property classes to ensure an equal effective tax increase across all property classes. This methodology provides stability and

predictability for the City of Kelowna, Council, and its citizens, and provides a basis for an equitable distribution of municipal taxes between property classes.

Considerations applicable to this report:

Legal/Statutory Authority:

Community Charter section 165(3.1)(b)
Taxation (Rural Area) Act Regulation B.C. Reg 387/82(5)

Existing Policy:

As included in the Five-Year Financial Plan Bylaw:

- Council will annually review and modify tax class ratios to provide an effective tax change that is the same for all classes.
- The impacts on other property classes from administering a ratio cap on the Light Industrial/Business classes will be reported to Council.
- Regularly review and compare the City's relative position in terms of distribution of taxes to other similarly sized municipalities in British Columbia.

Financial/Budgetary Considerations:

The approved tax class ratios will be used to establish the 2026 property tax rates.

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements
Consultation and Engagement
Communications Comments

Submitted by: D Bartsch, Revenue Supervisor, Financial Services

Approved for inclusion: M. Warrender, Deputy Chief Financial Officer, Financial Services



City of
Kelowna

2026 Tax Distribution Policy

April 20, 2026

2026 Tax Distribution Policy

Purpose

- To establish the methodology for “Tax Class Ratios” or distribution of taxation demand among property classes resulting in the 2026 tax rate

2026 Tax Distribution Policy

Background

- Provincial legislation empowers local governments to distribute property taxes among property classes
- There are nine property classes within the City of Kelowna:
 - Residential
 - Recreation/Non-Profit
 - Supportive Housing
 - Utilities
 - Major Industrial
 - Light Industrial
 - Business/Other
 - Farm Land
 - Farm Improvements

2026 Tax Distribution Policy

Tax Class Ratio

- Used to calculate the municipal tax rate for each property class
- A multiple of the tax rate in comparison to the residential rate (base rate)

2026 Tax Distribution Policy

Two Common Tax Distribution Methodologies

Fixed Tax Class Ratio Method

- Leads to tax burden shifts between classes due to differential changes in market values

Fixed Share Method

- Compensates for differential changes in market values between property classes
- Provides an equal effective tax increase for all classes
- Most common method used by municipalities
- Methodology has been supported by Council since 1989

2026 Tax Distribution Policy

- Fixed Share method modifies the Tax Class Ratios to account for market change
- The effective tax increase is equal among all property classes

MODIFY THE TAX CLASS RATIOS				
Property Class	Market Change (Average)	2025 Tax Class Ratios	2026 Tax Class Ratios (Modified)	2026 Preliminary Budget Effective Tax Increase
Res/Rec/NP/SH	-1.92%	1.0000	1.0000	4.37%
Utilities	6.04%	3.6021	3.3316	4.37%
Major Industrial	0.00%	8.2256	8.0676	4.37%
Lgt Ind/Bus/Other	0.87%	2.0625	1.9705	4.37%
Farm Improvements	-2.00%	0.5136	0.5140	4.37%

2026 Tax Distribution Policy

2025 Ratios: > 75,000 Population

Municipality	Business	Utilities	Major Ind.	Light Ind.
Saanich	4.58	7.94	1.41	1.41
Victoria	3.50	11.85	3.22	3.42
Coquitlam	3.54	15.87	3.40	2.26
Vancouver	3.50	18.69	18.86	3.50
Nanaimo	3.17	8.77	3.17	3.17
Burnaby	3.46	8.68	11.85	2.53
New Westminster	3.04	8.45	5.94	2.70
North Vancouver	2.80	23.39	8.10	3.64
Kamloops	2.59	9.11	10.23	3.30
Maple Ridge	2.42	15.01	4.84	2.42
Langley	2.52	17.15	1.80	1.80
Prince George	2.33	6.40	9.81	5.08
Surrey	2.32	21.59	10.17	1.37
Abbotsford	2.28	14.86	-	1.77
Richmond	2.19	19.33	3.44	2.19
Kelowna	2.03	3.60	8.23	2.03
Delta	1.93	17.85	7.50	1.55
Chilliwack	1.80	12.22	1.37	1.37
<i>Average</i>	2.78			

2026 Tax Distribution Policy

Fixed Share Tax Distribution

- Business Tax Class Ratio below cap of 3.00 :1
 - Anticipated to remain below provincial average
- Utility Tax Class Ratio below legislated provincial cap of 2.5 times Business Tax Class Ratio

2026 Tax Distribution Policy

Fixed Share Tax Distribution

- Provides stability and predictability
- Provides a basis for an equitable distribution of municipal taxes between property classes



Questions?

For more information, visit kelowna.ca.

Report to Council



Date: April 20, 2026
To: Council
From: City Manager
Subject: 2026-2030 Financial Plan – Final Budget Volume
Department: Financial Services

Recommendation:

THAT Council adopts the 2026-2030 Financial Plan;

AND THAT Council approves the formulation of 2026 Property Tax Rates that will raise the required funds in 2026, from General Taxation, in the amount of \$217,565,239 resulting in an average net property impact of 4.40 per cent;

AND THAT Bylaw No. 12890 being the Five-Year Financial Plan 2026-2030 be advanced for reading consideration;

AND THAT Bylaw No. 12891 being the Tax Structure Bylaw, 2026 be advanced for reading consideration;

AND THAT Bylaw No. 12892 being the Annual Tax Rates Bylaw, 2026 be advanced for reading consideration;

AND THAT Bylaw No. 12894 being the DCC Reserve Fund Expenditure Bylaw, 2026 be advanced for reading consideration;

AND THAT Bylaw No. 12895 being the Sale of City Owned Land Reserve Fund Expenditure Bylaw, 2026 be advanced for reading consideration;

AND THAT Bylaw No. 12896 being the Density Bonusing for Public Amenities and Streetscape Reserve Fund Expenditure Bylaw, 2026 be advanced for reading consideration;

AND FURTHER THAT Bylaw No. 12897 being the Septic Removal Specified Area Reserve Fund Expenditure Bylaw, 2026 be advanced for reading consideration.

Purpose:

To approve the 2026 Final Budget Volume submissions, the 2026-2030 Financial Plan, and the related bylaws.

Background:

Council approved the 2026 Financial Plan – Preliminary Volume on December 4, 2025 and the addition of the 2026 Financial Plan – Carryover Budget Volume on March 9, 2026. The 2026 Financial Plan - Final Budget Volume includes emergent, legislated or Council directed requests. The three volumes provide the 2026 portion of the 2026-2030 Five Year Financial Plan. Depending on the nature of the item being considered within Final Budget, the adjustments could cause the final tax demand to increase or decrease.

The City of Kelowna’s strong financial management and clear budgeting practices continue to allow the delivery of essential services residents expect while maintaining, expanding, and building infrastructure that makes Kelowna a great place to live. The 2026 Final Budget as proposed, reflects a net municipal property tax increase of 4.40 per cent, which is an increase of 0.03 per cent from the Preliminary Budget tax requirement approved in December 2025.

A tax rate increase of 4.40 per cent means the owner of a residential property with an average assessed value of \$951,493 will pay \$2,707 which is an increase of \$115 from the prior year for the municipal portion of their property taxes.

Considerations applicable to this report:

Legal/Statutory Authority:

In Section 165 of the Community Charter regarding Financial Plans, adoption of a 5 Year Financial Plan bylaw is required prior to the annual property tax bylaw. Under the Annual Property Tax Bylaw Section 197 of the Community Charter, Council must establish tax rates by bylaw after adoption of the financial plan but before May 15th.

Considerations not applicable to this report:

- Legal/Statutory Procedural Requirements
- Existing Policy
- Financial/Budgetary Considerations
- Consultation and Engagement
- Communications Comments

Submitted by: M. Antunes, Financial Planning Manager

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

Attachments:

- Attachment A: 2026 Financial Plan – Final Budget Volume
- Attachment B: 2026-2030 Five-Year Financial Plan



City of Kelowna | British Columbia

2026 FINANCIAL PLAN

Final Budget
Volume 3

Report to Council



Date: April 20, 2026

To: Council

From: City Manager

Subject: 2026-2030 Financial Plan – Final Budget Volume

Department: Financial Services

Recommendation:

THAT Council adopts the 2026-2030 Financial Plan.

AND THAT Council approves the formulation of 2026 Property Tax Rates that will raise the required funds in 2026, from General Taxation, in the amount of \$217,565,239 resulting in an average net property owner impact of 4.40 per cent.

AND THAT Bylaw No. 12890 being the Five-Year Financial Plan 2026-2030 be advanced for reading consideration.

AND THAT Bylaw No. 12891 being the Tax Structure Bylaw, 2026 be advanced for reading consideration.

AND THAT Bylaw No. 12892 being the Annual Tax Rates Bylaw, 2026 be advanced for reading consideration.

AND THAT Bylaw No. 12894 being the DCC Reserve Fund Expenditure Bylaw, 2026 be advanced for reading consideration.

AND THAT Bylaw No. 12895 being the Sale of City Owned Land Reserve Fund Expenditure Bylaw, 2026 be advanced for reading consideration.

AND THAT Bylaw No. 12896 being the Density Bonusing for Public Amenities and Streetscape Reserve Fund Expenditure Bylaw, 2026 be advanced for reading consideration.

AND FURTHER THAT Bylaw No. 12897 being the Septic Removal Specified Area Reserve Fund Expenditure Bylaw, 2026 be advanced for reading consideration.

Purpose:

To receive the 2026 Final Budget Volume submissions, the 2026-2030 Financial Plan, and the related bylaws for consideration and approval.

Background:

Council approved the 2026 Financial Plan – Preliminary Volume on December 4, 2025 and the addition of the 2026 Financial Plan – Carryover Budget Volume on March 9, 2026. The 2026 Financial Plan - Final Budget Volume includes emergent, legislated or Council directed requests. The three volumes provide the 2026 portion of the 2026-2030 Five Year Financial Plan. Depending on the nature of the item being considered within Final Budget, the adjustments could cause the final tax demand to increase or decrease.

The City of Kelowna's strong financial management and clear budgeting practices continue to allow the delivery of essential services residents expect while maintaining, expanding, and building infrastructure that makes Kelowna a great place to live. The 2026 Final Budget as proposed, reflects a net municipal property tax increase of 4.40 per cent, which is an increase of 0.03 per cent from the Preliminary Budget tax requirement approved in December 2025.

A tax rate increase of 4.40 per cent means the owner of a residential property with an average assessed value of \$951,493 will pay \$2,707 which is an increase of \$115 from the prior year for the municipal portion of their property taxes.

Considerations applicable to this report:

Legal/Statutory Authority:

In Section 165 of the [Community Charter](#) regarding Financial Plans, adoption of a 5 Year Financial Plan bylaw is required prior to the annual property tax bylaw. Under the Annual Property Tax Bylaw Section 197 of the Community Charter, Council must establish tax rates by bylaw after adoption of the financial plan but before May 15th.

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements
Existing Policy
Financial/Budgetary Considerations
External Agency/Public Comments
Communications Comments

Submitted by: M. Antunes, Financial Planning Manager

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

Attachment:

Attachment A: 2026 Financial Plan – Final Budget Volume

Attachment B: 2026-2030 Five-Year Financial Plan

FINANCIAL SUMMARIES

The 2026 Final Budget Volume includes requests that are emergent, required by legislation or have been directed by City Council. This volume is consolidated with the first two volumes, 2026 Preliminary Volume and the 2026 Carryover Volume, to create the 2026 Financial Plan and the 2026-2030 Five-Year Financial Plan.

The 2026 Financial Plan results in a Final Tax Demand of \$217.6M. This represents an increase of \$1.37M relative to the Council approved 2026 Preliminary Financial Plan, and an increase of \$1.3M of taxation revenue from new construction.

The impact to the average property owner is 4.40 per cent.

FINAL BUDGET SUMMARIES

Analysis of tax demand

The 2025 final tax demand was \$204.3M and had a 4.34 per cent net property owner impact. The final 2026 taxation demand has increased by 6.51 per cent over 2025 for a total gross tax demand increase of \$13.3M.

<i>\$ thousands</i>	2025	2026	Change	% change
Taxation demand	204,274	217,565	13,291	6.51%
New construction tax revenue	(4,760)	(4,300)	460	(9.66%)
Net property owner impact	4.34%	4.40%		0.06%
Municipal impact	3.34%	3.40%		0.06%
Public Safety Levy impact	1.00%	1.00%		0.00%

Note: Totals may not add due to rounding

The tax demand established at Preliminary Budget was \$216.2M. The estimated new construction revenue was \$3.0M, based on BC Assessment preliminary roll information, resulting in a 4.37 per cent net property owner impact. Final new construction revenues, based on the revised assessment roll, increased by \$1.3M to \$4.3M. The gross tax demand for Final Budget has increased to \$217.6M, resulting in a net property owner impact of 4.40 per cent.

<i>\$ thousands</i>	Preliminary	Final	Change	% change
2026 Taxation demand	216,197	217,565	1,368	0.63%
New construction tax revenue	(3,000)	(4,300)	(1,300)	43.33%
Net property owner impact	4.37%	4.40%		0.03%
Municipal impact	3.37%	3.40%		0.03%
Public Safety Levy impact	1.00%	1.00%		0.00%

Note: Totals may not add due to rounding

Financial Plan summary

The City of Kelowna's total 2026 annual budget is \$1.10B when including all funds. The following table reports the actual results for the year ending 2024, the revised budget as of October 2025, and the proposed final budget for the 2026 Financial Plan year.

<i>\$ thousands</i>	Actual 2024	Revised 2025	Final 2026
Revenue			
Property tax	191,202	204,274	217,565
Parcel tax	4,563	4,368	4,036
Fees and charges	207,345	200,399	218,327
Grant	47,493	37,180	53,191
Other revenue	64,272	62,986	65,836
Borrowing	2,436	30,487	134,155
Transfer from reserve			
Special (Stat reserve) funds	94,670	123,415	164,845
Development cost charges	40,973	88,870	116,127
Accumulated surplus	191,827	157,305	130,045
Total revenue	844,780	909,284	1,104,127
Expenditure			
Salaries and wages	134,386	147,176	158,953
Material and other	119,164	122,320	135,506
Contract services	116,682	123,479	137,443
Debt service	11,538	11,070	9,936
Capital expenditure	263,390	420,154	543,813
Transfer to reserve			
Special (Stat reserve) funds	112,999	35,607	50,843
Development cost charges	—	—	—
Accumulated surplus	84,328	49,479	67,633
Total expenditure	842,487	909,284	1,104,127
Total surplus (deficit)	2,294	—	—
<i>Surplus breakdown</i>			
<i>General fund</i>	36		
<i>Utility fund</i>	2,258		

Note: Totals may not add due to rounding

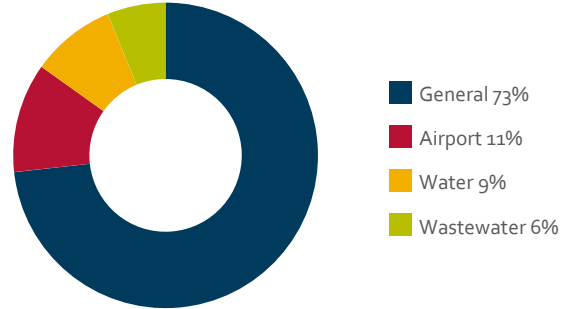
Analysis of Revenues and Expenditures by fund

Revenue by fund

The total revenue budget is \$1.10B with \$560.3M from operating sources and \$543.8M from capital sources. The table below presents the dollar value of the revenue budget for each of the City’s four funds. The proposed Financial Plan year is separated by operating and capital revenue, and includes the prior year’s carryover amounts. The graph illustrates the 2026 revenues for each fund, visually depicting the comparison between each one.

\$ thousands	Actual 2024	Revised 2025	Final 2026	
			Operating	Capital
General	647,724	625,639	418,329	393,427
Airport	119,187	168,366	78,052	48,801
Wastewater	46,542	63,115	30,155	37,550
Water	31,328	52,164	33,777	64,035
Subtotal			560,314	543,813
Total	844,780	909,284		1,104,127

Note: Totals may not add due to rounding



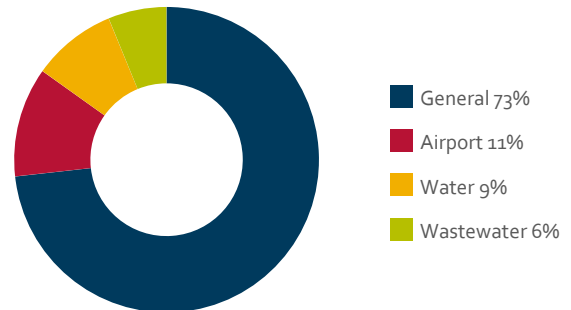
Total \$1.10B

Expenditures by fund

The total expenditure budget requirement is \$1.10B with \$560.3M for operating needs and \$543.8M for the 2026 capital program. The table below summarizes the total operating and capital expenditures by fund. The proposed Financial Plan year separates operating and capital expenditures, and includes the prior year’s carryover amounts. The graph presents the allocation of the total 2026 expenditures between each fund.

\$ thousands	Actual 2024	Revised 2025	Final 2026	
			Operating	Capital
General	647,688	625,639	418,329	393,427
Airport	119,187	168,366	78,052	48,801
Wastewater	44,818	63,115	30,155	37,550
Water	30,794	52,164	33,777	64,035
Subtotal			560,314	543,813
Total	842,487	909,284		1,104,127

Note: Totals may not add due to rounding



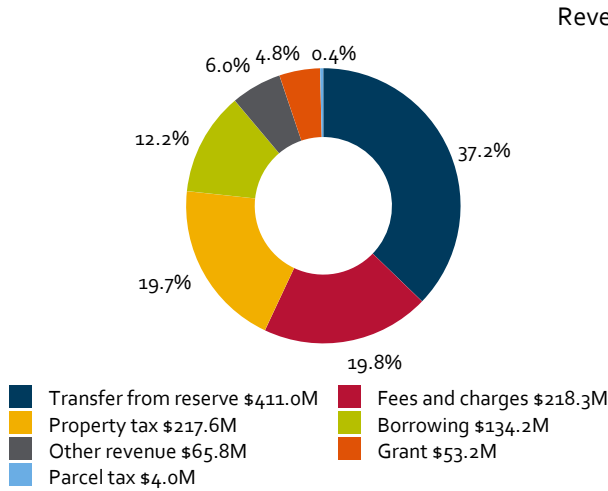
Total \$1.10B



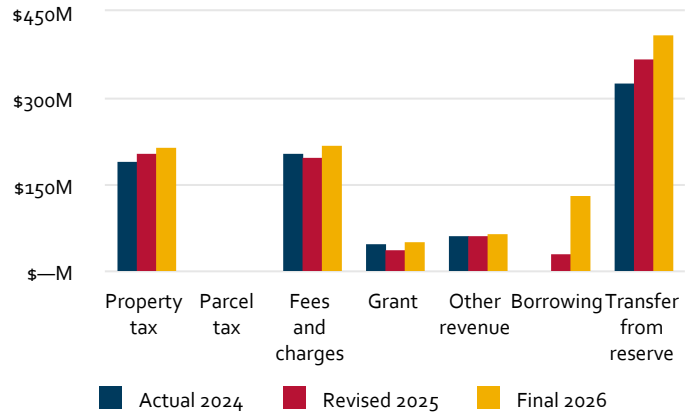
Analysis of Revenues and Expenditures by type

Revenue by type

The graphs below present the same operating and capital revenue information as above at the revenue source detail level.



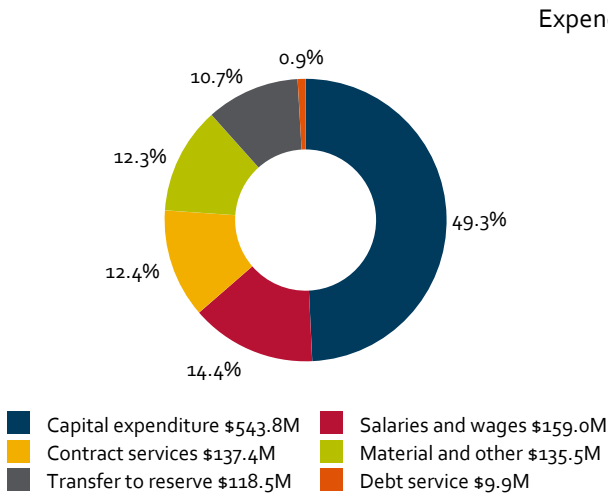
Revenue by type



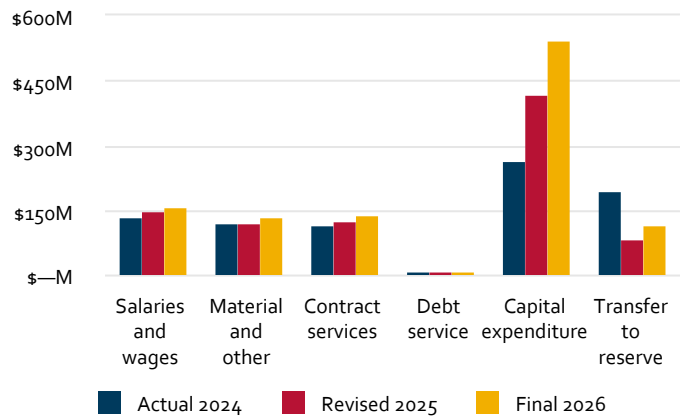
Note: Totals may not add due to rounding

Expenditures by type

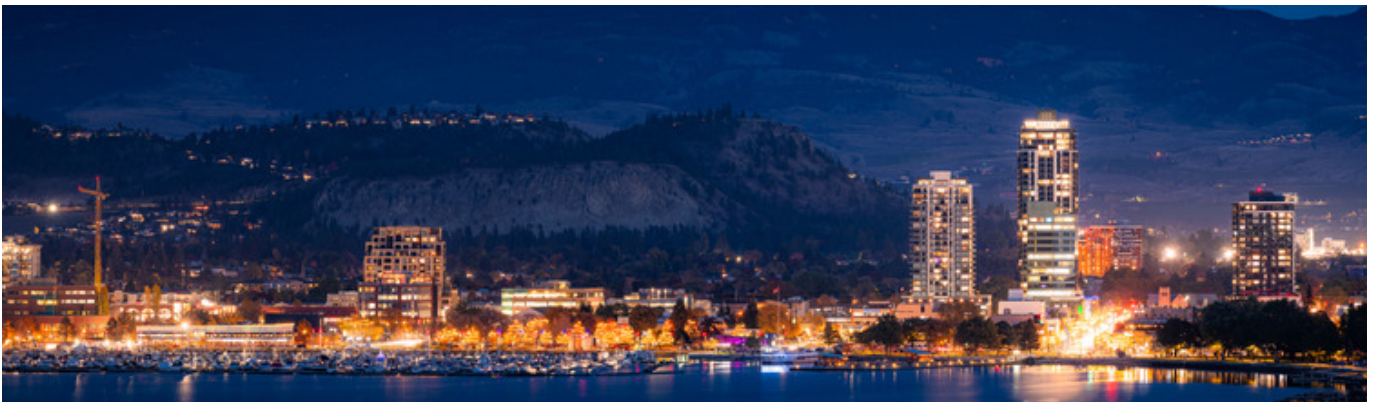
The graphs below present the same total operating and capital information as above at the expenditure type level.



Expenditure by type



Note: Totals may not add due to rounding



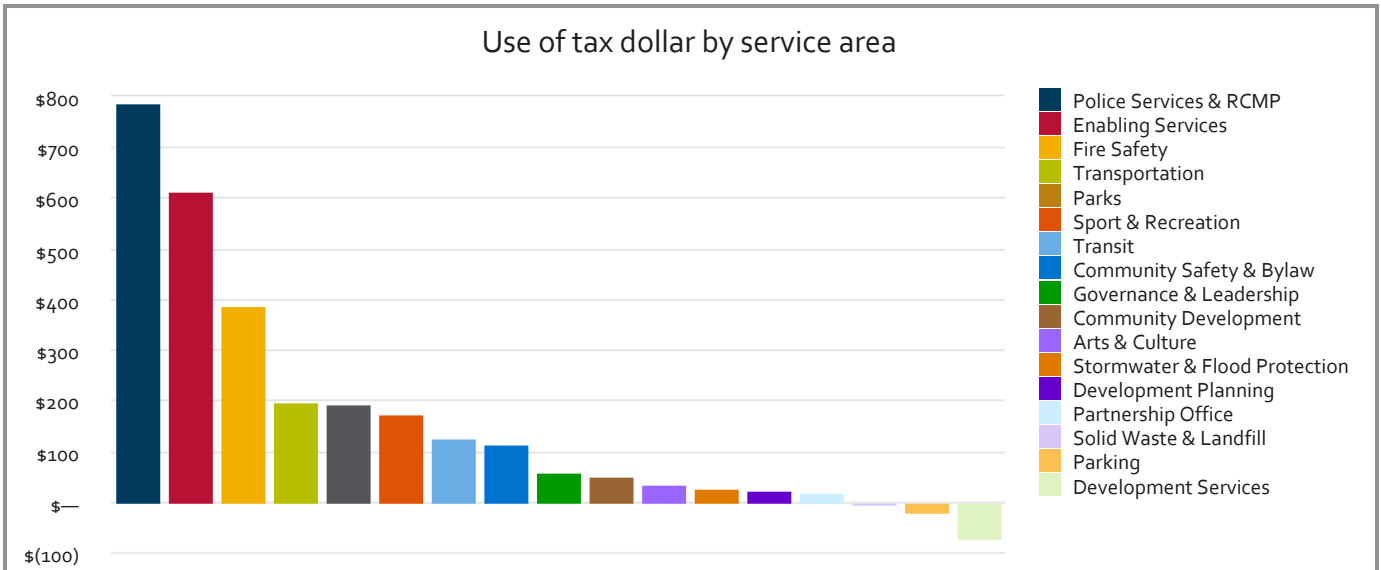
Use of tax dollar by service area

The table below highlights the cost by service area and the resulting total municipal taxes for the average residential property in Kelowna for 2026. Note the municipal portion of taxes does not include amounts collected on behalf of other taxing authorities or applicable business improvement areas such as: Regional District of Central Okanagan, BC Assessment, Okanagan Regional Library, Minister of Finance – School Tax, Downtown Kelowna Business Improvement Area or Uptown Rutland Business Improvement Area. The average assessed value of a residential property is \$951,493 in 2026, as obtained from BC Assessment. The service area with the highest cost is Police Services & RCMP, at 29.2 per cent, followed by the Enabling Services at 22.7 per cent and Fire Safety at 14.3 per cent. In this breakdown, the cost of Enabling Services is shown separately with no allocation to the other service areas that it supports.

Service Area	\$ Cost	2026 %
Arts & Culture	36.07	1.3%
Community Development	51.22	1.9%
Community Safety & Bylaw	113.56	4.2%
Development Planning	21.76	0.8%
Development Services	(71.17)	(2.6%)
Enabling Services	613.51	22.7%
Fire Safety	388.10	14.3%
Governance & Leadership	56.79	2.1%
Parking	(20.53)	(0.8%)
Parks	193.84	7.2%
Partnership Office	17.13	0.6%
Police Services & RCMP	789.80	29.2%
Solid Waste & Landfill	(6.22)	(0.2%)
Sport & Recreation	172.55	6.4%
Stormwater & Flood Protection	26.70	1.0%
Transit	124.82	4.6%
Transportation	198.84	7.3%
Total	2,706.78	100.0%

Based on the 2026 average residential property assessed property value of \$951,493

Note: Totals may not add due to rounding. The net operating budget of Enabling Services has not been allocated to each community service area in the above presentation, or the chart below.



Ongoing budget impacts

Below is a projection of the next five years net property owner impacts using the best information available at the time of preparation for the Final Budget volume. As with any planning exercise, the level of certainty and detail is most appropriately found in the current year. For the years after 2026, budgets have been adjusted for current one-time projects, changes in operating budgets from previously approved requests, new capital projects included in the Council endorsed [10-Year Capital Plan](#), 2026-2035 (10YCP), growth and/or inflationary rates, and other key assumptions. Although this forward looking information is based on what is believed to be reasonable assumptions, there can be no assurance that this information will prove to be accurate as actual results and future events could differ materially from the anticipated information contained in this forecast.

Specific assumptions in the preparation of the years 2027-2030 included in the forecasted increases below:

- An inflation rate of 3 per cent for most of the operating costs and for some revenues. The Bank of Canada has a inflation-control target range of 1-3 per cent.
- A growth rate of 1.47 per cent per year per the Official Community Plan was used for various revenues and expenditures and for incremental taxation revenue. Growth rates for the utilities are based on servicing expectations over the next five years which may include existing residential or commercial units.
- MFA amortization schedules and estimated rates are used as a basis for projected principal and interest where applicable.
- Approval to borrow for all priority one capital projects funded through debt as presented in the Council endorsed 10-Year Capital Plan, 2026-2035.
- There is no change in current service levels except as provided for in the capital program.
- Reserve funding is used for one-time operating and capital programs to reduce the requirement for increased taxation.

Additional details on all assumptions are provided in the Five-Year Financial Plan (2026-2030).

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Taxation demand	217,565	233,700	250,785	268,760	287,729
New construction tax revenue	(4,300)	(3,198)	(3,435)	(3,687)	(3,467)
Net property owner impact	4.40 %	5.95 %	5.84 %	5.70 %	5.77 %
Municipal Impact	3.40 %	4.95 %	4.84 %	4.70 %	4.77 %
Public Safety Levy Impact	1.00 %	1.00 %	1.00 %	1.00 %	1.00 %

Note: Totals may not add due to rounding

For the City’s Five-Year forecast for all funds revenues and expenditures for 2026-2030 and detailed service area information see the Five-Year Financial Plan section of the 2026 Financial Plan.



SUMMARY OF REQUESTS

Final Budget - Priority 1

(\$ thousands)	2026	2027	2028	2029	2030	Operating/ Capital
Community Safety & Bylaw						
Outdoor Sheltering Site Improvements	80	—	—	—	—	Operating
Community Safety & Bylaw Requests Total	80	—	—	—	—	
Police Services & RCMP						
RCMP Regular Member - Community Business Liaison	68	254	254	254	254	Operating
Police Services & RCMP Requests Total	68	254	254	254	254	
Sport & Recreation						
2026 Outdoor Events	1,050	—	—	—	—	Operating
Sport & Recreation Requests Total	1,050	—	—	—	—	
Parking						
Parking Management in Transit Oriented Areas	206	89	89	89	89	Operating
Parking Requests Total	206	89	89	89	89	
Enabling Services						
New Construction Revenue Contribution to Reserve	—	—	—	—	—	Operating
Transmission of Taxes - BIAs and Other Governments	169,927	—	—	—	—	Operating
Enabling Services Requests Total	169,927	—	—	—	—	
Requests Total	171,332	342	342	342	342	

Note: Totals may not add due to rounding

2026 Final Request Details

Service Area:	Community Safety & Bylaw	Priority 1	Enhance OPERATING ONE-TIME FINAL
Title:	Outdoor Sheltering Site Improvements		

Justification:

Funding is requested to adjust the site layout at the current designated overnight sheltering site. These changes will allow the Rail Trail to safely reopen to the public while maintaining the current operational model, with minimal disruption. Funding is for fencing, a water distribution point and related site works to relocate the designated overnight site and reposition the temporary site with a reduced footprint and enhanced fencing.

Strategic Direction:	Homelessness -Fewer people living on streets with mental health and/or addictions							
Year	Cost	Reserve	DCC Reserve	Borrow	Grant	Other Revenue	Utility	Taxation
2026	80,000	(80,000)	—	—	—	—	—	—
2027	—	—	—	—	—	—	—	—
2028	—	—	—	—	—	—	—	—

Service Area:	Police Services & RCMP	Priority 1	Enhance OPERATING ON-GOING FINAL
Title:	RCMP Regular Member - Community Business Liaison		

Justification:

RCMP allocated one Regular Member (RM) in 2025 to serve as a Community/Business Liaison for Rutland. Building on this success, and responsive to similar needs downtown/midtown, budget for one RM is requested to immediately establish a permanent, dedicated Community/Business Liaison for downtown/midtown. The additional RCMP resource will improve linkages and partnerships between police and the business communities, particularly to drive targeted crime prevention strategies and improve public safety outcomes, including sense of safety, in these areas.

Strategic Direction:	Crime & Safety -Decrease business break & enters, thefts							
Year	Cost	Reserve	DCC Reserve	Borrow	Grant	Other Revenue	Utility	Taxation
2026	68,400	—	—	—	—	—	—	(68,400)
2027	253,500	—	—	—	—	—	—	(253,500)
2028	253,500	—	—	—	—	—	—	(253,500)

2026 Final Request Details

Service Area: Sport & Recreation	Priority 1	Enhance OPERATING ONE-TIME FINAL
Title: 2026 Outdoor Events		

Justification:

Budget is requested to support Kelowna's major events in 2026, including Touchdown Kelowna Festival, Skate Canada International, FIFA Watch Parties, and Canadian Elite Basketball League Game/Hoopfest. These events drive economic growth by attracting visitors, supporting local businesses, and enhancing Kelowna's tourism reputation. They promote community engagement, community identity, and civic pride. The budget request covers event related expenses and revenue sources such as grants, ticket sales, and sponsorships.

Strategic Direction:	Economy -Priority sectors for economic diversification are supported							
Year	Cost	Reserve	DCC Reserve	Borrow	Grant	Other Revenue	Utility	Taxation
2026	1,050,000	—	—	—	(242,000)	(808,000)	—	—
2027	—	—	—	—	—	—	—	—
2028	—	—	—	—	—	—	—	—

Service Area: Parking	Priority 1	Enhance OPERATING ON-GOING FINAL
Title: Parking Management in Transit Oriented Areas		

Justification:

Budget is requested to implement Council's resolution from February 2, 2026 to introduce on street parking management across all block faces within provincially mandated Transit Oriented Areas (TOAs). Funding includes 0.5 FTE casual Administrative Clerk and 0.5 FTE casual Traffic Officer positions, the purchase of a fully electric vehicle equipped with automated licence plate recognition (ALPR), and the supply and installation of additional parking signage.

Strategic Direction:	Transportation -More trips by alternative transportation modes							
Year	Cost	Reserve	DCC Reserve	Borrow	Grant	Other Revenue	Utility	Taxation
2026	206,250	(206,250)	—	—	—	—	—	—
2027	88,500	(88,500)	—	—	—	—	—	—
2028	88,500	(88,500)	—	—	—	—	—	—

2026 Final Request Details

Service Area:	Enabling Services	Priority 1	Maintain OPERATING ONE-TIME FINAL
Title:	New Construction Revenue Contribution to Reserve		

Justification:

Recent updates from BC Assessment have resulted in a \$1.3 million increase in new construction revenue for 2026, creating an opportunity to replenish capital reserves. Since 2022, the City has rapidly increased investment in roads, parks, utilities, and facilities, with momentum continuing under the 2026-2035 Capital Plan. The funding strategy for this plan relies heavily on reserve funds. Allocating this additional revenue to capital reserves helps to enable this continued infrastructure delivery while securing the City's ability to maximize public funds and maintain a resilient community for years to come.

Strategic Direction:		Other -Supports Base Business						
Year	Cost	Reserve	DCC Reserve	Borrow	Grant	Other Revenue	Utility	Taxation
2026	—	1,300,000	—	—	—	—	—	(1,300,000)
2027	—	—	—	—	—	—	—	—
2028	—	—	—	—	—	—	—	—

Service Area:	Enabling Services	Priority 1	Maintain OPERATING ONE-TIME FINAL
Title:	Transmission of Taxes - BIAs and Other Governments		

Justification:

To establish the receipt and disbursement of taxes to Business Improvement Areas (BIA) and other governments: Regional District of Central Okanagan (RDCO) (\$18,756,900); SIR Mosquito Control (\$218,800); RDCO SIR Land Levy (\$915,500); RDCO SIR Parcel Tax (\$289,200); BC Assessment Authority (\$3,488,500); School Tax (\$121,267,400); Additional School Tax (\$5,611,900); Kelowna Downtown BIA (\$1,390,000); Uptown Rutland BIA (\$257,600); Regional Hospital (\$17,233,700); and Okanagan Regional Library (\$8,915,500; increase of \$497,800 from Preliminary). The total amount to be collected for all other taxing authorities is \$178,345,000.

Strategic Direction:		Other -Supports Base Business						
Year	Cost	Reserve	DCC Reserve	Borrow	Grant	Other Revenue	Utility	Taxation
2026	169,927,300	—	—	—	—	(169,927,300)	—	—
2027	—	—	—	—	—	—	—	—
2028	—	—	—	—	—	—	—	—



City of Kelowna | British Columbia

2026

FIVE-YEAR

**FINANCIAL
PLAN**

FINANCIAL PLAN

The City of Kelowna has developed a comprehensive Financial Plan providing a five-year summary of general revenues, operating expenditures, and capital expenditures to help guide the City throughout the next five years.

Over the past year inflation has shown signs of stabilization and there has been an easing of interest rate pressure allowing for more predictable financial planning and investment decisions. However, recent changes in global trade policies have created a more volatile economic environment. These factors have added layers of complexity to financial management as they signal greater economic uncertainty which could lead to changes in growth, shifts in the labour market and inflationary impacts.

In response to these challenges, it is essential to adopt a proactive approach to financial planning. This includes continuously monitoring economic indicators, adjusting budgets to reflect current realities, and exploring innovative ways to generate revenue. By doing so, we can ensure that we remain resilient in the face of economic uncertainties and continue to deliver essential services to the community. Our commitment to maintaining a stable tax rate while investing in growth is paramount. This stability provides a sense of security to residents and businesses, fostering a supportive environment for growth and development. Additionally, addressing social issues, supporting affordable housing initiatives, and improving transportation programs are critical components of our strategy. These efforts not only enhance the quality of life for our residents but also contribute to the overall economic vitality of our region.

The Financial Plan attempts to provide a 'snapshot' of the future using current standards and service levels. The City is committed to delivering programs, services and infrastructure in a manner that respects the community vision identified through [Imagine Kelowna](#). The community input received through this visioning initiative, the availability of funding from other sources (Federal, Provincial, and Community), the [Official Community Plan](#), [20 Year Servicing Plan](#), the [2030 Infrastructure Plan](#) and the [10-Year Capital Plan](#), all affect the programs included in the future years of the plan. The Council endorsed 10-Year Capital Plan, 2026-2035 and the 2030 Infrastructure Plan, have provided a guideline for future capital through to 2030 in this Financial Plan. The Financial Plan is intended to provide guidance and information upon which to base current and future expenditure decisions. It will aid in the understanding of the City's financial position and financing capabilities over the next five years.



The development of the Financial Plan follows the 2026 budget process which includes:

- Preliminary Budget – approved by Council December 4, 2025
- Carryover Requests – approved by Council March 9, 2026
- Final Budget – approved by Council on April 20, 2026

Although most of this plan is devoted to the Preliminary Budget details, the changes made by Council at Preliminary, Carryover, and Final Budget, together, provide the 2026 portion of the Financial Plan.

For the years after 2026, the operating budget is adjusted for current one-time projects, approved prior year changes in operating requirements, new capital projects included in the Council endorsed 10-Year Capital Plan, growth and/or inflation factors depending on the nature of the revenue or expenditure, and other key assumptions. As with any planning exercise, the level of certainty and detail is most appropriately found in the current year. Future year assumptions are required to forecast general revenues, incremental operating expenditures to support new capital, debt servicing and ongoing departmental revenues and expenditures.

Assumptions used in the preparation of the years 2027 to 2030 in the Financial Plan projections include:

- An inflation rate of 3 per cent for most of the operating costs and for some revenues. The Bank of Canada has a inflation-control target range of 1-3 per cent.
- A growth rate of 1.47 per cent per year per the Official Community Plan was used for various revenues and expenditures and for incremental taxation revenue. Growth rates for the utilities are based on servicing expectations over the next five years which may include existing residential or commercial units.
- MFA amortization schedules and estimated rates are used as a basis for projected principal and interest where applicable.
- Approval to borrow for all priority one capital projects funded through debt as presented in the Council endorsed 10-Year Capital Plan, 2026-2035.
- There is no change in current service levels except as provided for in the capital program.
- Reserve funding is used for one-time operating and capital programs to reduce the requirement for increased taxation.

The Financial Plan summary can be found on page 396 and is used in the Financial Plan bylaw. The final column of the Financial Plan, years 2031 to 2033, is included at the request of the Ministry of Municipal Affairs and Housing for information to support the City of Kelowna's 20 Year Servicing Plan.

REVENUE SOURCES & TRENDS SUMMARY

The City defines financial strength and stability as “the ability to acquire and manage a portfolio of financial and physical assets that meet the current and future needs of our community.” The City uses strategies set out in this document to guide decision-making within the City to help to realize this goal and, ultimately, the vision for Kelowna. While some of these strategies focus on a particular component of the financial balance – revenues and costs – they are all interrelated and work together to provide a broad framework for managing the City's overall finances.

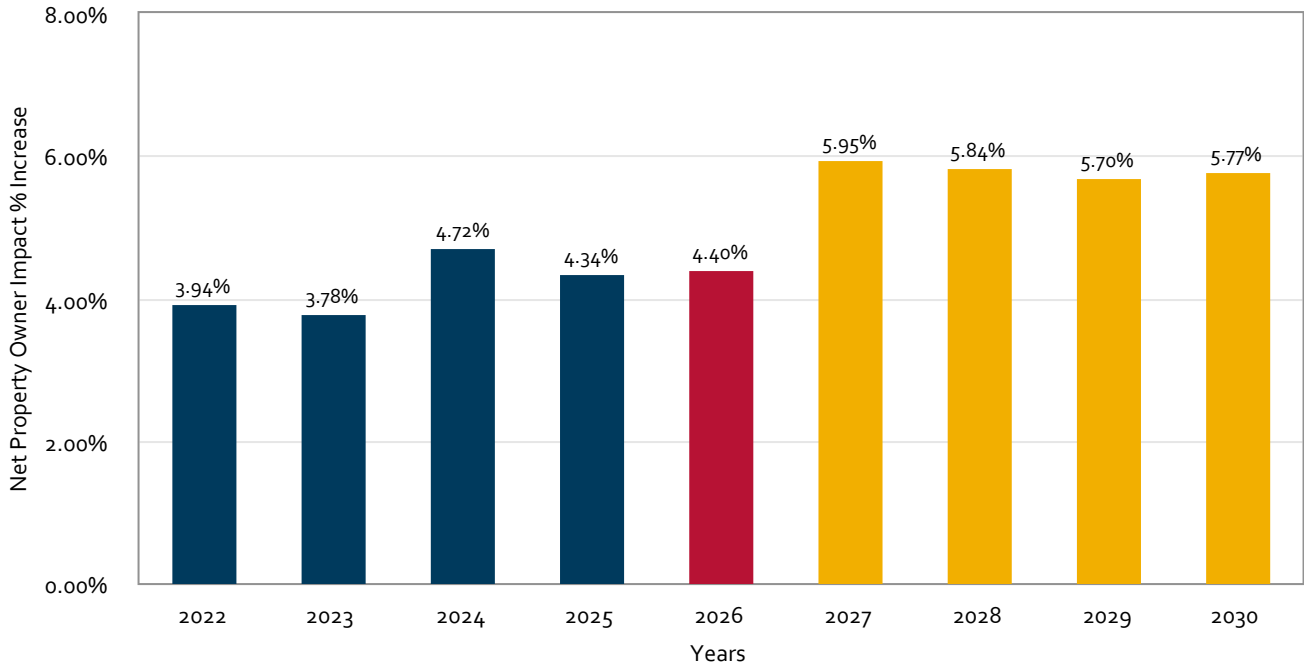


Taxation

The City strives to ensure property taxes are sufficient to meet the community’s short and long-term needs. Taxation is a major revenue source in the General Fund and accounts for 20 per cent of the 2026 Financial Plan’s total revenue estimate of \$1.10B.

Kelowna continues to be below the average taxes paid by property owners in British Columbia. Historical tax rate increases from 2022 to 2026 is shown in the graph below beside the projected increases for 2027 to 2030. Future year increases are estimated using projected growth, average inflation, annualization of budget requests previously approved by Council, capital projects included in the Council endorsed [10-Year Capital Plan](#), debt changes, and other key assumptions.

Net Property Owner Impact 2022 - 2030



Note: Rates presented in the graph above for years 2027 to 2030 have not been approved by Council and are subject to change.

The forecasted increases for 2027 to 2030 assumes approval to borrow for all priority one capital projects funded through debt as presented in the Council endorsed 10-Year Capital Plan, 2026-2035 (10YCP). Included in this plan with a significant impact is the borrowing for the Building a Stronger Kelowna suite of projects.

Parcel Taxes

Parcel taxes are taxes levied through bylaw on the unit, frontage or area of a property that receive a specific service. The majority of the \$4.0M in the 2026 Financial Plan parcel tax budget is made up of Water Utility parcel taxes and Sewer Specified Area debt recoveries.

Fees & Charges

General fund

Fees and charges are another way that the City of Kelowna raises revenues and is currently the second largest source of revenue for the general fund at 20 per cent. Fees and charges are useful because those that benefit from a service bear the cost of it. The City’s objective is to ensure user fees and charges are sufficient to meet the City’s needs.

General fund fees & charges revenues can be attributed to several service areas:

- Development Planning and Development Services generate revenue in the form of development, subdivision, permit and inspection fees along with other service revenues. Most future fees and charges revenue in these service areas are estimated using growth projections alone as there is a direct relationship between development revenue and community growth.
- Solid Waste & Landfill generates the largest proportion of revenue from fees and charges through landfill tipping fees and waste collection charges.
- Parking generates revenues through parking fees throughout the City.
- Transit generates a large proportion of fees and charges through the transit service offered throughout the City. Future transit revenues are factored for growth to reflect the expected increase in service demand due to community growth.
- Sport & Recreation and Arts & Culture generate revenue from a wide variety of services including facility rentals and sales revenues along with program revenue and recreation facility use revenues. Estimates of future fees and charges revenue generation are factored for inflation and growth to recognize the expected increase in service demand due to community growth as well as recovery for program costs increases.
- Community Safety, Police Services & RCMP and Fire Safety service areas generate revenue through Bylaw fines, Police Services such as criminal record checks, and the sale of Fire Dispatch Services to other municipalities and regional districts within the Province. Estimates of future fees and charges for these areas are factored for inflation.
- Enabling Services generates revenues in rental fees from properties owned by the City. Future revenues have been factored by inflation alone as there is little anticipated growth in the inventory of these real estate assets. This service area also collects recovery revenue from customers. Additionally, Fleet Services is mapped to fees and charges through internal equipment charges but is a recovery revenue from other service areas.
- Parks revenue is collected through cemetery fees and recovery revenue. Estimates of future fees and charges revenue generation are factored for inflation.

Airport and Utility funds

The Kelowna International Airport (YLW) is the largest municipally owned and operated airport in Canada. YLW operates on a financially self-sufficient basis generating all funding required for services and infrastructure from several sources including airport improvement fees, landing & terminal fees, and parking fees. Passenger numbers for the Airport are expected to increase to \$2.47M in 2026.

The City of Kelowna operates two utility funds: the Water Utility and the Wastewater Utility.

- The Water Utility includes in the 2026 Financial Plan a budgeted 6 per cent rate increase for water rates, 6 per cent for the Water Quality Enhancement Fee.
- The Wastewater Utility operates citywide. The 2026 Financial Plan budgeted a 2 per cent rate increase for wastewater rates. Future growth potential is limited by infrastructure cost and the availability of Provincial capital support funding. Future local service areas have been identified and the number of sewer customers and amount of revenue generated is scheduled to increase slightly over the next five years. Future revenue estimates are factored for both growth and inflation.



Borrowing Proceeds

Municipalities commonly use debt to finance capital projects so that long-lived infrastructure is delivered when needed, paid for over its useful life, shared fairly between current and future users, and funded in a way that maintains tax stability and financial resilience. The City of Kelowna does not use a fixed dollar cap on debt. Instead, Council has adopted conservative, percentage-based limits that restrict total debt servicing to no more than 15 per cent of City own-source revenues, and tax-supported debt servicing to no more than 8 per cent of the annual tax levy, well below the Province's 25 per cent statutory maximum under the Community Charter. The Council endorsed 10-Year Capital Plan, 2026-2035, includes \$596M (21 per cent) of debenture borrowing. The exact timing and allocation of debt is evaluated continually and monitored against these Council approved debt limits and prevailing interest rates. Current projects with approved borrowing include:

- 2026-2028: Building a Stronger Kelowna
- 2026 - 2031: DCC Transportation Program (Roads Bundle)
- 2026 -2027: Airport Terminal Building Expansion

Reserves and Surplus

Reserves

Saving money for future projects and unexpected expenditures is an important planning consideration for the City of Kelowna. Reserves provide a financial mechanism for saving money to finance all or part of future infrastructure, equipment, and other requirements. Reserve funds can also provide a degree of financial stability, by reducing reliance on indebtedness to finance capital projects and acquisitions, or flexibility to leverage opportunities as they arise.

This funding source is mainly used in the capital program for major works. A balance must be maintained between expenditure levels and reserve replenishment to ensure the sustainability of this funding source. The [2030 Infrastructure Plan](#) relies on surplus funds being contributed to reserve on an annual basis. Reserve funding requirements vary significantly depending on the annual capital programs. In the 2026 Financial Plan, it is the largest source of funding at 37 per cent largely due to the addition of carryover budgets which are funded through reserves.

Surplus

Surplus funds generated in the General Fund, as well as the Utility Funds of Water and Wastewater, are contributed to the accumulated surplus annually. These funds are available to help with emergencies such as fires and floods.

Other sources

General revenues

General revenues include revenues not associated directly with any one City division or service. Examples of this revenue include investment interest, penalties on taxes and utility accounts, traffic fine revenue sharing and 1 per cent payment in lieu of taxes for private utilities. These revenues are anticipated to increase by growth and/or inflation in the coming years. Over the next five years, total general revenues are anticipated to increase by approximately 1.69 per cent annually 2027 to 2030.

Government grants and contributions

Grants are a useful tool in a municipality's financial toolbox and can be used strategically to offset costs to taxpayers and ratepayers. However, a reliance on grants to fund capital projects and services will undermine a community's ability to attain financial strength and stability. Grants in 2026 help to fund 5 per cent of the City's overall budget. The City's objective is to pragmatically leverage grant opportunities.

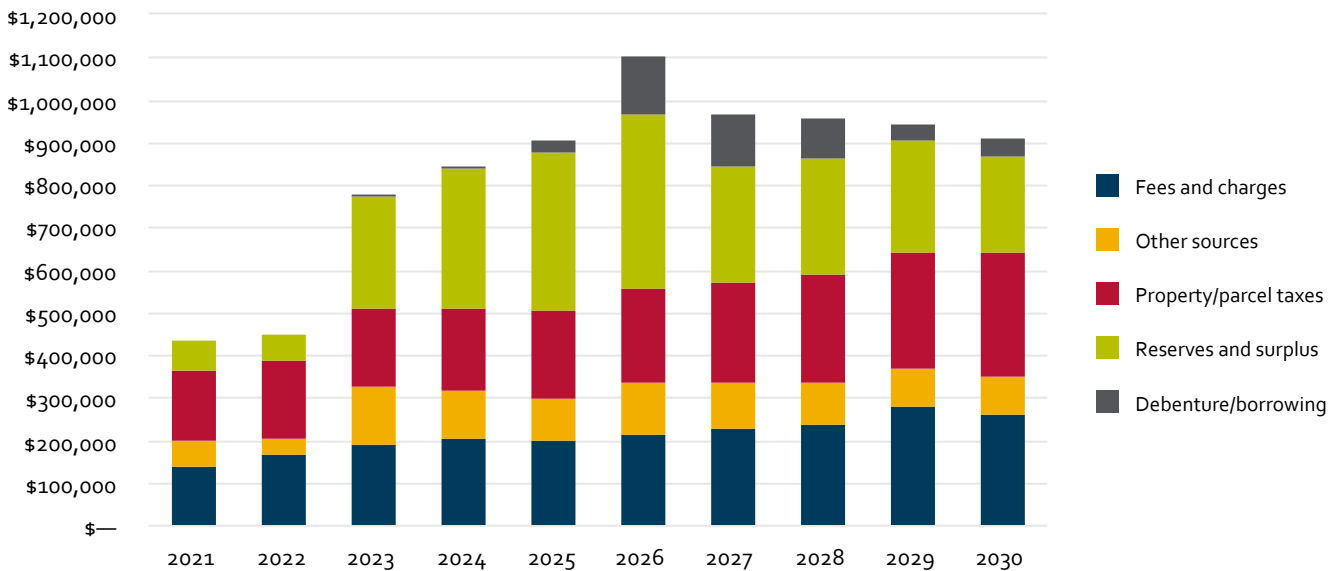
Significant grants in 2026 include the transit partnership with the Province of British Columbia which provides funding for conventional transit and custom transit costs, and the ChildCareBC New Spaces Fund grant.

The City continues to receive funding from the Canada Community-Building Fund, formerly the federal Gas Tax Fund. This fund provides predictable, long-term and stable funding for investment in infrastructure and capacity building projects to local governments in British Columbia. In 2026, the City of Kelowna expects to receive \$6.6M.

The City of Kelowna will continue to apply for Federal and Provincial Grants during the year. Successful grants will be added to the 2026 Financial Plan through the budget amendment process.

Summary of revenue sources (\$ thousands)

The following graph summarizes the City's revenue sources by type. The years 2021 to 2024 are based on actual amounts received, and 2025 is based on the revised budget. Years 2026 to 2030 are forecasted values calculated using the assumptions discussed above.



Five-Year Financial Plan Summaries

Financial Plan 2026-2030

<i>\$ thousands</i>	2026	2027	2028	2029	2030	2031 - 2033
Revenue						
Property Value Tax	217,565	233,700	250,785	268,760	287,729	1,004,672
Library Requisition	8,916	9,183	9,450	9,718	9,985	30,938
Parcel Taxes	4,036	2,984	3,009	2,804	2,830	8,649
Fees and Charges	218,383	229,842	238,696	280,108	261,855	817,951
Borrowing Proceeds	134,155	122,444	92,186	35,500	41,937	92,012
Other Sources	110,055	98,170	89,021	81,056	82,802	262,137
	693,110	696,323	683,148	677,946	687,137	2,216,358
Transfer between Funds						
Reserve Funds	164,845	96,088	85,140	74,495	83,541	220,655
DCC Funds	116,127	88,402	102,556	88,118	79,198	112,535
Surplus/Reserve Accounts	130,045	87,519	89,432	103,402	63,171	216,942
	411,017	272,008	277,128	266,015	225,911	550,132
Total Revenues	1,104,127	968,331	960,275	943,961	913,048	2,766,491
Expenditures						
Municipal Debt						
Debt Interest	4,068	9,566	13,074	17,841	19,526	69,724
Debt Principal	5,868	8,241	8,554	9,570	10,262	35,394
Other Municipal Purposes						
Airport	81,329	79,448	81,339	74,824	52,252	240,222
Arts & Culture	8,040	5,720	7,772	19,538	6,152	20,429
Community Development	4,861	4,391	4,458	4,636	4,815	15,744
Community Safety & Bylaw	11,170	11,034	10,198	10,617	11,035	36,155
Development Planning	2,674	2,791	2,908	3,025	3,142	10,280
Development Services	6,987	7,299	7,612	7,924	8,236	26,985
Enabling Services	129,885	116,365	125,864	158,633	159,750	489,675
Fire Safety	71,071	39,085	42,521	37,787	39,799	132,424
Governance & Leadership	5,004	4,938	5,149	5,360	5,572	18,254
Parking	9,222	9,102	14,423	17,943	12,114	55,438
Parks	75,759	70,839	55,630	52,127	50,061	152,358
Partnerships Office	1,828	1,547	1,613	1,679	1,745	5,718
Police Services & RCMP	76,706	81,076	84,544	88,012	91,480	299,707
Solid Waste & Landfill	32,937	29,279	27,085	28,302	31,884	80,357
Sport & Recreation	135,553	119,302	72,268	20,552	22,836	71,255
Stormwater & Flood Protection	13,768	13,784	10,123	15,683	11,554	22,614
Transit	49,313	48,105	45,801	47,868	49,918	182,969
Transportation	117,208	98,917	138,432	109,242	116,971	192,144
Wastewater	57,117	37,121	37,441	41,545	44,654	97,535
Water	85,283	63,819	58,270	57,964	36,318	114,545
	985,651	861,769	855,079	830,673	790,076	2,369,927
Transfers between Funds						
Reserve Funds	50,843	51,436	52,337	54,046	56,007	170,889
DCC Funds	—	—	—	—	—	—
Surplus/Reserve Accounts	67,633	55,126	52,860	59,243	66,965	225,675
	118,476	106,562	105,197	113,289	122,972	396,564
Total Expenditures	1,104,127	968,331	960,275	943,961	913,048	2,766,491

Note: Totals may not add due to rounding.

Tax Impact Summary

<i>\$ thousands</i>	2026	2027	2028	2029	2030
General revenues	(18,410)	(18,718)	(19,025)	(19,332)	(19,705)
Net operating budget	219,993	235,155	251,172	267,980	285,935
Pay-as-you-go capital	15,983	17,263	18,637	20,112	21,499
Taxation demand	217,565	233,700	250,785	268,760	287,729
New construction tax revenue	(4,300)	(3,198)	(3,435)	(3,687)	(3,467)
Municipal Impact	3.40 %	4.95 %	4.84 %	4.70 %	4.77 %
Public Safety Levy Impact	1.00 %	1.00 %	1.00 %	1.00 %	1.00 %
Net property owner impact	4.40 %	5.95 %	5.84 %	5.70 %	5.77 %

General Revenue

<i>\$ thousands</i>	2026	2027	2028	2029	2030
General Revenues					
Franchise fee					
Fortis Gas	1,738	1,816	1,893	1,971	2,049
	1,738	1,816	1,893	1,971	2,049
Interest & penalties					
Interest on Investments	8,908	8,908	8,908	8,908	8,908
Tax Arrears & Delinquent	325	330	335	339	349
Penalties on Taxes	2,200	2,232	2,265	2,297	2,362
Penalties Utility Accounts	270	274	278	282	290
Interest on Performance deposits	(1,000)	(1,000)	(1,000)	(1,000)	(1,000)
Interest on Accounts Receivable	55	55	55	55	55
	10,758	10,799	10,841	10,882	10,964
Miscellaneous revenues					
Dog Licences	3	3	3	3	3
Work Order Administration	40	42	44	45	47
Local Improvement Prepayments	25	25	25	25	25
Discounts Earned & Misc	947	970	993	1,016	1,039
Risk to Roll	(310)	(324)	(338)	(352)	(365)
	706	716	727	738	749
Federal contributions					
Grants in Lieu of Taxes	163	168	173	178	183
	163	168	173	178	183
Provincial contributions					
Grants in Lieu of Taxes	564	581	598	615	632
Traffic Fine Revenue Sharing	1,712	1,738	1,763	1,788	1,838
Climate Action Rev Incentive	419	432	444	457	469
Certificate of Recognition Rebate	200	200	200	200	200
Contribution to reserves	(489)	(489)	(489)	(489)	(489)
	2,407	2,461	2,516	2,571	2,651
Taxes - private utilities					
1% in Lieu of Taxes	2,638	2,756	2,874	2,992	3,110
	2,638	2,756	2,874	2,992	3,110
Total General Revenues	18,410	18,718	19,025	19,332	19,705
Property taxation	217,565	233,700	250,785	268,760	287,729
Total General Revenue & taxation	235,976	252,418	269,809	288,092	307,434

Note: Totals may not add due to rounding.

Service Based Summary

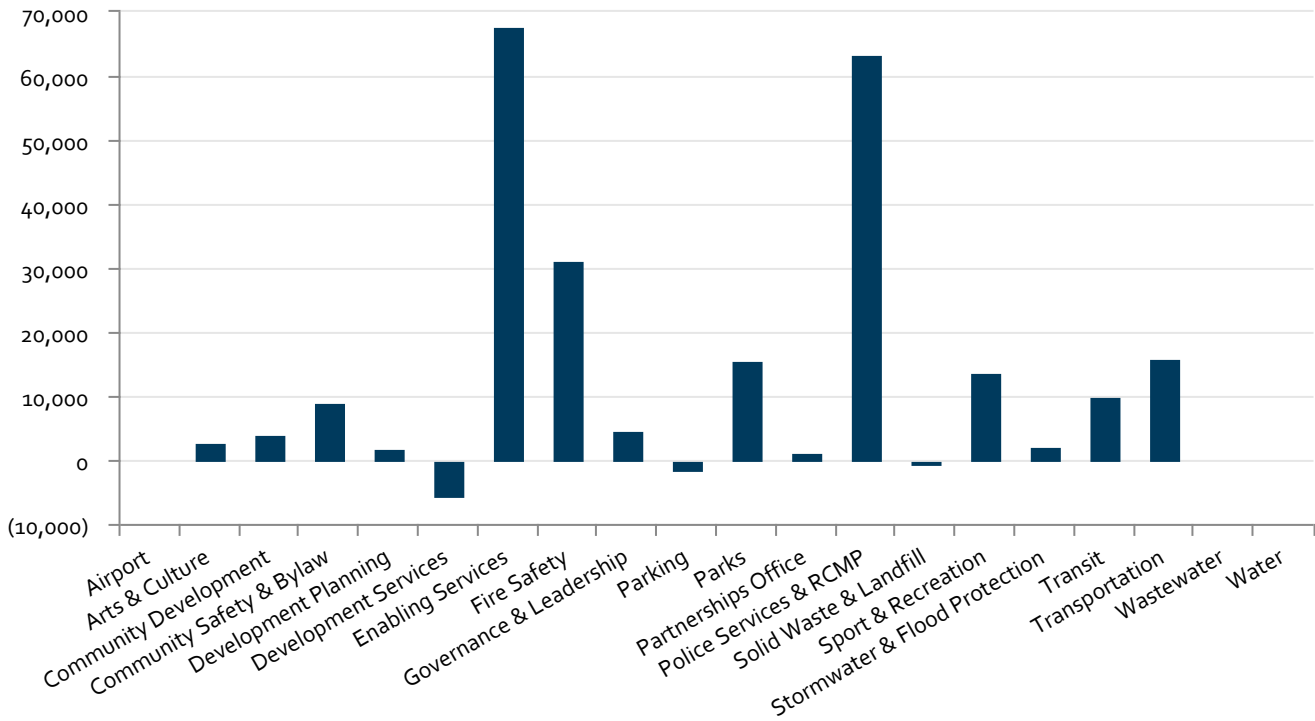
Revenues/Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Library Requisition	(8,916)	(9,183)	(9,450)	(9,718)	(9,985)
Parcel Tax	(4,036)	(2,984)	(3,009)	(2,804)	(2,830)
Fees and Charges	(216,642)	(228,023)	(236,800)	(278,134)	(259,803)
Sales of Service	(197,621)	(171,419)	(178,102)	(217,814)	(196,809)
User Fees	(19,021)	(56,604)	(58,697)	(60,321)	(62,994)
Other Revenue	(227,541)	(203,716)	(164,079)	(99,198)	(107,085)
Interest	(8,930)	(7,970)	(7,969)	(7,410)	(7,285)
Grants	(53,191)	(44,955)	(35,003)	(26,776)	(27,753)
Borrowing	(134,155)	(122,444)	(92,186)	(35,500)	(41,937)
Services to Other Governments	(10,470)	(10,574)	(10,679)	(10,784)	(10,889)
Interdepartment Transfer	(20,795)	(17,772)	(18,242)	(18,727)	(19,222)
Transfers from Funds	(411,017)	(272,008)	(277,128)	(266,015)	(225,911)
Special (Stat Reserve) Funds	(164,845)	(96,088)	(85,140)	(74,495)	(83,541)
Development Cost Charges	(116,127)	(88,402)	(102,556)	(88,118)	(79,198)
Accumulated Surplus	(130,045)	(87,519)	(89,432)	(103,402)	(63,171)
Total Revenue	(868,151)	(715,913)	(690,466)	(655,869)	(605,613)
Expenditures					
Salaries and Wages	158,953	169,035	176,142	186,787	199,909
Material and Other	122,719	111,447	111,595	118,043	125,812
Contract Services	137,443	151,541	157,854	164,117	170,388
Debt Interest	4,068	9,566	13,074	17,841	19,526
Debt Principal	5,868	8,241	8,554	9,570	10,262
Capital Expenditure	543,813	398,253	373,757	319,999	249,789
Internal Allocations	12,787	13,687	14,103	14,315	14,391
Interdepartment Transfer	10,936	11,711	12,112	12,298	12,347
Interfund Transfer	1,851	1,976	1,991	2,017	2,044
Transfer to Funds	118,476	106,562	105,197	113,289	122,972
Special (Stat Reserve) Funds	50,843	51,436	52,337	54,046	56,007
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	67,633	55,126	52,860	59,243	66,965
Total Expenditures	1,104,127	968,331	960,275	943,961	913,048
Net Expenditures	235,976	252,418	269,809	288,092	307,434

Note: Totals may not add due to rounding.

Net expenditures by service

2026 Net Expenditure (\$ thousands)



Net Expenditure by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Airport	—	—	—	—	—
Arts & Culture	2,899	2,863	3,011	3,005	2,896
Community Development	4,117	4,314	4,497	4,669	4,842
Community Safety & Bylaw	9,128	9,610	9,965	10,373	10,782
Development Planning	1,749	1,825	1,900	1,976	2,052
Development Services	(5,720)	(5,754)	(5,787)	(5,821)	(5,854)
Enabling Services	67,723	72,472	81,294	91,350	103,503
Fire Safety	31,195	32,541	34,015	35,355	36,694
Governance & Leadership	4,565	4,982	5,191	5,401	5,610
Parking	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)
Parks	15,580	16,620	17,361	17,907	18,329
Partnerships Office	1,377	1,439	1,500	1,562	1,623
Police Services & RCMP	63,482	67,472	70,712	73,952	77,193
Solid Waste & Landfill	(500)	(500)	(500)	(500)	(500)
Sport & Recreation	13,870	14,622	14,919	15,336	14,947
Stormwater & Flood Protection	2,146	2,280	2,375	2,471	2,567
Transit	10,033	12,401	13,222	14,044	14,856
Transportation	15,982	16,881	17,783	18,663	19,544
Wastewater	—	—	—	—	—
Water	—	—	—	—	—
Total Net Expenditures	235,976	252,418	269,809	288,092	307,434

Note: Totals may not add due to rounding.

Airport

Revenues and Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Parcel Tax	—	—	—	—	—
Fees and Charges	(69,549)	(73,813)	(76,138)	(80,298)	(83,121)
Sales of Service	(66,196)	(35,871)	(36,610)	(39,775)	(40,594)
User Fees	(3,353)	(37,941)	(39,528)	(40,523)	(42,527)
Other Revenue	(2,988)	(18,172)	(19,574)	(1,736)	(1,078)
Interest	(493)	(92)	(94)	(97)	(99)
Grants	(1,907)	(1,062)	(116)	(116)	(116)
Borrowing	—	(16,829)	(19,175)	(1,335)	(675)
Services to Other Governments	—	—	—	—	—
Interdepartment Transfer	(589)	(189)	(189)	(189)	(189)
Transfers from Funds	(54,316)	(25,316)	(26,035)	(36,974)	(14,360)
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	(54,316)	(25,316)	(26,035)	(36,974)	(14,360)
Total Revenue	(126,853)	(117,300)	(121,747)	(119,008)	(98,559)
Expenditures					
Salaries and Wages	10,576	11,472	11,900	12,345	12,759
Material and Other	16,282	11,472	9,818	9,995	10,285
Contract Services	2,614	10,861	11,133	11,411	11,696
Debt Interest	333	112	—	—	—
Debt Principal	1,266	698	9	9	9
Capital Expenditure	48,801	41,012	43,437	35,807	12,167
Internal Allocations	3,056	4,631	5,051	5,266	5,345
Interdepartment Transfer	2,894	3,594	3,999	4,188	4,241
Interfund Transfer	162	1,037	1,051	1,078	1,105
Transfer to Funds	43,925	37,042	40,400	44,176	46,298
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	43,925	37,042	40,400	44,176	46,298
Total Expenditures	126,853	117,300	121,747	119,008	98,559
Net Expenditures					
	—	—	—	—	—
Surplus/(Deficit) (Included Above)	(10,391)	11,726	14,365	7,202	31,939

Note: Totals may not add due to rounding.

The Surplus/(Deficit) is the overall surplus/(deficit) budgeted for the fund during the year.

Arts & Culture

Revenues and Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Parcel Tax	—	—	—	—	—
Fees and Charges	(2,361)	(2,432)	(2,503)	(2,728)	(3,055)
Sales of Service	(1,829)	(1,884)	(1,939)	(2,113)	(2,367)
User Fees	(532)	(548)	(564)	(615)	(689)
Other Revenue	—	—	(1,500)	(13,500)	—
Interest	—	—	—	—	—
Grants	—	—	—	—	—
Borrowing	—	—	(1,500)	(13,500)	—
Services to Other Governments	—	—	—	—	—
Interdepartment Transfer	—	—	—	—	—
Transfers from Funds	(2,960)	(605)	(938)	(485)	(380)
Special (Stat Reserve) Funds	(1,685)	(605)	(818)	(260)	(260)
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	(1,275)	—	(120)	(225)	(120)
Total Revenue	(5,321)	(3,037)	(4,941)	(16,713)	(3,435)
Expenditures					
Salaries and Wages	1,981	1,877	1,957	2,037	2,118
Material and Other	966	973	1,015	1,056	1,098
Contract Services	2,168	2,265	2,362	2,459	2,556
Debt Interest	—	—	—	—	—
Debt Principal	—	—	—	—	—
Capital Expenditure	2,925	605	2,438	13,985	380
Internal Allocations	—	—	—	—	—
Interdepartment Transfer	—	—	—	—	—
Interfund Transfer	—	—	—	—	—
Transfer to Funds	180	180	180	180	180
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	180	180	180	180	180
Total Expenditures	8,220	5,900	7,952	19,718	6,332
Net Expenditures	2,899	2,863	3,011	3,005	2,896

Note: Totals may not add due to rounding.

Community Development

Revenues and Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Parcel Tax	—	—	—	—	—
Fees and Charges	—	—	—	—	—
Sales of Service	—	—	—	—	—
User Fees	—	—	—	—	—
Other Revenue	(396)	(355)	(366)	(376)	(386)
Interest	—	—	—	—	—
Grants	(151)	(103)	(106)	(109)	(112)
Borrowing	—	—	—	—	—
Services to Other Governments	(245)	(252)	(260)	(267)	(274)
Interdepartment Transfer	—	—	—	—	—
Transfers from Funds	(647)	(22)	105	109	113
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	(647)	(22)	105	109	113
Total Revenue	(1,044)	(377)	(261)	(267)	(273)
Expenditures					
Salaries and Wages	2,887	2,900	2,899	3,018	3,137
Material and Other	1,692	1,201	1,261	1,313	1,365
Contract Services	178	186	194	202	210
Debt Interest	—	—	—	—	—
Debt Principal	—	—	—	—	—
Capital Expenditure	—	—	—	—	—
Internal Allocations	104	104	104	104	104
Interdepartment Transfer	104	104	104	104	104
Interfund Transfer	—	—	—	—	—
Transfer to Funds	300	300	300	300	300
Special (Stat Reserve) Funds	300	300	300	300	300
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	—	—	—	—	—
Total Expenditures	5,161	4,691	4,758	4,936	5,115
Net Expenditures	4,117	4,314	4,497	4,669	4,842

Note: Totals may not add due to rounding.

Community Safety & Bylaw

Revenues and Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Parcel Tax	—	—	—	—	—
Fees and Charges	(213)	(260)	(271)	(282)	(293)
Sales of Service	(160)	(204)	(212)	(221)	(230)
User Fees	(53)	(56)	(58)	(61)	(63)
Other Revenue	(111)	36	37	38	39
Interest	—	—	—	—	—
Grants	(111)	36	37	38	39
Borrowing	—	—	—	—	—
Services to Other Governments	—	—	—	—	—
Interdepartment Transfer	—	—	—	—	—
Transfers from Funds	(1,718)	(1,200)	—	—	—
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	(1,718)	(1,200)	—	—	—
Total Revenue	(2,042)	(1,423)	(234)	(244)	(254)
Expenditures					
Salaries and Wages	7,155	7,501	7,822	8,143	8,464
Material and Other	3,938	3,473	2,314	2,409	2,504
Contract Services	77	60	62	65	67
Debt Interest	—	—	—	—	—
Debt Principal	—	—	—	—	—
Capital Expenditure	—	—	—	—	—
Internal Allocations	—	—	—	—	—
Interdepartment Transfer	—	—	—	—	—
Interfund Transfer	—	—	—	—	—
Transfer to Funds	—	—	—	—	—
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	—	—	—	—	—
Total Expenditures	11,170	11,034	10,198	10,617	11,035
Net Expenditures	9,128	9,610	9,965	10,373	10,782

Note: Totals may not add due to rounding.

Development Planning

Revenues and Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Parcel Tax	—	—	—	—	—
Fees and Charges	(925)	(966)	(1,008)	(1,049)	(1,090)
Sales of Service	(925)	(966)	(1,008)	(1,049)	(1,090)
User Fees	—	—	—	—	—
Other Revenue	—	—	—	—	—
Interest	—	—	—	—	—
Grants	—	—	—	—	—
Borrowing	—	—	—	—	—
Services to Other Governments	—	—	—	—	—
Interdepartment Transfer	—	—	—	—	—
Transfers from Funds	—	—	—	—	—
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	—	—	—	—	—
Total Revenue	(925)	(966)	(1,008)	(1,049)	(1,090)
Expenditures					
Salaries and Wages	2,510	2,623	2,735	2,847	2,959
Material and Other	109	113	118	123	128
Contract Services	—	—	—	—	—
Debt Interest	—	—	—	—	—
Debt Principal	—	—	—	—	—
Capital Expenditure	—	—	—	—	—
Internal Allocations	55	55	55	55	55
Interdepartment Transfer	55	55	55	55	55
Interfund Transfer	—	—	—	—	—
Transfer to Funds	—	—	—	—	—
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	—	—	—	—	—
Total Expenditures	2,674	2,791	2,908	3,025	3,142
Net Expenditures	1,749	1,825	1,900	1,976	2,052

Note: Totals may not add due to rounding.

Development Services

Revenues and Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Parcel Tax	—	—	—	—	—
Fees and Charges	(11,525)	(11,870)	(12,216)	(12,562)	(12,908)
Sales of Service	(11,525)	(11,870)	(12,216)	(12,562)	(12,908)
User Fees	—	—	—	—	—
Other Revenue	—	—	—	—	—
Interest	—	—	—	—	—
Grants	—	—	—	—	—
Borrowing	—	—	—	—	—
Services to Other Governments	—	—	—	—	—
Interdepartment Transfer	—	—	—	—	—
Transfers from Funds	(1,183)	(1,183)	(1,183)	(1,183)	(1,183)
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	(1,183)	(1,183)	(1,183)	(1,183)	(1,183)
Total Revenue	(12,707)	(13,053)	(13,399)	(13,745)	(14,090)
Expenditures					
Salaries and Wages	6,369	6,654	6,938	7,223	7,508
Material and Other	518	541	564	588	611
Contract Services	100	104	109	113	118
Debt Interest	—	—	—	—	—
Debt Principal	—	—	—	—	—
Capital Expenditure	—	—	—	—	—
Internal Allocations	—	—	—	—	—
Interdepartment Transfer	—	—	—	—	—
Interfund Transfer	—	—	—	—	—
Transfer to Funds	—	—	—	—	—
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	—	—	—	—	—
Total Expenditures	6,987	7,299	7,612	7,924	8,236
Net Expenditures	(5,720)	(5,754)	(5,787)	(5,821)	(5,854)

Note: Totals may not add due to rounding.

Enabling Services

Revenues and Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Library Requisition	(8,916)	(9,183)	(9,450)	(9,718)	(9,985)
Parcel Tax	(141)	(141)	(141)	(141)	(141)
Fees and Charges	(17,196)	(20,507)	(25,222)	(56,549)	(26,897)
Sales of Service	(11,304)	(11,960)	(16,510)	(47,580)	(17,671)
User Fees	(5,892)	(8,547)	(8,712)	(8,969)	(9,227)
Other Revenue	(27,923)	(20,383)	(22,638)	(23,132)	(21,626)
Interest	(5,078)	(5,078)	(5,532)	(5,759)	(5,986)
Grants	(6,995)	(465)	(76)	(78)	(80)
Borrowing	—	(75)	(2,000)	(2,000)	—
Services to Other Governments	(5,664)	(5,664)	(5,664)	(5,664)	(5,664)
Interdepartment Transfer	(10,186)	(9,101)	(9,366)	(9,631)	(9,896)
Transfers from Funds	(49,906)	(44,431)	(42,775)	(39,418)	(63,203)
Special (Stat Reserve) Funds	(40,345)	(34,724)	(34,401)	(27,894)	(48,479)
Development Cost Charges	(795)	(795)	(795)	(795)	(795)
Accumulated Surplus	(8,765)	(8,912)	(7,578)	(10,728)	(13,928)
Total Revenue	(104,081)	(94,645)	(100,225)	(128,958)	(121,852)
Expenditures					
Salaries and Wages	33,291	37,127	38,721	43,771	51,329
Material and Other	50,198	44,988	46,050	50,195	56,218
Contract Services	3,791	4,034	4,208	4,377	4,547
Debt Interest	2,431	8,236	11,856	15,249	16,933
Debt Principal	3,419	6,087	6,901	8,225	8,918
Capital Expenditure	42,125	29,739	36,411	59,819	47,189
Internal Allocations	481	477	474	470	467
Interdepartment Transfer	481	477	474	470	467
Interfund Transfer	—	—	—	—	—
Transfer to Funds	36,069	36,430	36,899	38,201	39,755
Special (Stat Reserve) Funds	36,017	36,377	36,871	38,173	39,727
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	53	53	28	28	28
Total Expenditures	171,805	167,117	181,520	220,307	225,356
Net Expenditures	67,723	72,472	81,294	91,350	103,503

Note: Totals may not add due to rounding.

General revenues are not included above and are shown in detail on page [397](#).

Fire Safety

Revenues and Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Parcel Tax	—	—	—	—	—
Fees and Charges	(2,784)	(2,908)	(3,033)	(3,157)	(3,281)
Sales of Service	(719)	(751)	(783)	(815)	(848)
User Fees	(2,065)	(2,157)	(2,249)	(2,342)	(2,434)
Other Revenue	(4,209)	(619)	(525)	(540)	(555)
Interest	—	—	—	—	—
Grants	(3,726)	(121)	(13)	(13)	(13)
Borrowing	—	—	—	—	—
Services to Other Governments	(483)	(498)	(512)	(527)	(541)
Interdepartment Transfer	—	—	—	—	—
Transfers from Funds	(34,389)	(4,521)	(6,453)	(240)	(773)
Special (Stat Reserve) Funds	(33,760)	(4,521)	(6,453)	(240)	(773)
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	(629)	—	—	—	—
Total Revenue	(41,381)	(8,048)	(10,010)	(3,937)	(4,609)
Expenditures					
Salaries and Wages	30,695	32,194	33,629	35,009	36,389
Material and Other	2,104	2,007	2,176	2,265	2,354
Contract Services	395	231	241	251	261
Debt Interest	—	—	—	—	—
Debt Principal	—	—	—	—	—
Capital Expenditure	37,855	4,630	6,453	240	773
Internal Allocations	22	22	22	22	22
Interdepartment Transfer	22	22	22	22	22
Interfund Transfer	—	—	—	—	—
Transfer to Funds	1,505	1,505	1,505	1,505	1,505
Special (Stat Reserve) Funds	900	900	900	900	900
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	605	605	605	605	605
Total Expenditures	72,576	40,590	44,025	39,291	41,303
Net Expenditures	31,195	32,541	34,015	35,355	36,694

Note: Totals may not add due to rounding.

Governance & Leadership

Revenues and Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Parcel Tax	—	—	—	—	—
Fees and Charges	(10)	(10)	(11)	(11)	(11)
Sales of Service	(2)	(2)	(2)	(2)	(2)
User Fees	(8)	(8)	(9)	(9)	(9)
Other Revenue	(55)	(57)	(58)	(60)	(62)
Interest	—	—	—	—	—
Grants	—	—	—	—	—
Borrowing	—	—	—	—	—
Services to Other Governments	—	—	—	—	—
Interdepartment Transfer	(55)	(57)	(58)	(60)	(62)
Transfers from Funds	(374)	—	—	—	—
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	(374)	—	—	—	—
Total Revenue	(439)	(67)	(69)	(71)	(73)
Expenditures					
Salaries and Wages	3,331	3,480	3,629	3,778	3,927
Material and Other	1,231	996	1,039	1,081	1,124
Contract Services	442	462	481	501	521
Debt Interest	—	—	—	—	—
Debt Principal	—	—	—	—	—
Capital Expenditure	—	—	—	—	—
Internal Allocations	—	—	—	—	—
Interdepartment Transfer	—	—	—	—	—
Interfund Transfer	—	—	—	—	—
Transfer to Funds	—	111	111	111	111
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	—	111	111	111	111
Total Expenditures	5,004	5,049	5,260	5,472	5,683
Net Expenditures	4,565	4,982	5,191	5,401	5,610

Note: Totals may not add due to rounding.

Parking

Revenues and Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Parcel Tax	—	—	—	—	—
Fees and Charges	(10,983)	(11,313)	(11,642)	(11,972)	(12,301)
Sales of Service	(10,949)	(11,277)	(11,606)	(11,934)	(12,263)
User Fees	(34)	(35)	(36)	(37)	(38)
Other Revenue	(10)	(11)	(111)	(911)	(5,012)
Interest	—	—	—	—	—
Grants	—	—	—	—	—
Borrowing	—	—	(100)	(900)	(5,000)
Services to Other Governments	—	—	—	—	—
Interdepartment Transfer	(10)	(11)	(11)	(11)	(12)
Transfers from Funds	(4,432)	(4,098)	(9,148)	(11,698)	(1,598)
Special (Stat Reserve) Funds	(4,432)	(998)	(998)	(998)	(998)
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	—	(3,100)	(8,150)	(10,700)	(600)
Total Revenue	(15,426)	(15,422)	(20,901)	(24,581)	(18,911)
Expenditures					
Salaries and Wages	1,470	1,582	1,650	1,717	1,785
Material and Other	1,197	1,066	1,097	1,128	1,159
Contract Services	2,388	2,460	2,531	2,603	2,675
Debt Interest	413	413	413	413	413
Debt Principal	530	530	530	530	530
Capital Expenditure	3,272	3,100	8,250	11,600	5,600
Internal Allocations	895	895	895	895	895
Interdepartment Transfer	895	895	895	895	895
Interfund Transfer	—	—	—	—	—
Transfer to Funds	3,611	3,726	3,886	4,045	4,204
Special (Stat Reserve) Funds	3,611	3,726	3,886	4,045	4,204
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	—	—	—	—	—
Total Expenditures	13,776	13,772	19,251	22,931	17,261
Net Expenditures	(1,650)	(1,650)	(1,650)	(1,650)	(1,650)

Note: Totals may not add due to rounding.

Parks

Revenues and Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Parcel Tax	—	—	—	—	—
Fees and Charges	(1,528)	(1,596)	(1,664)	(1,888)	(2,225)
Sales of Service	(1,476)	(1,542)	(1,608)	(1,823)	(2,149)
User Fees	(52)	(54)	(57)	(64)	(76)
Other Revenue	(9,866)	(10,504)	(2,295)	(258)	(2,539)
Interest	—	—	—	—	—
Grants	(100)	—	—	—	—
Borrowing	(9,543)	(10,274)	(2,058)	—	(2,250)
Services to Other Governments	—	—	—	—	—
Interdepartment Transfer	(223)	(230)	(237)	(258)	(289)
Transfers from Funds	(49,266)	(42,625)	(34,837)	(32,625)	(27,541)
Special (Stat Reserve) Funds	(16,455)	(12,311)	(12,638)	(11,539)	(8,392)
Development Cost Charges	(31,096)	(29,980)	(21,848)	(20,797)	(19,049)
Accumulated Surplus	(1,715)	(333)	(352)	(289)	(100)
Total Revenue	(60,660)	(54,724)	(38,796)	(34,771)	(32,305)
Expenditures					
Salaries and Wages	6,011	6,280	6,548	6,817	7,086
Material and Other	3,896	4,097	4,299	4,476	4,652
Contract Services	7,212	7,534	7,857	8,179	8,501
Debt Interest	—	—	—	—	—
Debt Principal	—	—	—	—	—
Capital Expenditure	58,609	52,898	36,895	32,625	29,791
Internal Allocations	31	31	31	31	31
Interdepartment Transfer	31	31	31	31	31
Interfund Transfer	—	—	—	—	—
Transfer to Funds	481	504	527	550	573
Special (Stat Reserve) Funds	481	481	481	481	481
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	—	23	46	69	92
Total Expenditures	76,240	71,344	56,157	52,677	50,634
Net Expenditures	15,580	16,620	17,361	17,907	18,329

Note: Totals may not add due to rounding.

Partnerships Office

Revenues and Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Parcel Tax	—	—	—	—	—
Fees and Charges	(104)	(108)	(113)	(117)	(122)
Sales of Service	(100)	(104)	(109)	(113)	(118)
User Fees	(4)	(4)	(4)	(4)	(4)
Other Revenue	—	—	—	—	—
Interest	—	—	—	—	—
Grants	—	—	—	—	—
Borrowing	—	—	—	—	—
Services to Other Governments	—	—	—	—	—
Interdepartment Transfer	—	—	—	—	—
Transfers from Funds	(347)	—	—	—	—
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	(347)	—	—	—	—
Total Revenue	(451)	(108)	(113)	(117)	(122)
Expenditures					
Salaries and Wages	1,298	1,177	1,228	1,278	1,329
Material and Other	530	369	385	401	417
Contract Services	—	—	—	—	—
Debt Interest	—	—	—	—	—
Debt Principal	—	—	—	—	—
Capital Expenditure	—	—	—	—	—
Internal Allocations	—	—	—	—	—
Interdepartment Transfer	—	—	—	—	—
Interfund Transfer	—	—	—	—	—
Transfer to Funds	—	—	—	—	—
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	—	—	—	—	—
Total Expenditures	1,828	1,547	1,613	1,679	1,745
Net Expenditures	1,377	1,439	1,500	1,562	1,623

Note: Totals may not add due to rounding.

Police Services & RCMP

Revenues and Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Parcel Tax	—	—	—	—	—
Fees and Charges	(724)	(756)	(789)	(821)	(854)
Sales of Service	(641)	(670)	(698)	(727)	(756)
User Fees	(83)	(87)	(90)	(94)	(98)
Other Revenue	(6,367)	(6,714)	(6,910)	(7,105)	(7,301)
Interest	—	—	—	—	—
Grants	—	—	—	—	—
Borrowing	—	—	—	—	—
Services to Other Governments	(1,712)	(1,764)	(1,815)	(1,866)	(1,918)
Interdepartment Transfer	(4,654)	(4,951)	(5,095)	(5,239)	(5,383)
Transfers from Funds	(6,133)	(6,133)	(6,133)	(6,133)	(6,133)
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	(6,133)	(6,133)	(6,133)	(6,133)	(6,133)
Total Revenue	(13,224)	(13,604)	(13,832)	(14,060)	(14,288)
Expenditures					
Salaries and Wages	11,529	12,025	12,539	13,054	13,568
Material and Other	639	635	662	688	715
Contract Services	64,528	68,406	71,333	74,260	77,187
Debt Interest	—	—	—	—	—
Debt Principal	—	—	—	—	—
Capital Expenditure	—	—	—	—	—
Internal Allocations	10	10	10	10	10
Interdepartment Transfer	10	10	10	10	10
Interfund Transfer	—	—	—	—	—
Transfer to Funds	—	—	—	—	—
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	—	—	—	—	—
Total Expenditures	76,706	81,076	84,544	88,012	91,480
Net Expenditures	63,482	67,472	70,712	73,952	77,193

Note: Totals may not add due to rounding.

Solid Waste & Landfill

Revenues and Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Parcel Tax	—	—	—	—	—
Fees and Charges	(26,614)	(27,412)	(28,211)	(29,009)	(29,807)
Sales of Service	(22,652)	(23,332)	(24,011)	(24,691)	(25,371)
User Fees	(3,961)	(4,080)	(4,199)	(4,318)	(4,437)
Other Revenue	(1,565)	(1,612)	(1,659)	(1,706)	(1,753)
Interest	—	—	—	—	—
Grants	—	—	—	—	—
Borrowing	—	—	—	—	—
Services to Other Governments	(1,050)	(1,082)	(1,113)	(1,145)	(1,176)
Interdepartment Transfer	(515)	(530)	(546)	(561)	(577)
Transfers from Funds	(14,391)	(10,015)	(7,090)	(7,575)	(10,425)
Special (Stat Reserve) Funds	(14,391)	(10,015)	(7,090)	(7,575)	(10,425)
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	—	—	—	—	—
Total Revenue	(42,569)	(39,039)	(36,959)	(38,290)	(41,985)
Expenditures					
Salaries and Wages	3,897	4,135	4,312	4,489	4,666
Material and Other	5,157	5,286	5,513	5,739	5,965
Contract Services	7,351	7,679	8,008	8,336	8,665
Debt Interest	—	—	—	—	—
Debt Principal	—	—	—	—	—
Capital Expenditure	14,391	10,015	7,090	7,575	10,425
Internal Allocations	2,142	2,163	2,163	2,163	2,163
Interdepartment Transfer	2,142	2,163	2,163	2,163	2,163
Interfund Transfer	—	—	—	—	—
Transfer to Funds	9,132	9,260	9,374	9,487	9,601
Special (Stat Reserve) Funds	9,132	9,260	9,374	9,487	9,601
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	—	—	—	—	—
Total Expenditures	42,069	38,539	36,459	37,790	41,485
Net Expenditures	(500)	(500)	(500)	(500)	(500)

Note: Totals may not add due to rounding.

Sport & Recreation

Revenues and Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Parcel Tax	—	—	—	—	—
Fees and Charges	(5,925)	(5,425)	(5,657)	(5,889)	(6,121)
Sales of Service	(4,453)	(3,886)	(4,052)	(4,219)	(4,385)
User Fees	(1,473)	(1,538)	(1,604)	(1,670)	(1,736)
Other Revenue	(89,354)	(81,477)	(46,800)	(292)	(2,608)
Interest	—	—	—	—	—
Grants	(11,701)	(16,463)	(7,659)	(180)	(185)
Borrowing	(77,449)	(64,909)	(39,032)	—	(2,308)
Services to Other Governments	—	—	—	—	—
Interdepartment Transfer	(204)	(106)	(109)	(112)	(115)
Transfers from Funds	(27,545)	(18,919)	(6,034)	(185)	(185)
Special (Stat Reserve) Funds	(20,987)	(12,295)	(3,155)	(185)	(185)
Development Cost Charges	(196)	(1,624)	(879)	—	—
Accumulated Surplus	(6,362)	(5,000)	(2,000)	—	—
Total Revenue	(122,824)	(105,821)	(58,490)	(6,365)	(8,913)
Expenditures					
Salaries and Wages	9,772	10,347	10,790	11,233	11,675
Material and Other	4,541	4,570	4,428	4,449	3,798
Contract Services	5,054	4,264	4,501	4,685	4,870
Debt Interest	—	—	—	—	—
Debt Principal	—	—	—	—	—
Capital Expenditure	116,186	100,121	52,550	185	2,493
Internal Allocations	—	—	—	—	—
Interdepartment Transfer	—	—	—	—	—
Interfund Transfer	—	—	—	—	—
Transfer to Funds	1,141	1,141	1,141	1,149	1,025
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	1,141	1,141	1,141	1,149	1,025
Total Expenditures	136,694	120,443	73,409	21,701	23,861
Net Expenditures	13,870	14,622	14,919	15,336	14,947

Note: Totals may not add due to rounding.

Stormwater & Flood Protection

Revenues and Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Parcel Tax	—	—	—	—	—
Fees and Charges	(1)	(1)	(1)	(1)	(1)
Sales of Service	(1)	(1)	(1)	(1)	(1)
User Fees	—	—	—	—	—
Other Revenue	(2,004)	(3,085)	(2,008)	(1,326)	(5,726)
Interest	—	—	—	—	—
Grants	(1,840)	(2,859)	(1,782)	(800)	(800)
Borrowing	—	—	—	(300)	(4,700)
Services to Other Governments	—	—	—	—	—
Interdepartment Transfer	(164)	(226)	(226)	(226)	(226)
Transfers from Funds	(9,617)	(8,418)	(5,739)	(11,885)	(3,260)
Special (Stat Reserve) Funds	(8,867)	(7,296)	(5,020)	(11,535)	(2,910)
Development Cost Charges	(690)	(1,072)	(668)	(300)	(300)
Accumulated Surplus	(60)	(50)	(50)	(50)	(50)
Total Revenue	(11,622)	(11,504)	(7,748)	(13,212)	(8,987)
Expenditures					
Salaries and Wages	1,259	1,402	1,462	1,522	1,582
Material and Other	912	937	972	1,007	1,042
Contract Services	15	16	16	17	18
Debt Interest	—	—	—	—	—
Debt Principal	—	—	—	—	—
Capital Expenditure	11,397	11,227	7,471	12,935	8,710
Internal Allocations	185	202	202	202	202
Interdepartment Transfer	185	202	202	202	202
Interfund Transfer	—	—	—	—	—
Transfer to Funds	—	—	—	—	—
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	—	—	—	—	—
Total Expenditures	13,768	13,784	10,123	15,683	11,554
Net Expenditures	2,146	2,280	2,375	2,471	2,567

Note: Totals may not add due to rounding.

Transit

Revenues and Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Parcel Tax	—	—	—	—	—
Fees and Charges	(9,605)	(10,017)	(10,429)	(10,841)	(11,261)
Sales of Service	(9,021)	(9,424)	(9,828)	(10,231)	(10,634)
User Fees	(584)	(593)	(601)	(610)	(627)
Other Revenue	(25,388)	(20,164)	(20,336)	(21,704)	(20,575)
Interest	—	—	—	—	—
Grants	(23,352)	(18,706)	(19,700)	(19,370)	(19,903)
Borrowing	—	(840)	—	(1,680)	—
Services to Other Governments	—	—	—	—	—
Interdepartment Transfer	(2,037)	(618)	(636)	(654)	(672)
Transfers from Funds	(4,594)	(5,830)	(2,121)	(1,586)	(3,532)
Special (Stat Reserve) Funds	(3,123)	(4,776)	(1,067)	(532)	(2,478)
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	(1,471)	(1,054)	(1,054)	(1,054)	(1,054)
Total Revenue	(39,588)	(36,011)	(32,886)	(34,131)	(35,368)
Expenditures					
Salaries and Wages	361	378	394	410	426
Material and Other	422	311	324	337	351
Contract Services	39,247	41,012	42,767	44,521	46,276
Debt Interest	—	—	—	—	—
Debt Principal	—	—	—	—	—
Capital Expenditure	8,896	6,018	1,930	2,212	2,478
Internal Allocations	387	387	387	387	387
Interdepartment Transfer	387	387	387	387	387
Interfund Transfer	—	—	—	—	—
Transfer to Funds	307	307	307	307	307
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	307	307	307	307	307
Total Expenditures	49,620	48,412	46,108	48,175	50,225
Net Expenditures	10,033	12,401	13,222	14,044	14,856

Note: Totals may not add due to rounding.

Transportation

Revenues and Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Parcel Tax	—	—	—	—	—
Fees and Charges	(3,012)	(7,257)	(6,837)	(5,276)	(5,346)
Sales of Service	(2,179)	(6,399)	(5,953)	(4,368)	(4,413)
User Fees	(833)	(858)	(883)	(908)	(933)
Other Revenue	(23,146)	(25,478)	(31,982)	(22,470)	(34,139)
Interest	—	—	—	—	—
Grants	(320)	(5,213)	(5,539)	(6,099)	(6,533)
Borrowing	(22,289)	(19,712)	(25,873)	(15,785)	(27,004)
Services to Other Governments	—	—	—	—	—
Interdepartment Transfer	(537)	(554)	(570)	(586)	(602)
Transfers from Funds	(75,317)	(49,696)	(82,360)	(63,496)	(58,740)
Special (Stat Reserve) Funds	(18,992)	(8,546)	(13,500)	(13,737)	(8,641)
Development Cost Charges	(49,367)	(41,150)	(68,859)	(49,759)	(50,099)
Accumulated Surplus	(6,957)	—	—	—	—
Total Revenue	(101,475)	(82,432)	(121,178)	(91,242)	(98,225)
Expenditures					
Salaries and Wages	9,364	9,783	10,201	10,620	11,039
Material and Other	9,239	8,778	9,175	9,552	9,928
Contract Services	833	870	908	945	982
Debt Interest	—	—	—	—	—
Debt Principal	—	—	—	—	—
Capital Expenditure	97,771	79,486	118,147	88,125	95,022
Internal Allocations	—	—	—	—	—
Interdepartment Transfer	—	—	—	—	—
Interfund Transfer	—	—	—	—	—
Transfer to Funds	250	396	530	664	798
Special (Stat Reserve) Funds	—	146	280	414	548
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	250	250	250	250	250
Total Expenditures	117,458	99,313	138,961	109,906	117,769
Net Expenditures	15,982	16,881	17,783	18,663	19,544

Note: Totals may not add due to rounding.

Wastewater Utility

Revenues and Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Parcel Tax	(721)	(209)	(209)	—	—
Fees and Charges	(24,443)	(25,075)	(26,035)	(27,007)	(28,017)
Sales of Service	(24,443)	(25,075)	(26,035)	(27,007)	(28,017)
User Fees	—	—	—	—	—
Other Revenue	(4,388)	(3,895)	(3,909)	(3,792)	(3,482)
Interest	(1,712)	(1,662)	(1,626)	(1,509)	(1,199)
Grants	(6)	—	(50)	(50)	(50)
Borrowing	—	—	—	—	—
Services to Other Governments	(1,315)	(1,315)	(1,315)	(1,315)	(1,315)
Interdepartment Transfer	(1,355)	(918)	(918)	(918)	(918)
Transfers from Funds	(38,154)	(17,830)	(17,391)	(20,786)	(23,186)
Special (Stat Reserve) Funds	(1,808)	—	—	—	—
Development Cost Charges	(10,168)	(6,702)	(3,725)	(7,295)	(8,855)
Accumulated Surplus	(26,179)	(11,128)	(13,666)	(13,491)	(14,331)
Total Revenue	(67,705)	(47,009)	(47,544)	(51,585)	(54,686)
Expenditures					
Salaries and Wages	6,835	7,215	7,524	7,833	8,141
Material and Other	8,778	8,821	9,191	9,560	9,930
Contract Services	683	714	744	775	805
Debt Interest	173	117	117	—	—
Debt Principal	295	91	91	—	—
Capital Expenditure	37,550	17,830	17,441	20,836	23,236
Internal Allocations	3,271	2,542	2,542	2,542	2,542
Interdepartment Transfer	2,004	2,025	2,025	2,025	2,025
Interfund Transfer	1,267	517	517	517	517
Transfer to Funds	10,120	9,679	9,894	10,040	10,032
Special (Stat Reserve) Funds	401	245	245	245	245
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	9,719	9,434	9,649	9,795	9,787
Total Expenditures	67,705	47,009	47,544	51,585	54,686
Net Expenditures	—	—	—	—	—
Surplus/(Deficit) (Included Above)	9,719	10,789	11,143	11,427	11,536

Note: Totals may not add due to rounding.

The Surplus/(Deficit) is the overall surplus/(deficit) budgeted for the fund during the year.

Water Utility

Revenues and Expenditures by Year

<i>\$ thousands</i>	2026	2027	2028	2029	2030
Revenue					
Parcel Tax	(3,175)	(2,634)	(2,660)	(2,663)	(2,689)
Fees and Charges	(29,139)	(26,296)	(25,022)	(28,677)	(33,090)
Sales of Service	(29,045)	(26,200)	(24,919)	(28,580)	(32,993)
User Fees	(94)	(97)	(102)	(97)	(97)
Other Revenue	(29,770)	(11,226)	(3,447)	(329)	(283)
Interest	(1,648)	(1,138)	(717)	(46)	(1)
Grants	(2,982)	—	—	—	—
Borrowing	(24,874)	(9,806)	(2,448)	—	—
Services to Other Governments	—	—	—	—	—
Interdepartment Transfer	(265)	(283)	(283)	(283)	(283)
Transfers from Funds	(35,729)	(31,166)	(28,996)	(31,855)	(11,525)
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	(23,815)	(7,078)	(5,781)	(9,172)	(100)
Accumulated Surplus	(11,914)	(24,088)	(23,215)	(22,683)	(11,425)
Total Revenue	(97,812)	(71,323)	(60,125)	(63,524)	(47,586)
Expenditures					
Salaries and Wages	8,362	8,883	9,263	9,643	10,023
Material and Other	10,371	10,812	11,194	11,681	12,169
Contract Services	368	384	400	417	433
Debt Interest	719	688	688	2,180	2,180
Debt Principal	357	835	1,023	806	806
Capital Expenditure	64,035	41,572	35,244	34,055	11,525
Internal Allocations	2,148	2,168	2,168	2,168	2,168
Interdepartment Transfer	1,726	1,746	1,746	1,746	1,746
Interfund Transfer	422	422	422	422	422
Transfer to Funds	11,453	5,981	144	2,573	8,282
Special (Stat Reserve) Funds	—	—	—	—	—
Development Cost Charges	—	—	—	—	—
Accumulated Surplus	11,453	5,981	144	2,573	8,282
Total Expenditures	97,812	71,323	60,125	63,524	47,586
Net Expenditures	—	—	—	—	—
Surplus/(Deficit) (Included Above)	7,214	7,345	5,995	5,960	7,190

Note: Totals may not add due to rounding.

The Surplus/(Deficit) is the overall surplus/(deficit) budgeted for the fund during the year.



2026 Financial Plan

Final Budget - Volume 3

2026 - 2030 Five Year Financial Plan

Budget as a Program





Priorities

- Council Priorities
 - Community Safety
 - Housing Support
 - Active and Road Transportation
 - Sustainability Initiatives
 - Economic Development
 - Transformation
 - Customer Experience
- Stable Services and Stable Taxes
- Accelerated Capital Delivery
- Modernization and Efficiencies

2026 Preliminary Budget Volume



Net Operating & Capital	\$ 216 M
New Construction Revenue	(3)M
<hr/>	<hr/>
2026 Net Tax Demand	\$ 213 M

4.37%

2026 Final Budget Volume

- Emergent Projects
- Required by Legislation
- Council Directed



2026 Proposed Expenditure Budget

\$1.10 Billion

(\$ thousands)

Fund	2026 Operating	2026 Capital	%
General	418,329	393,427	73%
Airport	78,052	48,801	11%
Wastewater	30,155	37,550	9%
Water	33,777	64,035	6%
Total	\$560,313	\$543,813	

2026 Proposed Tax Demand

(\$ thousands)

Preliminary Gross Tax Demand	\$	216,197
Final Budget Requests:		1,368
2026 Final Gross Tax Demand	\$	217,565
New Construction Revenue		(4,300)
Net Property Owner Impact		4.40 %

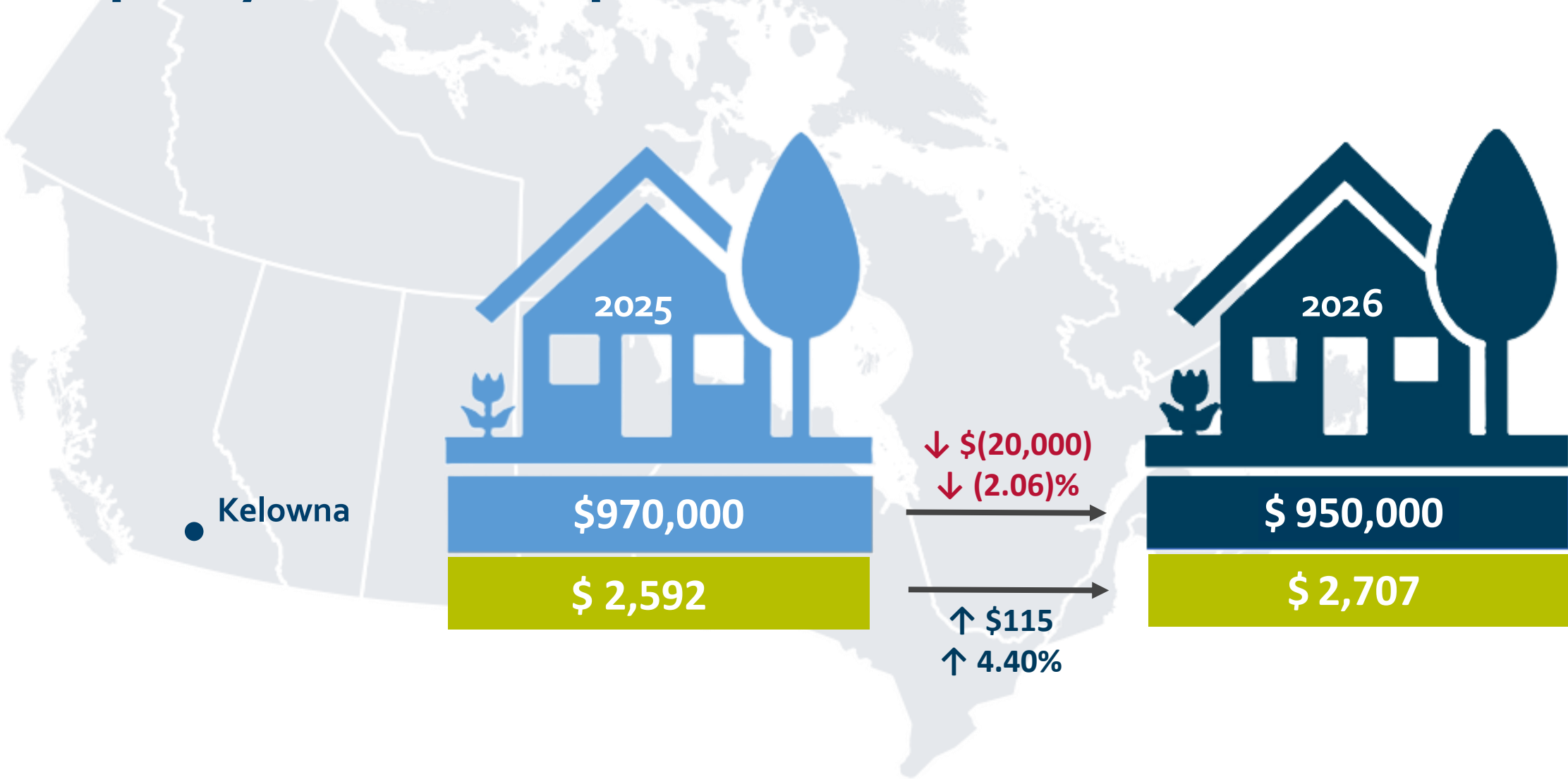
Operating Requests Summary

(\$ thousands)

Final Budget - Priority 1		2026	2027	2028	2029	2030
Community Safety & Bylaw	Outdoor Sheltering Site Improvements	80	—	—	—	—
Police Services & RCMP	RCMP Regular Member - Community Business Liaison	68	254	254	254	254
Sport & Recreation	2026 Outdoor Events	1,050	—	—	—	—
Parking	Parking Management in Transit Oriented Areas	206	89	89	89	89
Enabling Services	New Construction Revenue Contribution to Reserve	—	—	—	—	—
	Transmission of Taxes - BIAs and Other Governments	169,927	—	—	—	—
Operating Requests Total		171,332	342	342	342	342

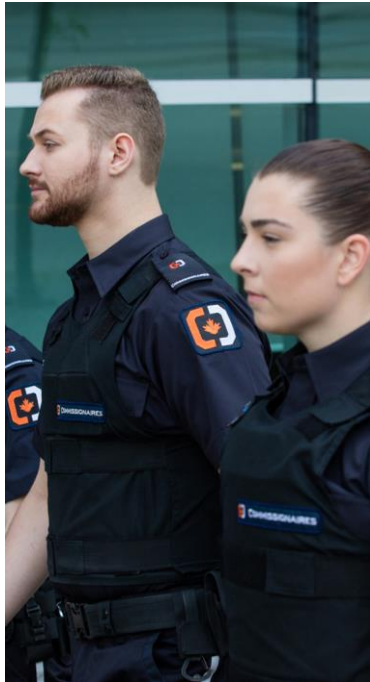
Note: Totals may not add due to rounding

Average Change in Residential Assessed Value and Property Owner Impact



What Do Tax Dollars Pay For

54.1%
Safety &
Emergency
Services



24.0%
Community
Vibrancy &
Wellbeing



17.6%
Transportation
& Mobility



3.0%
Corporate Services
& Governance



1.3%
Utility &
Environmental
Services



Five-Year Financial Plan

\$ thousands	2026	2027	2028	2029	2030
General Revenues	(18,410)	(18,718)	(19,025)	(19,332)	(19,705)
Net Operating Budget	219,993	235,155	251,172	267,980	285,935
Pay-as-you-go Capital	15,983	17,263	18,637	20,112	21,499
Taxation Demand	217,565	233,700	250,785	268,760	287,729
New Construction Tax Revenue	(4,300)	(3,198)	(3,435)	(3,687)	(3,467)
Net Property Owner Impact	4.40%	5.95%	5.84%	5.70%	5.77%



City of
Kelowna

Questions?



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CITY OF KELOWNA

BYLAW NO. 12890

Five-Year Financial Plan 2026-2030

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, 2026 to and including December 31, 2030.
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, 2026-2030, No. 12890".

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A"
Financial Plan 2026 - 2030

<i>\$ thousands</i>	2026	2027	2028	2029	2030	2031 - 2033
Revenue						
Property Value Tax	217,565	233,700	250,785	268,760	287,729	1,004,672
Library Requisition	8,916	9,183	9,450	9,718	9,985	30,938
Parcel Taxes	4,036	2,984	3,009	2,804	2,830	8,649
Fees and Charges	218,383	229,842	238,696	280,108	261,855	817,951
Borrowing Proceeds	134,155	122,444	92,186	35,500	41,937	92,012
Other Sources	110,055	98,170	89,021	81,056	82,802	262,137
	693,110	696,323	683,148	677,946	687,137	2,216,358
Transfer between Funds						
Reserve Funds	164,845	96,088	85,140	74,495	83,541	220,655
DCC Funds	116,127	88,402	102,556	88,118	79,198	112,535
Surplus/Reserve Accounts	130,045	87,519	89,432	103,402	63,171	216,942
	411,017	272,008	277,128	266,015	225,911	550,132
Total Revenues	1,104,127	968,331	960,275	943,961	913,048	2,766,491
Expenditures						
Municipal Debt						
Debt Interest	4,068	9,566	13,074	17,841	19,526	69,724
Debt Principal	5,868	8,241	8,554	9,570	10,262	35,394
Other Municipal Purposes						
Airport	81,329	79,448	81,339	74,824	52,252	240,222
Arts & Culture	8,040	5,720	7,772	19,538	6,152	20,429
Community Development	4,861	4,391	4,458	4,636	4,815	15,744
Community Safety & Bylaw	11,170	11,034	10,198	10,617	11,035	36,155
Development Planning	2,674	2,791	2,908	3,025	3,142	10,280
Development Services	6,987	7,299	7,612	7,924	8,236	26,985
Enabling Services	129,885	116,365	125,864	158,633	159,750	489,675
Fire Safety	71,071	39,085	42,521	37,787	39,799	132,424
Governance & Leadership	5,004	4,938	5,149	5,360	5,572	18,254
Parking	9,222	9,102	14,423	17,943	12,114	55,438
Parks	75,759	70,839	55,630	52,127	50,061	152,358
Partnerships Office	1,828	1,547	1,613	1,679	1,745	5,718
Police Services & RCMP	76,706	81,076	84,544	88,012	91,480	299,707
Solid Waste & Landfill	32,937	29,279	27,085	28,302	31,884	80,357
Sport & Recreation	135,553	119,302	72,268	20,552	22,836	71,255
Stormwater & Flood Protection	13,768	13,784	10,123	15,683	11,554	22,614
Transit	49,313	48,105	45,801	47,868	49,918	182,969
Transportation	117,208	98,917	138,432	109,242	116,971	192,144
Wastewater	57,117	37,121	37,441	41,545	44,654	97,535
Water	85,283	63,819	58,270	57,964	36,318	114,545
	985,651	861,769	855,079	830,673	790,076	2,369,927
Transfers between Funds						
Reserve Funds	50,843	51,436	52,337	54,046	56,007	170,889
DCC Funds	—	—	—	—	—	—
Surplus/Reserve Accounts	67,633	55,126	52,860	59,243	66,965	225,675
	118,476	106,562	105,197	113,289	122,972	396,564
Total Expenditures	1,104,127	968,331	960,275	943,961	913,048	2,766,491

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 2026. 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	217,565	20%
Library Requisition	8,916	1%
Parcel Taxes	4,036	1%
Fees and Charges	218,383	19%
Borrowing Proceeds	134,155	12%
Other Sources	110,055	10%
Reserve Funds/Accounts	411,017	37%
Total	1,104,127	100%

Distribution of Property Tax Rates

Table 2 outlines the council approved municipal tax distribution policy for 2026 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	2026 Tax Class Ratios	Tax Revenue \$ (000's)	2025 Tax Class Ratios
01/08/03	Res/Rec/NP/SH	1.0000:1	152,341	1.0000:1
2	Utilities	3.3316:1	887	3.6021:1
4	Major Industrial	8.0676:1	0	8.2256:1
05/06	Light Ind/Bus/Other	1.9705:1	63,577	2.0265:1
9	Farm Land	0.1892:1	12	0.2206:1
91	Farm Improvements	0.5141:1	748	0.5136:1
	Total Revenues		217,565	

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.

In order to incentivize commercial and rental development, the Revitalization Tax Exemption provides qualifying properties with a tax exemptions.

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 2026 (based on 2025 assessment totals) is \$5,117,014. The following breaks down the total into various exemption categories and the exemption value for the category:

Places of Worship - \$ 448,415
Private schools - \$ 66,659
Hospitals - \$ 16,390
Special Needs Housing - \$ 97,467

Social Services - \$ 364,168

Public Park, Athletic or Recreational - \$ 484,006

Cultural - \$ 585,432

Partnering, Heritage or Other Special Exemptions Authority - \$ 412,428

Revitalization - \$2,642,049

CITY OF KELOWNA
BYLAW NO. 12891
Tax Structure Bylaw, 2026

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 2026 taxation year.
4. This bylaw may be cited for all purposes as "Tax Structure Bylaw, 2026 No. 12891".

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12892

Annual Tax Rates Bylaw, 2026

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 2026:
 - (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 Public Safety 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, 2026 No. 12892".

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

SCHEDULE 1

CITY OF KELOWNA

**GENERAL MUNICIPAL, PUBLIC SAFETY, LIBRARY, HOSPITAL AND REGIONAL DISTRICT
TAX RATES - 2026**

PROPERTY CLASS	TAX RATES (DOLLAR OF TAX PER \$1,000 TAXABLE VALUE)					TAXABLE LAND ONLY
	A GENERAL MUNICIPAL	B PUBLIC SAFETY	C LIBRARY	D REGIONAL HOSPITAL DISTRICT	E REGIONAL DISTRICT	F REGIONAL DISTRICT SIR
1 Residential	2.8163	0.0285	0.1167	0.2050	0.2253	0.0184
2 Utilities	9.3828	0.0948	0.3886	0.7176	0.7885	0.0644
3 Supportive Housing	2.8163	0.0285	0.1167	0.2050	0.2253	0.0184
4 Major Industrial	22.7209	0.2295	0.9411	0.6971	0.7660	0.0626
5 Light Industrial	5.5496	0.0561	0.2299	0.6971	0.7660	0.0626
6 Business/Other	5.5496	0.0561	0.2299	0.5023	0.5519	0.0451
8 Recreation/Non-Profit	2.8163	0.0285	0.1167	0.2050	0.2253	0.0184
9 Farm:						
a) Land	0.5325	0.0054	0.0221	0.2050	0.2253	0.0184
b) Improvements	1.4477	0.0146	0.0600	0.0000	0.0000	0.0000

SCHEDULE 2

CITY OF KELOWNA

2026 LOCAL SERVICE AREA TAX RATES

PROPERTY CLASS	A DOWNTOWN BUSINESS IMPROVEMENT AREA	B UPTOWN RUTLAND BUSINESS IMPROVEMENT AREA
1. RESIDENTIAL	0	0
2. UTILITIES	0	0
3. SUPPORTIVE HOUSING	0	0
4. MAJOR INDUSTRIAL	0	0
5. LIGHT INDUSTRIAL	0.9464	0.8041
6. BUSINESS/OTHER	0.9464	0.8041
8. RECREATION/NON-PROFIT	0	0
9. FARM a) LAND b) IMPROVEMENTS	0 0	0 0

CITY OF KELOWNA

BYLAW NO. 12894

Development Cost Charge Reserve Fund Expenditure Bylaw, 2026

WHEREAS, there is an unappropriated balance in the Development Cost Charge Reserve Fund of One Hundred and Eighty One Million, Seven Hundred and Twenty Nine Thousand, Six hundred and Seventy Two (\$181,729,672) as at January 1, 2026

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 One Hundred and Eighty One Million, Seven Hundred and Twenty Nine Thousand, Six hundred and Seventy Two (\$181,729,672) as at January 1, 2026 is hereby appropriated from the Development Cost Charge Reserve Fund to be expended in 2026 for the following purposes:

	Land for Park Purposes	\$ 23,869,100
	Park Dev	\$24,459,636
	Road Construction	\$ 94,890,639
	Wastewater Trunks, Plant & Debt Repayment	\$ 20,859,705
Construction	Water Mains, Pump Stations & Reservoir	\$16,184,640
Drainage		\$1,465,952
		<u>\$ 181,729,672</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 Development Cost Charge Reserve Fund.
4. This bylaw may be cited as the "Development Cost Charge Reserve Fund Expenditure Bylaw, 2026, No. 12894".

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12895

Sale of City-Owned Land Reserve Fund Expenditure Bylaw, 2026

WHEREAS, there is an unappropriated balance in the Sale of City-Owned Land Reserve Fund of Eight Million, One Hundred and Thirty Six Thousand, and Fifty Eight Dollars (\$8,136,058) as at January 1, 2026

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 Eight Million, One Hundred and Thirty Six Thousand, and Fifty Eight Dollars (\$8,136,058) as at January 1, 2026 is hereby appropriated from the Sale of City-Owned Land Reserve Fund to be expended in 2026 for the following purposes:

General Land	\$ 6,237,852
Parks Land	\$ 1,653,630
Housing Opportunity	\$ 244,576
	<u>\$ 8,136,058</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, 2026, No. 12895".

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12896

Density Bonusing for Public Amenities & Streetscape Reserve Fund Expenditure Bylaw, 2026

WHEREAS, there is an unappropriated balance in the Density Bonusing for Public Amenities & Streetscape Reserve Fund of One Million, One Hundred and Ninety Four Thousand, Six Hundred and Sixty Eight (\$1,194,668), as at January 1, 2026.

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 One Million, One Hundred and Ninety Four Thousand, Six Hundred and Sixty Eight (\$1,194,668), as at January 1, 2026 is hereby appropriated from the Density Bonusing for Public Amenities & Streetscape Reserve Fund to be expended in 2026 for the following purposes:

Urbanization and Streetscape Amenities	\$ 1,194,668
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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, 2026, No. 12896".

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12897

Septic Removal Specific Area Reserve Fund Expenditure Bylaw, 2026

WHEREAS, there is an unappropriated balance in the Septic Removal Specific Area Reserve Fund of Ten Million, Six Hundred and Seventy Two thousand, Two Hundred and Seven (\$10,672,207), as at January 1, 2026.

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 Ten Million, Six Hundred and Seventy Two thousand, Two Hundred and Seven (\$10,672,207), as at January 1, 2026 is hereby appropriated from the Septic Removal Specific Area Reserve Fund to be expended in 2026 for the following purposes:

Septic Removal	\$ 10,672,207
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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, 2026, No. 12897".

Read a first, second and third time by the Municipal Council this

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Report to Council



Date: April 20, 2026
To: Council
From: City Manager
Subject: 2026 Sterile Insect Release (SIR) Parcel Tax
Department: Financial Services

Recommendation:

THAT Council approves the Sterile Insect Release Program as outlined in the report of the Revenue Supervisor dated April 20, 2026 charging the 2026 Sterile Insect Release (SIR) Parcel Tax to individual property tax rolls in accordance with the 2026 SIR Parcel Tax Assessment Roll provided to the City of Kelowna by SIR administration.

AND THAT Bylaw No. 12893 being the Sterile Insect Release Program Parcel Tax Bylaw 2026 be forwarded for reading consideration.

Purpose:

To authorize the 2026 Sterile Insect Release parcel tax levy on specified property tax rolls within the City of Kelowna.

Background:

The SIR Program is an area wide codling moth management program operating in key growing areas of the Okanagan, Similkameen and Shuswap Valleys, in commercial orchards and urban areas. The SIR Board governs the service provided through bylaws of the Okanagan Similkameen, Central Okanagan, North Okanagan and Columbia Shuswap Regional Districts. Funding is requisitioned through a land value tax paid by all property owners in the service area and a parcel tax levied against planted host tree acreage. The SIR Program provides enforcement of area wide management and control of codling moth infestation as well as the rearing and releasing of sterile codling moths throughout orchards. This environmentally friendly technique reduces the need for reliance on pesticides. Sterile insect technology allows for greater opportunities for sustainable agricultural practices such as integrated pest management controls of orchard pests. A reduction in chemical sprays benefits the entire community through less environmental impact to the air, water and soil quality, benefiting public health as well as producing quality fruit.

The program consists of two separate levies. The first levy is based on the assessed value of the land and tax rate for each class of property (residential, utility, major and light industrial, recreational, business, and farm land), and is provided by the Regional District of Central Okanagan. It applies, generally, to all property tax rolls within the City of Kelowna.

The second levy is a parcel tax applicable to all properties that are 0.30 acre or more and contain 20 or more codling moth host trees (apple, pear, crab apple, and quince). The 2026 charge of \$186.11 per assessed acre will be applied to all property tax rolls on the list provided by SIR administration and are attached to Bylaw 12893.

The following chart lists the historical annual budget figures levied on property within the City of Kelowna as well as the year over year percentage change.

	2021	2022	2023	2024	2025	2026
General Levy on all Properties	\$734,153	\$745,361	\$763,154	\$810,896	\$834,048	\$915,523
Percentage Change from Prior Year	-1.83%	1.53%	2.39%	6.26%	2.86%	9.77%
Parcel Tax Levy	\$274,229	\$276,676	\$274,968	\$267,596	\$268,168	\$289,222
Percentage Change from Prior Year	-6.36%	0.89%	-0.62%	-2.68%	0.21%	7.85%
Per Acre Charge for Parcel Tax	\$139.26	\$150.40	\$156.42	\$162.68	\$169.19	\$186.11
Percentage Change from Prior Year	0.00%	8.00%	4.00%	4.00%	4.00%	10.00%

Internal Circulation:

Office of the City Clerk

Considerations applicable to this report:

Legal/Statutory Authority:

Section 200 of the Community Charter provides that Council may, by bylaw, impose a parcel tax in accordance with Part 7 Division 4 – Parcel Taxes to provide all or part of the funding for a service.

Financial/Budgetary Considerations:

While the SIR program is run across the 4 participating regional districts, each municipality has tax authority over their own specific area. Each municipality collects the parcel tax and then passes on the funds to the Regional District, who then uses the funds to pay for the SIR Program.

Considerations not applicable to this report:

Legal/Statutory Procedural Requirements
Existing Policy
Consultation and Engagement
Communications Comments

Submitted by: D Bartsch, Revenue Supervisor, Financial Services

Approved for inclusion: M. Warrender, Deputy Chief Financial Officer, Financial Services

Attachments:

Schedule A – 2026 SIR Parcel Tax Roll

CITY OF KELOWNA

BYLAW NO. 12893

Sterile Insect Release Program Parcel Tax Bylaw 2026

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 2026 tax year on each parcel of land aforementioned, and the amount of such Parcel Tax shall be One Hundred and Eighty-Six Dollars and Eleven Cents (\$186.11) per assessed acre.
3. This bylaw shall be known for all purposes as the “Sterile Insect Release Program Parcel Tax Bylaw 2026 No. 12893”.

Read a first, second and third time and adopted by the Municipal Council this 20th day of April 2026.

Mayor

City Clerk

Folio	Regional District	Property Address	Property City	Owner Name	Owner Address	Adjusted Acres	x \$186.11
21703108010	Central Okanagan	1355 LATTA, KELOWNA	KELOWNA	BEATRICE YAMAOKA ; BRIAN YAMAOKA	1351 LATTA RD KELOWNA BC V1P 1A5	6.26	\$ 1,165.05
21703121000	Central Okanagan	2355 MCKENZIE, KELOWNA	KELOWNA	GURDEEP POONI ; SARABJIT POONI	2355 MCKENZIE RD KELOWNA BC V1P 1A6	2.13	\$ 396.41
21703121010	Central Okanagan	2295 MCKENZIE, KELOWNA	KELOWNA	INNOVA FRUIT CO INC	PO BOX 30089 RPO GLENPARK KELOWNA BC V1V 2M4	3.06	\$ 569.50
21703205000	Central Okanagan	2635 SEXSMITH, KELOWNA	KELOWNA	ANNA HARMS ; HENRY HARMS	2635 SEXSMITH RD KELOWNA BC V1V 2G6	8.95	\$ 1,665.68
21703210125	Central Okanagan	2517 SEXSMITH, KELOWNA	KELOWNA	GURMIT SIDHU ; NAVDEEP SIDHU	2517 SEXSMITH RD KELOWNA BC V1V 2G6	6.84	\$ 1,272.99
21703210210	Central Okanagan	705 VALLEY, KELOWNA	KELOWNA	JOHANNUS JANMAAT	697 VALLEY RD N KELOWNA BC V1V 2E1	4.97	\$ 924.97
21703236002	Central Okanagan	770 PACKINGHOUSE, KELOWNA	KELOWNA	HARVINDER JOHAL ; MARINA JOHAL	770 PACKINGHOUSE RD KELOWNA BC V1V 2E1	3.01	\$ 560.19
21703245000	Central Okanagan	590 BRENDA, KELOWNA	KELOWNA	MATTHEW MURRAY	590 BRENDA RD KELOWNA BC V1V 2C8	4.85	\$ 902.63
21703255321	Central Okanagan	1982 UNION, KELOWNA	KELOWNA	MM CORP	ATTN APPLE VALLEY ORCHARD & RV PARK 1325 CANYON RIDGE CRT KAMLOOPS BC V2H 0A2	1	\$ 186.11
21703255322	Central Okanagan	1980 UNION, KELOWNA	KELOWNA	MM CORP	ATTN APPLE VALLEY ORCHARD & RV PARK 1325 CANYON RIDGE CRT KAMLOOPS BC V2H 0A2	1	\$ 186.11
21703262000	Central Okanagan	2389 LONGHILL, KELOWNA	KELOWNA	EMILY PETRETTA ; ROBERT PETRETTA	2389 LONGHILL RD KELOWNA BC V1V 2G3	5.77	\$ 1,073.85
21703263000	Central Okanagan	2206 LONGHILL, KELOWNA	KELOWNA	TYSEN PROPERTIES LTD; ANITA BONN	1109 CHURCHILL RD KELOWNA BC V1Y 8K9	7.33	\$ 1,364.19
21703264000	Central Okanagan	185 VALLEY, KELOWNA	KELOWNA	HELEN BONN	185 VALLEY RD KELOWNA BC V1V 2G2	3.77	\$ 701.63
21703266000	Central Okanagan	143 VALLEY, KELOWNA	KELOWNA	ANITA BONN ; MARVIN BONN	1-143 VALLEY RD KELOWNA BC V1V 2E7	3.84	\$ 714.66
21703267000	Central Okanagan	1 - 127 VALLEY, KELOWNA	KELOWNA	EDMUND BONN	1-127 VALLEY RD KELOWNA BC V1V 2E7	9.27	\$ 1,725.24
21703268000	Central Okanagan	2214 BONN, KELOWNA	KELOWNA	EDMUND BONN	1-127 VALLEY RD KELOWNA BC V1V 2E7	4.51	\$ 839.36
21703269000	Central Okanagan	115 VALLEY, KELOWNA	KELOWNA	DAVID BONN ; MELISSA BONN	135 VALLEY RD N KELOWNA BC V1V 2E7	10.16	\$ 1,890.88
21703271000	Central Okanagan	220 MAIL, KELOWNA	KELOWNA	DARREN TURK ; LEONA TURK	220 MAIL RD KELOWNA BC V1V 2H2	8.45	\$ 1,572.63
21703272000	Central Okanagan	180 MAIL, KELOWNA	KELOWNA	LEONA TURK	180 MAIL RD KELOWNA BC V1V 2H2	4.68	\$ 870.99
21703274000	Central Okanagan	135 VALLEY, KELOWNA	KELOWNA	DAVID BONN ; MELISSA BONN	135 VALLEY RD N KELOWNA BC V1V 2E7	3.8	\$ 707.22
21703278000	Central Okanagan	800 PACKINGHOUSE, KELOWNA	KELOWNA	TERRY TARASEWICH	800 PACKINGHOUSE RD KELOWNA BC V1V 2E1	1	\$ 186.11
21703279000	Central Okanagan	2160 SCENIC, KELOWNA	KELOWNA	; CAROLINE SEBASTIAN	C/O TELUS TAXATION PO BOX 1552 STN MAIN EDMONTON AB T5J 2N7	3.71	\$ 690.47
21703410000	Central Okanagan	1250 GLENMORE, KELOWNA	KELOWNA	HARDEEP KHELA ; MANJINDERPAL KHELA	1254 GLENMORE RD N KELOWNA BC V1V 2C6	2.24	\$ 416.89
21703412000	Central Okanagan	1460 GLENMORE, KELOWNA	KELOWNA	GARY GLANZ ; KAREN GLANZ	1460 GLENMORE RD N KELOWNA BC V1V 2C5	2.98	\$ 554.61
21703646000	Central Okanagan	2504 GALE, KELOWNA	KELOWNA	S SUNDHER ORCHARDS LTD; DALJIT AULAKH	3626 HIGHWAY 97 OSOYOOS BC V0H 1V1	3.45	\$ 642.08
21703664514	Central Okanagan	2855 DRY VALLEY, KELOWNA	KELOWNA	BHUPINDER GILL ; GREET GILL	9100 168TH AVE OSOYOOS BC V0H 1V2	1.35	\$ 251.25
21703664516	Central Okanagan	2849 DRY VALLEY, KELOWNA	KELOWNA	KIRANJEET BRAR ; NISHAN BRAR	55 DEL RAY CRES NE CALGARY AB T1Y 6V8	10.66	\$ 1,983.93
21703884000	Central Okanagan	3310 MATHEWS, KELOWNA	KELOWNA	AM SANDHER FARMS LTD	3664 SPIERS RD KELOWNA BC V1W 4A9	2.56	\$ 476.44
21703905104	Central Okanagan	4236 SPIERS, KELOWNA	KELOWNA	TROY PASITNEY	4236 SPIERS RD KELOWNA BC V1W 4E3	4.44	\$ 826.33
21703906000	Central Okanagan	4233 SPIERS, KELOWNA	KELOWNA	LINDSAY HENDERSON ; MARY HENDERSON	PO BOX 28095 RPO EAST KELOWNA KELOWNA BC V1W 4A6	1.13	\$ 210.30
21703907000	Central Okanagan	4221 SPIERS, KELOWNA	KELOWNA	BALRAJ HOTHY ; SANDEEP HOTHY	3410 POOLEY RD KELOWNA BC V1W 4G7	7.51	\$ 1,397.69
21703908000	Central Okanagan	4215 SPIERS, KELOWNA	KELOWNA	BRADLEY SERWA ; THERESA SERWA	4215 SPIERS RD KELOWNA BC V1W 4E3	1	\$ 186.11
21703912000	Central Okanagan	3030 GRIEVE, KELOWNA	KELOWNA	LEONARD BRAUN	3030 GRIEVE RD KELOWNA BC V1W 4E5	4.3	\$ 800.27
21703913001	Central Okanagan	3015 GRIEVE, KELOWNA	KELOWNA	ALAN PORTER ; JO-ANN PORTER	3015 GRIEVE RD KELOWNA BC V1W 4E5	2.1	\$ 390.83
21703913100	Central Okanagan	3145 GULLEY, KELOWNA	KELOWNA	ALAN PORTER ; BRIAN PORTER	3145 GULLEY RD KELOWNA BC V1W 4E5	7.34	\$ 1,366.05
21703949320	Central Okanagan	4280 SPIERS, KELOWNA	KELOWNA	AGYA JASWAL ; KAMALJIT JASWAL	4280 SPIERS RD KELOWNA BC V1W 4E3	8.45	\$ 1,572.63
21703949340	Central Okanagan	4207 SPIERS, KELOWNA	KELOWNA	RONALD ENGEL	452 HAWKS PERCH LANE KELOWNA BC V1W 0B8	3.07	\$ 571.36
21703950000	Central Okanagan	3965 TODD, KELOWNA	KELOWNA	JANET DILLON ; TERENCE DILLON	3965 TODD RD KELOWNA BC V1W 4B3	8.67	\$ 1,613.57
21703952062	Central Okanagan	3865 SPIERS, KELOWNA	KELOWNA	0925083 BC LTD; RAJINDER SANDHER	3480 WATER RD KELOWNA BC V1W 4G4	6.75	\$ 1,256.24
21703955000	Central Okanagan	2809 GRIEVE, KELOWNA	KELOWNA	BALVIR GILL ; KARMJIT GILL	3152 EAST KELOWNA RD KELOWNA BC V1W 4H3	4.92	\$ 915.66
21703956000	Central Okanagan	4201 SPIERS, KELOWNA	KELOWNA	LEONARD SUCHOCKI ; MARY SUCHOCKI	1-4201 SPIERS RD KELOWNA BC V1W 4B5	6.18	\$ 1,150.16
21703960000	Central Okanagan	2699 SAUCIER, KELOWNA	KELOWNA	DONNA MORETTO ; MARIO MORETTO	2699 SAUCIER RD KELOWNA BC V1W 4B6	1.35	\$ 251.25
21703965000	Central Okanagan	4175 TODD, KELOWNA	KELOWNA	GIOVANNA CUNSOLO	20523 2 AVE SW EDMONTON AB T6M 2S3	4.4	\$ 818.88
21703968000	Central Okanagan	4067 TODD, KELOWNA	KELOWNA	JANET DILLON ; TERENCE DILLON	3965 TODD RD KELOWNA BC V1W 4B3	4.7	\$ 874.72
21703971501	Central Okanagan	2177 WARD, KELOWNA	KELOWNA	CANADA WEST TREE FRUITS LTD	1-2287 WARD RD KELOWNA BC V1W 4R5	1.25	\$ 232.64
21703971503	Central Okanagan	2287 WARD, KELOWNA	KELOWNA	CANADA WEST TREE FRUITS LTD	1-2287 WARD RD KELOWNA BC V1W 4R5	35.85	\$ 6,672.04
21703971504	Central Okanagan	3974 TODD, KELOWNA	KELOWNA	CHRISTOPHER TURTON	PO BOX 28204 RPO EAST KELOWNA KELOWNA BC V1W 4A6	1.23	\$ 228.92
21703973000	Central Okanagan	3980 TODD, KELOWNA	KELOWNA	CYNTHIA TURTON	3980 TODD RD KELOWNA BC V1W 4B3	5.16	\$ 960.33
21703981000	Central Okanagan	2570 SAUCIER, KELOWNA	KELOWNA	LARRIE CARR ; LAURA CARR	2570 SAUCIER RD KELOWNA BC V1W 4B7	1.18	\$ 219.61

Folio	Regional District	Property Address	Property City	Owner Name	Owner Address	Adjusted Acres	x \$186.11
21703985000	Central Okanagan	2675 HEWLETT, KELOWNA	KELOWNA	ROCKY MOUNTAIN PROJECTS LTD; MAUREEN COWAN	2675 HEWLETT RD KELOWNA BC V1W 4B4	5.97	\$ 1,111.08
21703990002	Central Okanagan	3950 SPIERS, KELOWNA	KELOWNA	MCINTOSH FARMS LTD	4588 MARGUERITE ST VANCOUVER BC V6J 4G8	1.37	\$ 254.97
21703995027	Central Okanagan	3920 TODD, KELOWNA	KELOWNA	JOAN GERHARDT ; WULF-HEINRICH GERHARDT	3920 TODD RD KELOWNA BC V1W 4B3	1	\$ 186.11
21703995159	Central Okanagan	3955 SPIERS, KELOWNA	KELOWNA	DAVID RAYE ; SUSANNE RAYE	3955 SPIERS RD KELOWNA BC V1W 4B3	1.4	\$ 260.55
21703995172	Central Okanagan	2620 HEWLETT, KELOWNA	KELOWNA	JENNIFER TURTON-MOLGAT	4324 JUNE SPRINGS RD KELOWNA BC V1W 4C8	14.25	\$ 2,652.07
21703997000	Central Okanagan	4200 STEWART, KELOWNA	KELOWNA	ERIC JABS ; ERIC JABS	80-1201 CAMERON AVE KELOWNA BC V1W 3R9	7.79	\$ 1,449.80
21704008006	Central Okanagan	3995 CASORSO, KELOWNA	KELOWNA	MARK ANTHONY GROUP INC; ROBERT CASORSO	3877 CASORSO RD KELOWNA BC V1W 4R7	6.27	\$ 1,166.91
21704008007	Central Okanagan	4025 CASORSO, KELOWNA	KELOWNA	MARK ANTHONY GROUP INC; ROBERT CASORSO	3877 CASORSO RD KELOWNA BC V1W 4R7	2.76	\$ 513.66
21704014004	Central Okanagan	3896A CASORSO, KELOWNA	KELOWNA	JOHN CASORSO ; JOHN CASORSO	3860 CASORSO RD KELOWNA BC V1W 4R7	6.36	\$ 1,183.66
21704016000	Central Okanagan	3877 CASORSO, KELOWNA	KELOWNA	NADENE CASORSO ; ROBERT CASORSO	3877 CASORSO RD KELOWNA BC V1W 4R7	1	\$ 186.11
21704023001	Central Okanagan	1989 WARD, KELOWNA	KELOWNA	GILL FAMILY ORCHARDS INC	8-3254 MCCULLOCH RD KELOWNA BC V1W 4R2	8.96	\$ 1,667.55
21704029000	Central Okanagan	4153 BEDFORD, KELOWNA	KELOWNA	KALSAM ORCHARDS LTD; MICHAEL DAY	4132 BEDFORD RD KELOWNA BC V1W 4N6	9.31	\$ 1,732.68
21704032158	Central Okanagan	3860 CASORSO, KELOWNA	KELOWNA	JOHN CASORSO	3860 CASORSO RD KELOWNA BC V1W 4R7	1	\$ 186.11
21704084000	Central Okanagan	2090 WARD, KELOWNA	KELOWNA	AM SANDHER FARMS LTD	3664 SPIERS RD KELOWNA BC V1W 4A9	13.48	\$ 2,508.76
21704118205	Central Okanagan	1950 WARD, KELOWNA	KELOWNA	SKOAL HOLDINGS LTD	1-1990 WARD RD KELOWNA BC V1W 4B1	13.07	\$ 2,432.46
21704118206	Central Okanagan	1990 WARD, KELOWNA	KELOWNA	LYNETTE STIRLING	1-1990 WARD RD KELOWNA BC V1W 4B1	1.98	\$ 368.50
21704121000	Central Okanagan	3677 SPIERS, KELOWNA	KELOWNA	AVNEET KHELA ; JASHANDEEP KHELA	PO BOX 1507 OLIVER BC V0H 1T0	7.25	\$ 1,349.30
21704127000	Central Okanagan	3663 SPIERS, KELOWNA	KELOWNA	T 202 ENTERPRISES LTD; KIMBERLY MCCUAIG	3663 SPIERS RD KELOWNA BC V1W 4A9	7.25	\$ 1,349.30
21704128000	Central Okanagan	2796 K.L.O., KELOWNA	KELOWNA	CHERYL TURTON	PO BOX 28202 RPO EAST KELOWNA KELOWNA BC V1W 4A6	1.25	\$ 232.64
21704151030	Central Okanagan	3769 SPIERS, KELOWNA	KELOWNA	JOHN MURRAY ; JUDITH MURRAY	3769 SPIERS RD KELOWNA BC V1W 4B1	1.66	\$ 308.94
21704151105	Central Okanagan	2190 GULLEY, KELOWNA	KELOWNA	PARVANEH SAATCHI ; REZA SAATCHI	2659 35TH AVE W VANCOUVER BC V6N 2L9	7.69	\$ 1,431.19
21704151150	Central Okanagan	3668 SPIERS, KELOWNA	KELOWNA	ALEX DUYYEWAARDT	3668 SPIERS RD KELOWNA BC V1B 3M8	1	\$ 186.11
21704151155	Central Okanagan	3678 SPIERS, KELOWNA	KELOWNA	DONALD COCAR ; VALOREE COCAR	3678 SPIERS RD KELOWNA BC V1W 4B1	6.73	\$ 1,252.52
21704151192	Central Okanagan	2777 K.L.O., KELOWNA	KELOWNA	CANADA WEST TREE FRUITS LTD	1-2287 WARD RD KELOWNA BC V1W 4R5	9.55	\$ 1,777.35
21704151195	Central Okanagan	3740 HART, KELOWNA	KELOWNA	MIRABEL ESTATE CORP	2900-201 PORTAGE AVE WINNIPEG MB R3B 3K6	14.66	\$ 2,728.37
21704151200	Central Okanagan	2452 GULLEY, KELOWNA	KELOWNA	GURMINDER TIWANA ; NARINDER TIWANA	PO BOX 21011 PENTICTON BC V2A 8K8	20.34	\$ 3,785.48
21704151210	Central Okanagan	2725 K.L.O., KELOWNA	KELOWNA	HARVEST GOLF LAND COMPANY LTD	2725 K.L.O. RD KELOWNA BC V1W 4S1	14.11	\$ 2,626.01
21704151260	Central Okanagan	2295 K.L.O., KELOWNA	KELOWNA	GURDEV BAHNIWAL ; NIRMALJIT BAHNIWAL	PO BOX 1904 OLIVER BC V0H 1T0	4.16	\$ 774.22
21704151265	Central Okanagan	3551 SPIERS, KELOWNA	KELOWNA	LORI BUTLER	3551 SPIERS RD KELOWNA BC V1W 4A8	2.86	\$ 532.27
21704151292	Central Okanagan	2202 GULLEY, KELOWNA	KELOWNA	HARDEEP KHELA ; MANJINDERPAL KHELA	2202 GULLEY RD KELOWNA BC V1W 4A9	3.85	\$ 716.52
21704156000	Central Okanagan	3455 ROSE, KELOWNA	KELOWNA	NIRMAL DHALIWAL ; RIMPLEJEET DHALIWAL	4881 HIGHWAY 97 OLIVER BC V0H 1T1	10.15	\$ 1,889.02
21704157051	Central Okanagan	3480 FITZGERALD, KELOWNA	KELOWNA	NARINDER GOSAL	3480 FITZGERALD RD KELOWNA BC V1W 4G7	10.07	\$ 1,874.13
21704159000	Central Okanagan	3030 MCCULLOCH, KELOWNA	KELOWNA	LA MISSION ESTATES LTD	PO BOX 28133 RPO EAST KELOWNA KELOWNA BC V1W 4A6	3.81	\$ 709.08
21704160001	Central Okanagan	3090 MCCULLOCH, KELOWNA	KELOWNA	PATRICIA BARTEL	3090 MCCULLOCH RD KELOWNA BC V1W 4G6	5.64	\$ 1,049.66
21704161000	Central Okanagan	3641 HART, KELOWNA	KELOWNA	CHRISTINA BOWERS ; FRANCIS BOWERS	3641 HART RD KELOWNA BC V1W 4G6	3.11	\$ 578.80
21704167000	Central Okanagan	3286 MCCULLOCH, KELOWNA	KELOWNA	HUGH PATON ; LUPE PATON	3286 MCCULLOCH RD KELOWNA BC V1W 4G5	6.46	\$ 1,202.27
21704173000	Central Okanagan	3020 MCCULLOCH, KELOWNA	KELOWNA	JOYCE PROWSE	PO BOX 28133 RPO EAST KELOWNA KELOWNA BC V1W 4A6	1.47	\$ 273.58
21704174002	Central Okanagan	3099 MCCULLOCH, KELOWNA	KELOWNA	ANGELA RITZ ; FRANK RITZ	3099 MCCULLOCH RD KELOWNA BC V1W 4G6	2.91	\$ 541.58
21704176000	Central Okanagan	3591 HART, KELOWNA	KELOWNA	GLENDA ELKOW ; TERRY ELKOW	3591 HART RD KELOWNA BC V1W 4G6	3.33	\$ 619.75
21704179000	Central Okanagan	3635 REEKIE, KELOWNA	KELOWNA	AUDREY SOLMER	3635 REEKIE RD KELOWNA BC V1W 4G8	11.36	\$ 2,114.21
21704180000	Central Okanagan	3695 FITZGERALD, KELOWNA	KELOWNA	KULBIR SANDHER ; RAJINDER SANDHER	3480 WATER RD KELOWNA BC V1W 4G4	24.89	\$ 4,632.28
21704181000	Central Okanagan	3520 REEKIE, KELOWNA	KELOWNA	GURDEV BAHNIWAL ; NIRMALJIT BAHNIWAL	PO BOX 1904 OLIVER BC V0H 1T1	3.95	\$ 735.13
21704183000	Central Okanagan	3680 REEKIE, KELOWNA	KELOWNA	KRAZY CHERRY FRUIT CO LTD	PO BOX 1904 OLIVER BC V0H 1T0	6.11	\$ 1,137.13
21704184000	Central Okanagan	3096 MCCULLOCH, KELOWNA	KELOWNA	ANTONIO COSTA ; TOMOKO COSTA	3120 POOLEY RD KELOWNA BC V1W 4G7	1	\$ 186.11
21704194000	Central Okanagan	3275 MCCULLOCH, KELOWNA	KELOWNA	NIRMAL DHALIWAL ; RIMPLEJEET DHALIWAL	810 CRAWFORD RD KELOWNA BC V1W 4N3	11.49	\$ 2,138.40
21704198000	Central Okanagan	3524 ROSE, KELOWNA	KELOWNA	1194489 BC LTD	3524 ROSE RD KELOWNA BC V1W 4G5	4.77	\$ 887.74
21704199100	Central Okanagan	3564 ROSE, KELOWNA	KELOWNA	KULWANT HANS ; PARMINDER HANS	3564 ROSE RD KELOWNA BC V1W 4G5	11.96	\$ 2,225.88
21704199156	Central Okanagan	3269 MCCULLOCH, KELOWNA	KELOWNA	JASON SOWINSKI ; TAMMY SOWINSKI	3269 MCCULLOCH RD KELOWNA BC V1W 4G5	2.06	\$ 383.39
21704199180	Central Okanagan	3301 MCCULLOCH, KELOWNA	KELOWNA	GAGANDEEP SIDHU ; JAGDEEP SIDHU	1445 LATTI RD KELOWNA BC V1P 1B4	14.83	\$ 2,760.01
21704199252	Central Okanagan	3630 FITZGERALD, KELOWNA	KELOWNA	GILL FAMILY ORCHARDS INC	8-3254 MCCULLOCH RD KELOWNA BC V1W 4R2	10.1	\$ 1,879.71
21704199256	Central Okanagan	3661 HART, KELOWNA	KELOWNA	RAMSEY JASWAL	3661 HART RD KELOWNA BC V1W 4G6	1	\$ 186.11

Folio	Regional District	Property Address	Property City	Owner Name	Owner Address	Adjusted Acres	x \$186.11
21704199278	Central Okanagan	3565 ROSE, KELOWNA	KELOWNA	SYLVIA ROBERTS	2-3565 ROSE RD KELOWNA BC V1W 4G5	7.87	\$ 1,464.69
21704199308	Central Okanagan	3665 HART, KELOWNA	KELOWNA	ROGER BORRETT	3665 HART RD KELOWNA BC V1W 4G6	1.69	\$ 314.53
21704209000	Central Okanagan	2502 BELGO, KELOWNA	KELOWNA	AMARJIT GORAYA ; JOGA GORAYA	3-2502 BELGO RD KELOWNA BC V1P 1E2	1	\$ 186.11
21704214000	Central Okanagan	2605 BELGO, KELOWNA	KELOWNA	RAGHBIR SANDHAR ; RAVINDERJIT SANDHAR	1265 GIBSON RD KELOWNA BC V1P 1B7	7.45	\$ 1,386.52
21704215000	Central Okanagan	2505 BELGO, KELOWNA	KELOWNA	NARINDERPAL HEHAR ; SARABJIT HEHAR	10047 KEL-WIN RD LAKE COUNTRY BC V4V 1L4	2.84	\$ 528.55
21704220000	Central Okanagan	3950 BORLAND, KELOWNA	KELOWNA	WESLEY VICKREY	3950 BORLAND RD KELOWNA BC V1W 4G9	2.92	\$ 543.44
21704222000	Central Okanagan	3527 BEMROSE, KELOWNA	KELOWNA	KEITH BRANDT ; KIMBERLEY BRANDT	2-3527 BEMROSE RD KELOWNA BC V1W 4G9	3.6	\$ 670.00
21704223000	Central Okanagan	3835 BORLAND, KELOWNA	KELOWNA	SHIVRA BAHIA	3835 BORLAND RD KELOWNA BC V1W 4G9	3.59	\$ 668.13
21704228000	Central Okanagan	3625 BEMROSE, KELOWNA	KELOWNA	KIRPAL BOPARAI ; TARSEM BOPARAI	3755 SENGEL RD KELOWNA BC V1W 4S4	2.56	\$ 476.44
21704232000	Central Okanagan	3647 BEMROSE, KELOWNA	KELOWNA	KAMALJIT LIDDAR ; RESHAM LIDDAR	3647 BEMROSE RD KELOWNA BC V1W 4G8	2.59	\$ 482.02
21704235000	Central Okanagan	3975 SENGEL, KELOWNA	KELOWNA	DIANE CRIDLAND ; ERIC CRIDLAND	3975 SENGEL RD KELOWNA BC V1W 4S4	2.62	\$ 487.61
21704237120	Central Okanagan	2149 BELGO, KELOWNA	KELOWNA	BEANT CHAHAL ; CHANDEEP CHAHAL	2149 BELGO RD KELOWNA BC V1P 1E1	4.67	\$ 869.13
21704237137	Central Okanagan	3547 BEMROSE, KELOWNA	KELOWNA	KEVIN RABINOVITCH	2526 SPANISH MOSS CT RESTON VA 20191-4236 USA	1	\$ 186.11
21704237138	Central Okanagan	2547 BELGO, KELOWNA	KELOWNA	JOHN WHITTAKER ; TERRY WHITTAKER	1-2547 BELGO RD KELOWNA BC V1P 1M2	1	\$ 186.11
21704243000	Central Okanagan	2455 WALBURN, KELOWNA	KELOWNA	CARL GARDNER ; JEANNE GARDNER	2455 WALBURN RD KELOWNA BC V1P 1E3	6.94	\$ 1,291.60
21704247000	Central Okanagan	1190 LEWIS, KELOWNA	KELOWNA	S SUNDHER ORCHARDS LTD	2951 OLD VERNON RD KELOWNA BC V1X 6P1	5.69	\$ 1,058.97
21704248000	Central Okanagan	2290 GARNER, KELOWNA	KELOWNA	AM SANDHER FARMS LTD	3664 SPIERS RD KELOWNA BC V1W 4A9	7.52	\$ 1,399.55
21704249000	Central Okanagan	2148 WALBURN, KELOWNA	KELOWNA	989677 ALBERTA LTD	2148 WALBURN RD KELOWNA BC V1P 1E3	10.44	\$ 1,942.99
21704254000	Central Okanagan	1093 TEASDALE, KELOWNA	KELOWNA	SHAUN COOK ; WENDY COOK	1093 TEASDALE RD KELOWNA BC V1P 1C7	3.63	\$ 675.58
21704258000	Central Okanagan	1404 LEWIS, KELOWNA	KELOWNA	KAMLESH PARMAR ; SITA PARMAR	1575 WALBURN RD KELOWNA BC V1P 1C9	9.97	\$ 1,855.52
21704261000	Central Okanagan	1839 WALBURN, KELOWNA	KELOWNA	BRANDY BURSEY-CLEMENT ; MARTIN CLEMENT	1839 WALBURN RD KELOWNA BC V1P 1C9	5.61	\$ 1,044.08
21704269002	Central Okanagan	2015 WALBURN, KELOWNA	KELOWNA	KAMALJIT BOPARAI ; MUKHTIAR BOPARAI	2190 GARNER RD KELOWNA BC V1P 1E4	1	\$ 186.11
21704270003	Central Okanagan	1959 WALBURN, KELOWNA	KELOWNA	SIEGFRIED ACHERMANN	C/O OCLIDES ACHERMANN 1929 WALBURN RD KELOWNA BC V1P 1C9	1	\$ 186.11
21704310068	Central Okanagan	2007 WALBURN, KELOWNA	KELOWNA	STEVEN YARMAK ; SYLVIA YARMAK	15671 TRASK RD LAKE COUNTRY BC V4V 2H9	1	\$ 186.11
21704310500	Central Okanagan	2021 WALBURN, KELOWNA	KELOWNA	ERICA RIEGER ; MAUREEN RIEGER	2100 GARNER RD KELOWNA BC V1P 1E5	1	\$ 186.11
21704315000	Central Okanagan	3855 EAST KELOWNA, KELOWNA	KELOWNA	AMY COOKE	3807 EAST KELOWNA RD KELOWNA BC V1W 4H2	4.96	\$ 923.11
21704317000	Central Okanagan	2075 BELGO, KELOWNA	KELOWNA	SARBJIT NIJJAR ; SARWAN NIJJAR	2075 BELGO RD KELOWNA BC V1P 1E1	3.07	\$ 571.36
21704318001	Central Okanagan	1865 BELGO, KELOWNA	KELOWNA	BHUPINDER SIDHU ; SUKHJIT SIDHU	1605 GEEN RD KELOWNA BC V1P 1C7	8.04	\$ 1,496.32
21704319000	Central Okanagan	2280 HOLLYWOOD, KELOWNA	KELOWNA	BALWINDER SIDHU ; SARBJIT SIDHU	2280 HOLLYWOOD RD S KELOWNA BC V1X 4P6	1.67	\$ 310.80
21704324000	Central Okanagan	1650 GEEN, KELOWNA	KELOWNA	BALWINDER KHUN KHUN ; HARBAX KHUN KHUN	1650 GEEN RD KELOWNA BC V1P 1C9	2.38	\$ 442.94
21704327004	Central Okanagan	1595 TEASDALE, KELOWNA	KELOWNA	ALLEN ARNDT ; DANIEL MACDONALD	1555B TEASDALE RD KELOWNA BC V1P 1C8	2.87	\$ 534.14
21704330000	Central Okanagan	1555 TEASDALE, KELOWNA	KELOWNA	ALLEN ARNDT ; MARGARET ARNDT	PO BOX 2579 RPO BANKS CENTRE KELOWNA BC V1X 6A6	1	\$ 186.11
21704334001	Central Okanagan	1225 TEASDALE, KELOWNA	KELOWNA	ALLEN ARNDT ; SUSAN MACDONALD	PO BOX 2579 RPO BANKS CENTRE KELOWNA BC V1X 6A6	3.29	\$ 612.30
21704343000	Central Okanagan	2270 HOLLYWOOD, KELOWNA	KELOWNA	BARBARA HERREWYNEN ; DIANE SCHELL	2270 HOLLYWOOD RD S KELOWNA BC V1X 4P6	1	\$ 186.11
21704344000	Central Okanagan	2015 BELGO, KELOWNA	KELOWNA	HARPREET SIDHU ; JINDER SIDHU	2015 BELGO RD KELOWNA BC V1P 1E1	7.2	\$ 1,339.99
21704345000	Central Okanagan	1525 GEEN, KELOWNA	KELOWNA	DEBBRA BECKER ; ROCKY BECKER	2001-108 CORDOVA ST W VANCOUVER BC V6B 0G5	1.45	\$ 269.86
21704350000	Central Okanagan	1469 TEASDALE, KELOWNA	KELOWNA	ALLEN ARNDT ; MARGARET ARNDT	PO BOX 2579 RPO BANKS CENTRE KELOWNA BC V1X 6A6	7.19	\$ 1,338.13
21704360093	Central Okanagan	3754 EAST KELOWNA, KELOWNA	KELOWNA	BALWINDER KHUN KHUN ; HARBAX KHUN KHUN	1650 GEEN RD KELOWNA BC V1P 1C9	6.87	\$ 1,278.58
21704360267	Central Okanagan	1708 GEEN, KELOWNA	KELOWNA	BASIL ZAILO ; NANCY ZAILO	1708 GEEN RD KELOWNA BC V1P 1C9	1	\$ 186.11
21704360268	Central Okanagan	1605 GEEN, KELOWNA	KELOWNA	BHUPINDER SIDHU ; SUKHJIT SIDHU	1605 GEEN RD KELOWNA BC V1P 1C7	6.99	\$ 1,300.91
21704360354	Central Okanagan	1950 BELGO, KELOWNA	KELOWNA	RAGHBIR SANDHAR	1265 GIBSON RD KELOWNA BC V1P 1B7	10.87	\$ 2,023.02
21704360527	Central Okanagan	3795 EAST KELOWNA, KELOWNA	KELOWNA	GUNTER JASCHINSKY ; TERRY JASCHINSKY	3795 EAST KELOWNA RD KELOWNA BC V1W 4H2	1.72	\$ 320.11
21704364000	Central Okanagan	2995 DUNSTER, KELOWNA	KELOWNA	JIM WOOD ; LORENA WOOD	2995 DUNSTER RD KELOWNA BC V1W 4H4	1	\$ 186.11
21704365000	Central Okanagan	3098 EAST KELOWNA, KELOWNA	KELOWNA	BRAR BROTHERS HOLDINGS LTD	3420 EAST KELOWNA RD KELOWNA BC V1W 4H1	1.08	\$ 201.00
21704366000	Central Okanagan	3002 EAST KELOWNA, KELOWNA	KELOWNA	PRATIMA SEHGAL	3002 EAST KELOWNA RD KELOWNA BC V1W 4H3	1	\$ 186.11
21704367000	Central Okanagan	2855 DUNSTER, KELOWNA	KELOWNA	BALVIR GILL ; KARMJIT GILL	3152 EAST KELOWNA RD KELOWNA BC V1W 4H3	15.87	\$ 2,953.57
21704368000	Central Okanagan	3152 EAST KELOWNA, KELOWNA	KELOWNA	BALVIR GILL ; KARMJIT GILL	3152 EAST KELOWNA RD KELOWNA BC V1W 4H3	13.29	\$ 2,473.40
21704369000	Central Okanagan	2795 DUNSTER, KELOWNA	KELOWNA	NARINDER GORAYA ; TARSEM GORAYA	2795 DUNSTER RD KELOWNA BC V1W 4H4	17.25	\$ 3,210.40
21704370002	Central Okanagan	3250 EAST KELOWNA, KELOWNA	KELOWNA	JOHN SCHELL ; MARION SCHELL	3250 EAST KELOWNA RD KELOWNA BC V1W 4H3	13.16	\$ 2,449.21
21704372000	Central Okanagan	3208 REID, KELOWNA	KELOWNA	TALLEL ABOUGHOUSH ; JAMEL ABOUGHOUSH	1513 VARSITY ESTATES DR NW CALGARY AB T3B 3Y4	6.07	\$ 1,129.69
21704375000	Central Okanagan	3350 POOLEY, KELOWNA	KELOWNA	BALWINDER KHUN KHUN	1650 GEEN RD KELOWNA BC V1P 1C9	3.62	\$ 673.72

Folio	Regional District	Property Address	Property City	Owner Name	Owner Address	Adjusted Acres	x \$186.11
21704379000	Central Okanagan	3073 DUNSTER, KELOWNA	KELOWNA	GARY SAMP	3073 DUNSTER RD KELOWNA BC V1W 4H3	3.89	\$ 723.97
21704381000	Central Okanagan	2947 EAST KELOWNA, KELOWNA	KELOWNA	BRIAN MEYERS ; SYLVIA-JO MEYERS	2947 EAST KELOWNA RD KELOWNA BC V1W 4H4	7.42	\$ 1,380.94
21704382000	Central Okanagan	2981 EAST KELOWNA, KELOWNA	KELOWNA	EDITHE ROSS	PO BOX 28038 RPO E KELOWNA KELOWNA BC V1W 4A6	4.18	\$ 777.94
21704385000	Central Okanagan	3072 EAST KELOWNA, KELOWNA	KELOWNA	CHARANJIT JUDGE ; KULWINDER JUDGE	3072 EAST KELOWNA RD KELOWNA BC V1W 4H3	1.33	\$ 247.53
21704386002	Central Okanagan	3652 EAST KELOWNA, KELOWNA	KELOWNA	GURMAIL DHILLON ; MANJIT DHILLON	3652 EAST KELOWNA RD KELOWNA BC V1W 4H1	1	\$ 186.11
21704387000	Central Okanagan	3183 DUNSTER, KELOWNA	KELOWNA	GIAN JASWAL ; KULDIP JASWAL	3183 DUNSTER RD KELOWNA BC V1W 4H3	2.29	\$ 426.19
21704394000	Central Okanagan	3582 EAST KELOWNA, KELOWNA	KELOWNA	DALBIR NIJER ; HARVIR NIJER	3582 E KELOWNA RD KELOWNA BC V1W 4H1	2.19	\$ 407.58
21704396000	Central Okanagan	2960 MCCULLOCH, KELOWNA	KELOWNA	DAVID ROSS ; THERESSA ROSS	2960 MCCULLOCH RD KELOWNA BC V1W 4A5	2.33	\$ 433.64
21704400000	Central Okanagan	3430 POOLEY, KELOWNA	KELOWNA	DARCEL MARKGRAF ; HENRY MARKGRAF	3430 POOLEY RD KELOWNA BC V1W 4G7	11.06	\$ 2,058.38
21704402000	Central Okanagan	3251 EAST KELOWNA, KELOWNA	KELOWNA	SURINDER SHERGILL	3251 EAST KELOWNA RD KELOWNA BC V1W 4H3	3.89	\$ 723.97
21704404000	Central Okanagan	3260 POOLEY, KELOWNA	KELOWNA	CHARANJIT GILL ; GURINDER GILL	656 WILTSE BLVD PENTICTON BC V2A 8J2	7.31	\$ 1,360.46
21704412000	Central Okanagan	3288 REID, KELOWNA	KELOWNA	KRAZY CHERRY FRUIT CO LTD	PO BOX 22122 RPO CAPRI CENTRE KELOWNA BC V1Y 9N9	2.71	\$ 504.36
21704416000	Central Okanagan	3329 EAST KELOWNA, KELOWNA	KELOWNA	PARTAP SHERGILL ; SATVINDER SHERGILL	3775 EAST KELOWNA RD KELOWNA BC V1W 4H1	2.47	\$ 459.69
21704418000	Central Okanagan	3375 DALL, KELOWNA	KELOWNA	409165 BC LTD	4865 WESTRIDGE DR KELOWNA BC V1W 3B4	3.44	\$ 640.22
21704420005	Central Okanagan	3060 POOLEY, KELOWNA	KELOWNA	DYLAN NEID ; DYLAN NEID	4858 MCCULLOCH RD KELOWNA BC V1W 4G1	2.15	\$ 400.14
21704423190	Central Okanagan	3350 EAST KELOWNA, KELOWNA	KELOWNA	DAVID ENGLEMAN ; DAVID ENGLEMAN	3789 YALE ST BURNABY BC V5C 1P3	1	\$ 186.11
21704423192	Central Okanagan	3310 EAST KELOWNA, KELOWNA	KELOWNA	EDWARD SCHELL ; WILMA SCHELL	3310 EAST KELOWNA RD KELOWNA BC V1W 4H3	11.89	\$ 2,212.85
21704423194	Central Okanagan	3410 POOLEY, KELOWNA	KELOWNA	BALRAJ HOTHI ; SANDEEP HOTHI	3410 POOLEY RD KELOWNA BC V1W 4G7	1	\$ 186.11
21704423198	Central Okanagan	3120 POOLEY, KELOWNA	KELOWNA	AMANDIO COSTA	3120 POOLEY RD KELOWNA BC V1W 4G7	9.08	\$ 1,689.88
21704423205	Central Okanagan	3480 POOLEY, KELOWNA	KELOWNA	DARCEL MARKGRAF ; HENRY MARKGRAF	915 HENDECOURT PL NORTH VANCOUVER BC V7K 2X5	1	\$ 186.11
21704423207	Central Okanagan	3367 REID, KELOWNA	KELOWNA	Gina Gorges ; JAMES GORGES	PO BOX 28146 RPO EAST KELOWNA KELOWNA BC V1W 4A6	1.86	\$ 346.16
21704423209	Central Okanagan	3360 REID, KELOWNA	KELOWNA	DAVID BURKE ; JOAN BURKE	3360 REID RD KELOWNA BC V1W 4H1	3.18	\$ 591.83
21704428000	Central Okanagan	3395 NEID, KELOWNA	KELOWNA	JASMEL MANN ; KEWAL MANN	ATTN KEWAL MANN 3395 NEID RD KELOWNA BC V1W 4H5	1	\$ 186.11
21704432000	Central Okanagan	3194 DUNSTER, KELOWNA	KELOWNA		PO BOX 45035 STN RUTLAND KELOWNA BC V1P 1P3	1.94	\$ 361.05
21704433000	Central Okanagan	3172 DUNSTER, KELOWNA	KELOWNA	ERWIN WAHL ; MARGARET WAHL	2-3172 DUNSTER RD KELOWNA BC V1W 4H3	1.17	\$ 217.75
21704436000	Central Okanagan	1 - 3042 DUNSTER, KELOWNA	KELOWNA	LORETTA NICHOLSON ; STEVEN NICHOLSON	3042 DUNSTER RD KELOWNA BC V1W 4H3	1.67	\$ 310.80
21704525228	Central Okanagan	2877 EAST KELOWNA, KELOWNA	KELOWNA	SERAFINA GRAZIANO	2877 EAST KELOWNA RD KELOWNA BC V1W 4H4	1.26	\$ 234.50
21704525503	Central Okanagan	2690 BEWLAY, KELOWNA	KELOWNA	677824 BC LTD	2690 BEWLAY RD KELOWNA BC V1W 4H5	3.2	\$ 595.55
21704574000	Central Okanagan	2990 DUNSTER, KELOWNA	KELOWNA	LAKHBIR BRAR	2990 DUNSTER RD KELOWNA BC V1W 4H4	4.64	\$ 863.55
21704591000	Central Okanagan	2934 DUNSTER, KELOWNA	KELOWNA	RICHARD KING ; ROBYN KING	2934 DUNSTER RD KELOWNA BC V1W 4H4	7.33	\$ 1,364.19
21704805214	Central Okanagan	2960 DUNSTER, KELOWNA	KELOWNA	NIRMAL DHALIWAL ; RIMPLEJEET DHALIWAL	3455 ROSE RD KELOWNA BC V1W 4G7	11.13	\$ 2,071.40
21704825001	Central Okanagan	1 - 1368 TEASDALE, KELOWNA	KELOWNA	NORTHVIEW ORCHARDS LTD	1-1368 TEASDALE RD KELOWNA BC V1P 1C7	3.78	\$ 703.50
21705502305	Central Okanagan	1151 LEWIS, KELOWNA	KELOWNA	DORA SCUKA ; MARIO SCUKA	881A HIGHWAY 33 E KELOWNA BC V1X 6V1	1.57	\$ 292.19
21705502310	Central Okanagan	881 HIGHWAY 33, KELOWNA	KELOWNA	DANNY SCUKA ; HALINA SCUKA	881 HIGHWAY 33 E KELOWNA BC V1X 6V1	6.36	\$ 1,183.66
21705503001	Central Okanagan	751 HARTMAN, KELOWNA	KELOWNA	LAKHWINDER BRAR ; PARAMJIT BRAR	1130 HARTMAN RD KELOWNA BC V1P 1C1	8.2	\$ 1,526.10
21705510000	Central Okanagan	920 HARTMAN, KELOWNA	KELOWNA	NAOMI TAMAKI ; STEVEN TAMAKI	920 HARTMAN RD KELOWNA BC V1P 1C1	5.77	\$ 1,073.85
21705513004	Central Okanagan	1120 GIBSON, KELOWNA	KELOWNA	YANTENG FU ; ZHIRAN JIN	1120 GIBSON RD KELOWNA BC V1P 1B9	4.57	\$ 850.52
21705514000	Central Okanagan	1145 MORRISON, KELOWNA	KELOWNA	KASPAR MOSER	1145 MORRISON RD KELOWNA BC V1X 4W1	1.63	\$ 303.36
21705524000	Central Okanagan	1308 MCKENZIE, KELOWNA	KELOWNA	KULWANT KOHAR ; KULWINDER KOHAR	1308 MCKENZIE RD KELOWNA BC V1P 1C4	4.42	\$ 822.61
21705530000	Central Okanagan	1550 SWAINSON, KELOWNA	KELOWNA	DAVINDER SANDHAR ; GURJIT SUNDHER	16498 GLENWOOD CRES S SURREY BC V4N 1Y4	13.42	\$ 2,497.60
21705548000	Central Okanagan	1090 MCKENZIE, KELOWNA	KELOWNA	G P SANDHER HOLDINGS LTD	1610 SWAINSON RD KELOWNA BC V1P 1C5	18.71	\$ 3,482.12
21705561000	Central Okanagan	690 HARTMAN, KELOWNA	KELOWNA	S SUNDHER ORCHARDS LTD	2951 OLD VERNON RD KELOWNA BC V1X 6P1	16.6	\$ 3,089.43
21705579469	Central Okanagan	1045 EL PASO, KELOWNA	KELOWNA	MANDEEP SANDHAR ; RAVINDER SANDHAR	1045 EL PASO RD KELOWNA BC V1X 256	5.95	\$ 1,107.35
21705579575	Central Okanagan	839 HARTMAN, KELOWNA	KELOWNA	G P SANDHER HOLDINGS LTD	270 HIGHWAY 33 W KELOWNA BC V1X 1X7	1	\$ 186.11
21705579684	Central Okanagan	837 HARTMAN, KELOWNA	KELOWNA	CAROL SCHNEIDER	837 HARTMAN RD KELOWNA BC V1P 1C1	2.66	\$ 495.05
21705579776	Central Okanagan	1355 MCKENZIE, KELOWNA	KELOWNA	BEVERLEY HALL ; ROBERT HALL	1355 MCKENZIE RD KELOWNA BC V1P 1C4	1	\$ 186.11
21705579778	Central Okanagan	1315 MCKENZIE, KELOWNA	KELOWNA	DARLENE FENIAK ; RONALD FENIAK	PO BOX 7271 STN MAIN DRAYTON VALLEY AB T7A 1S5	1	\$ 186.11
21706374002	Central Okanagan	563 VALLEY, KELOWNA	KELOWNA	BHUPINDER KARWASRA ; KULWINDER KARWASRA	4219 HIGHWAY 97 OLIVER BC V0H 1T1	1	\$ 186.11
21706470000	Central Okanagan	483 VALLEY, KELOWNA	KELOWNA	JASON SEKHON	2534 LUCINDE RD WEST KELOWNA BC V1Z 4B1	5.47	\$ 1,018.02
21706471000	Central Okanagan	463 VALLEY, KELOWNA	KELOWNA	BALBINDER MANN ; CHARANJIT MANN	59 BROME BEND ROCKY VIEW COUNTY AB T3Z 0C7	1.55	\$ 288.47
21706502000	Central Okanagan	389 VALLEY, KELOWNA	KELOWNA	GURJANT GILL ; JASWANT GILL	389 VALLEY RD KELOWNA BC V1V 2E5	4.17	\$ 776.08

Folio	Regional District	Property Address	Property City	Owner Name	Owner Address	Adjusted Acres	x \$186.11
21706504000	Central Okanagan	357 VALLEY, KELOWNA	KELOWNA	DILBAG BRAR ; SARABJEET BRAR	6783 133 ST SURREY BC V3W 7J5	6.99	\$ 1,300.91
21706507000	Central Okanagan	2429 LONGHILL, KELOWNA	KELOWNA	GURPARTAP BRAR ; JASWANT BRAR	2429 LONGHILL RD KELOWNA BC V1V 2G3	7.01	\$ 1,304.63
21706508000	Central Okanagan	2449 LONGHILL, KELOWNA	KELOWNA	RODERICK HAMILTON ; RUTH HAMILTON	2449 LONGHILL RD KELOWNA BC V1V 2G3	1.28	\$ 238.22
21706510000	Central Okanagan	120 MAIL, KELOWNA	KELOWNA	PATRICIA DIMARIA ; SALVATORE DIMARIA	120 MAIL RD KELOWNA BC V1V 2H2	7.8	\$ 1,451.66
21706511000	Central Okanagan	102 MAIL, KELOWNA	KELOWNA	SALVATORE DIMARIA	120 MAIL RD KELOWNA BC V1V 2H2	8.24	\$ 1,533.55
21706515000	Central Okanagan	545 RIFLE, KELOWNA	KELOWNA	MOHINDER PARMAR	545 RIFLE RD KELOWNA BC V1V 2G3	6.11	\$ 1,137.13
21706524000	Central Okanagan	30 - 2300 SILVER, KELOWNA	KELOWNA	ANGELINA PANTAZOPOULOS ; MASON SCHLAHT	30-2300 SILVER PL KELOWNA BC V1V 2L5	3.43	\$ 638.36
21706527000	Central Okanagan	2255 ROJEM, KELOWNA	KELOWNA	PATRICIA DIMARIA ; SALVATORE DIMARIA	120 MAIL RD KELOWNA BC V1V 2H2	4.42	\$ 822.61
21706528000	Central Okanagan	2309 ROJEM, KELOWNA	KELOWNA	PATRICIA DIMARIA ; SALVATORE DIMARIA	120 MAIL RD KELOWNA BC V1V 2H2	4.36	\$ 811.44
21706529000	Central Okanagan	2323 ROJEM, KELOWNA	KELOWNA	HARWINDER KHUNKHUN ; SANDEEP KHUNKHUN	2323 ROJEM RD KELOWNA BC V1V 2G3	1.04	\$ 193.55
21706533000	Central Okanagan	2379 ROJEM, KELOWNA	KELOWNA	BARBARA HANINGTON ; ROBERT HANINGTON	2379 ROJEM RD KELOWNA BC V1V 2G3	1.97	\$ 366.64
21706554140	Central Okanagan	2400 LONGHILL, KELOWNA	KELOWNA	DEREK WILLIAMS ; JETTA-KAE WILLIAMS	2400 LONGHILL RD KELOWNA BC V1V 2G3	2.41	\$ 448.53
21706557002	Central Okanagan	2710 LONGHILL, KELOWNA	KELOWNA	MICHEAL AMYOTTE ; JODY HUGHES	2710 LONGHILL RD KELOWNA BC V1V 2G5	1	\$ 186.11
21706612470	Central Okanagan	2512 LONGHILL, KELOWNA	KELOWNA	JACQUELYN HOFFMAN-ZEHNER	2512 LONGHILL RD KELOWNA BC V1V 2G5	13.49	\$ 2,510.62
21706612672	Central Okanagan	2614 LONGHILL, KELOWNA	KELOWNA	JACQUELYN ZEHNER	2512 LONGHILL RD KELOWNA BC V1V 2G5	2.17	\$ 403.86
21706641000	Central Okanagan	758 WALLACE, KELOWNA	KELOWNA	KRISHNA GIDDA	758 WALLACE RD KELOWNA BC V1X 7M7	1	\$ 186.11
21706645000	Central Okanagan	610 MOYER, KELOWNA	KELOWNA	BALJINDER BEHNIWAL ; JAGDEV BEHNIWAL	562 MOYER RD KELOWNA BC V1X 4R7	6.4	\$ 1,191.10
21706647000	Central Okanagan	610 CORNISH, KELOWNA	KELOWNA	JASWINDER MADAHAR ; JOGA MADAHAR	610 CORNISH RD KELOWNA BC V1X 4R4	7.94	\$ 1,477.71
21706650000	Central Okanagan	420 CORNISH, KELOWNA	KELOWNA	GURJEET DHOTHAR ; HARPREET DHOTHAR	420 CORNISH RD KELOWNA BC V1X 4R4	1	\$ 186.11
21706658000	Central Okanagan	355 CORNISH, KELOWNA	KELOWNA	BALVINDER BASRAN ; TAJINDER BASRAN	713 RENSHAW RD KELOWNA BC V1X 6B6	3.64	\$ 677.44
21706661000	Central Okanagan	298 CORNISH, KELOWNA	KELOWNA	BALWINDER BARING ; GURPREET BARING	625 CORNISH RD KELOWNA BC V1X 4R4	4.29	\$ 798.41
21706773003	Central Okanagan	1685 RUTLAND, KELOWNA	KELOWNA	250 HOLDINGS LTD	1685 RUTLAND RD N KELOWNA BC V1X 4Z8	2.05	\$ 381.53
21706773440	Central Okanagan	585 CORNISH, KELOWNA	KELOWNA	ALAMJIT KHUN KHUNA ; JASPREET KHUN KHUNA	585 CORNISH RD KELOWNA BC V1X 4R4	3.86	\$ 718.38
21706774244	Central Okanagan	245 CORNISH, KELOWNA	KELOWNA	SANDEEP LALLI ; HARJINDER SINGH	245 CORNISH RD KELOWNA BC V1X 4R4	2.1	\$ 390.83
21706776850	Central Okanagan	2105 MORRISON, KELOWNA	KELOWNA	AVTAR BOPARAI ; SURINDER BOPARAI	1865 TREETOP RD KELOWNA BC V1P 1C5	7.05	\$ 1,312.08
21706776900	Central Okanagan	1990 MCKENZIE, KELOWNA	KELOWNA	GURDARSHAN BRAR ; KULWINDER BRAR	1990 MCKENZIE RD KELOWNA BC V1P 1A6	10.58	\$ 1,969.04
21706777000	Central Okanagan	1900 MCKENZIE, KELOWNA	KELOWNA	AMARJIT LALLI ; BALJIT LALLI	1900 MCKENZIE RD KELOWNA BC V1P 1A6	5.62	\$ 1,045.94
21706778000	Central Okanagan	1893 MORRISON, KELOWNA	KELOWNA	AMARJIT LALLI ; BALJIT LALLI	1900 MCKENZIE RD KELOWNA BC V1P 1A6	2.63	\$ 489.47
21706788000	Central Okanagan	1304 MORRISON, KELOWNA	KELOWNA	AMARJIT PADDA ; BHUPINDER PADDA	1304 MORRISON RD KELOWNA BC V1X 4W2	7.59	\$ 1,412.57
21706789000	Central Okanagan	819 MOYER, KELOWNA	KELOWNA	CHAKKARAVARTHY PARAMASIVAM	819 MOYER RD KELOWNA BC V1X 4S1	3.98	\$ 740.72
21706792000	Central Okanagan	2062 MORRISON, KELOWNA	KELOWNA	GURDEEP DHANOA ; JASVARINDER DHANOA	2062 MORRISON RD KELOWNA BC V1X 4W5	4.79	\$ 891.47
21706794000	Central Okanagan	2 - 685 OLD VERNON, KELOWNA	KELOWNA	BALWANT LALLI ; JOGINDER LALLI	2-685 OLD VERNON RD KELOWNA BC V1X 4R3	4.36	\$ 811.44
21706796000	Central Okanagan	745 CORNISH, KELOWNA	KELOWNA	LUCKY BUSINESS LTD	3666 BENOULIN RD KELOWNA BC V1W 4M7	6.35	\$ 1,181.80
21706799510	Central Okanagan	1425 MORRISON, KELOWNA	KELOWNA	AVTAR BOPARAI ; SURINDER BOPARAI	1865 TREETOP RD KELOWNA BC V1P 1C5	7.41	\$ 1,379.08
21706805005	Central Okanagan	1920 MCCURDY, KELOWNA	KELOWNA	AVTAR BOPARAI ; SURINDER BOPARAI	1865 TREETOP RD KELOWNA BC V1P 1C5	5.08	\$ 945.44
21706806000	Central Okanagan	1431 LATTA, KELOWNA	KELOWNA	DOROTHY TERAJ ; STANLEY TERAJ	1431 LATTA RD KELOWNA BC V1P 1B4	1	\$ 186.11
21706807001	Central Okanagan	1305 LATTA, KELOWNA	KELOWNA	NARINDERPAL HEHAR ; SARABJIT HEHAR	10047 KEL-WIN RD LAKE COUNTRY BC V4V 1L4	7.48	\$ 1,392.10
21706810002	Central Okanagan	1341 LATTA, KELOWNA	KELOWNA	INFO NEXUS INC	179 HAMPSTEAD RD NW CALGARY AB T3A 6G7	9.96	\$ 1,853.66
21706817001	Central Okanagan	1331 MCCURDY, KELOWNA	KELOWNA	RAJINDER SANDHER	3480 WATER RD KELOWNA BC V1W 4G4	19.59	\$ 3,645.89
21706819000	Central Okanagan	1545 MCCURDY, KELOWNA	KELOWNA	BALBIR SANGHA ; HARJEET SANGHA	211-3557 SAWMILL CRES VANCOUVER BC V5S 0E2	15.92	\$ 2,962.87
21706820000	Central Okanagan	1445 LATTA, KELOWNA	KELOWNA	GAGANDEEP SIDHU ; JAGDEEP SIDHU	1445 LATTA RD KELOWNA BC V1P 1B4	4.37	\$ 813.30
21706828500	Central Okanagan	1750 MCKENZIE, KELOWNA	KELOWNA	DEVINDER TEJAY ; JASVIR TEJAY	PO BOX 23177 RPO PLAZA 33 KELOWNA BC V1X 7K7	10.24	\$ 1,905.77
21706828524	Central Okanagan	1700 MCKENZIE, KELOWNA	KELOWNA	409165 BC LTD	4865 WESTRIDGE DR KELOWNA BC V1W 3B4	1	\$ 186.11
21706828618	Central Okanagan	1301 LATTA, KELOWNA	KELOWNA	ALAN YAMAOKA ; BARBARA YAMAOKA	1765 MCKENZIE RD KELOWNA BC V1P 1A8	1	\$ 186.11
21706828642	Central Okanagan	837 MCCURDY, KELOWNA	KELOWNA	JOSEPHINE CUNNINGHAM ; ROBERT CUNNINGHAM	837 MCCURDY RD E KELOWNA BC V1X 8G3	1	\$ 186.11
21706886003	Central Okanagan	1 - 2025 TREETOP, KELOWNA	KELOWNA	AVTAR BOPARAI ; SURINDER BOPARAI	1865 TREETOP RD KELOWNA BC V1P 1C5	8.04	\$ 1,496.32
21706960185	Central Okanagan	5681 LAKESHORE, KELOWNA	KELOWNA	3539 INVESTMENTS LTD	100 TIMBERLINE RD KELOWNA BC V1W 4J6	1	\$ 186.11
21707143000	Central Okanagan	559 BARNABY, KELOWNA	KELOWNA	CHARLOTTE HAMMANN ; KARL HAMMANN	559 BARNABY RD KELOWNA BC V1W 4N7	1	\$ 186.11
21707161000	Central Okanagan	4860 LAKESHORE, KELOWNA	KELOWNA	KARIN ARKINSTALL	4856 LAKESHORE RD KELOWNA BC V1W 4H7	3.21	\$ 597.41
21707264002	Central Okanagan	1456 DEHART, KELOWNA	KELOWNA	D K R INVESTMENTS LTD; DONALD FOLK	1456 DEHART RD KELOWNA BC V1W 4N3	11.58	\$ 2,155.15
21707269000	Central Okanagan	999 CRAWFORD, KELOWNA	KELOWNA	CAMP KOPJE ORCHARDS LTD; ERNEST BROOME	999 CRAWFORD RD KELOWNA BC V1W 4N3	4.82	\$ 897.05

Folio	Regional District	Property Address	Property City	Owner Name	Owner Address	Adjusted Acres	x \$186.11
21707270072	Central Okanagan	1265 CRAWFORD, KELOWNA	KELOWNA	MEGAN DOHM ; DANIEL KOBI	225 ETHEL ST KELOWNA BC V1W 4N4	1	\$ 186.11
21707270074	Central Okanagan	1285 CRAWFORD, KELOWNA	KELOWNA	CORINNE BRAUN ; ROBERT BRAUN	1285 CRAWFORD RD KELOWNA BC V1W 4N4	1	\$ 186.11
21707278000	Central Okanagan	4551 STEWART, KELOWNA	KELOWNA	MARITA PEARCE ; TENNILLE PEARCE	4551 STEWART RD W KELOWNA BC V1W 4N5	2.89	\$ 537.86
21707287000	Central Okanagan	4335 STEWART, KELOWNA	KELOWNA	ASHLEY NYBERG ; CONNOR NYBERG	4335 STEWART RD W KELOWNA BC V1W 3C4	2.49	\$ 463.41
21707290000	Central Okanagan	4285 STEWART, KELOWNA	KELOWNA	KALSAM ORCHARDS LTD	4132 BEDFORD RD KELOWNA BC V1W 4N6	4.59	\$ 854.24
21707291000	Central Okanagan	4202 BEDFORD, KELOWNA	KELOWNA	KALSAM ORCHARDS LTD	4132 BEDFORD RD KELOWNA BC V1W 4N6	8.26	\$ 1,537.27
21707293000	Central Okanagan	4250 STEWART, KELOWNA	KELOWNA	JILLIAN SCHULTZ ; JUSTIN SCHULTZ	4250 STEWART RD W KELOWNA BC V1W 3C4	1.63	\$ 303.36
21707296000	Central Okanagan	1475 DEHART, KELOWNA	KELOWNA	SHIRLEY JOHNSTON	1475 DEHART RD KELOWNA BC V1W 4N3	1	\$ 186.11
21707304000	Central Okanagan	4132 BEDFORD, KELOWNA	KELOWNA	KALSAM ORCHARDS LTD	4132 BEDFORD RD KELOWNA BC V1W 4N6	6.38	\$ 1,187.38
21707304010	Central Okanagan	1485 DEHART, KELOWNA	KELOWNA	MICHAEL DALTON ; SHANNON DALTON	1485 DEHART RD KELOWNA BC V1W 4N3	1.21	\$ 225.19
21707351000	Central Okanagan	4305 JAUD, KELOWNA	KELOWNA	KENNETH HARDY	4305 JAUD RD KELOWNA BC V1W 4C5	11.06	\$ 2,058.38
21707357000	Central Okanagan	4263 JAUD, KELOWNA	KELOWNA	KEUN-HEE JUNG ; OK-WHAN JUNG	4263 JAUD RD RR 3 KELOWNA BC V1W 4C5	1	\$ 186.11
21707362338	Central Okanagan	2950 BALDOCK, KELOWNA	KELOWNA	APRIL DOCKRILL ; JUDITH DOCKRILL	2950 BALDOCK RD KELOWNA BC V1W 4C3	1	\$ 186.11
21709533000	Central Okanagan	2517 GALE, KELOWNA	KELOWNA	D M J CONSTRUCTION LTD	1891 CARRUTHERS ST KELOWNA BC V1Y 3B5	3.14	\$ 584.39
21709533052	Central Okanagan	2499 GALE, KELOWNA	KELOWNA	D M J CONSTRUCTION LTD	1891 CARRUTHERS ST KELOWNA BC V1Y 3B5	1	\$ 186.11
21709533053	Central Okanagan	2475 GALE, KELOWNA	KELOWNA	D M J CONSTRUCTION LTD	1891 CARRUTHERS ST KELOWNA BC V1Y 3B5	1	\$ 186.11
21709533054	Central Okanagan	2449 GALE, KELOWNA	KELOWNA	D M J CONSTRUCTION LTD	1891 CARRUTHERS ST KELOWNA BC V1Y 3B5	1	\$ 186.11
21709533055	Central Okanagan	2427 GALE, KELOWNA	KELOWNA	D M J CONSTRUCTION LTD	1891 CARRUTHERS ST KELOWNA BC V1Y 3B5	1	\$ 186.11
21709533057	Central Okanagan	2555 GALE, KELOWNA	KELOWNA	D M J CONSTRUCTION LTD	1891 CARRUTHERS ST KELOWNA BC V1Y 3B5	1.39	\$ 258.69
21710392000	Central Okanagan	2240 MAYER, KELOWNA	KELOWNA	AVINEET GILL ; BALVIR GILL	3152 EAST KELOWNA RD KELOWNA BC V1W 4H3	16.77	\$ 3,121.06
21710393000	Central Okanagan	2050 BYRNS, KELOWNA	KELOWNA	KALSAM ORCHARDS LTD; STEVEN DAY	4132 BEDFORD RD KELOWNA BC V1W 4N6	21.65	\$ 4,029.28
21710410000	Central Okanagan	1756 BYRNS, KELOWNA	KELOWNA	BYRNES FARMS LTD	2225 BURTCH RD KELOWNA BC V1Y 7Z5	11.94	\$ 2,222.15
21710411000	Central Okanagan	1890 BYRNS, KELOWNA	KELOWNA	ALLEN REID ; CHRISTOPHER REID	31 CHISHOLM AVE TORONTO ON M4C 4V1	4.35	\$ 809.58
21710414000	Central Okanagan	1756 BYRNS, KELOWNA	KELOWNA	BYRNES FARMS LTD	2225 BURTCH RD KELOWNA BC V1Y 7Z5	15.13	\$ 2,815.84
21710518000	Central Okanagan	1650 BYRNS, KELOWNA	KELOWNA	BYRNES FARMS LTD	2225 BURTCH RD KELOWNA BC V1Y 7Z5	8.56	\$ 1,593.10
21710519852	Central Okanagan	2225 SPALL, KELOWNA	KELOWNA	ALLEN REID ; WENDY REID	1980 BYRNS RD KELOWNA BC V1W 2G4	12.75	\$ 2,372.90
21710519854	Central Okanagan	1980 BYRNS, KELOWNA	KELOWNA	ALLEN REID ; WENDY REID	1980 BYRNS RD KELOWNA BC V1W 2G4	10.58	\$ 1,969.04
21710519856	Central Okanagan	1990 BYRNS, KELOWNA	KELOWNA	ALLEN REID ; WENDY REID	1980 BYRNS RD KELOWNA BC V1W 2G4	1	\$ 186.11
21710531000	Central Okanagan	1909 BYRNS, KELOWNA	KELOWNA	KALSAM ORCHARDS LTD	4132 BEDFORD RD KELOWNA BC V1W 4N6	6.34	\$ 1,179.94
21710543001	Central Okanagan	2589 BENVOLIN, KELOWNA	KELOWNA	BALJIT KHEHRA ; RAJDEEP KHEHRA	4415 RILKOFF FRONTAGE RD GRAND FORKS BC V0H 1H5	5.66	\$ 1,053.38
21710549000	Central Okanagan	2029 BYRNS, KELOWNA	KELOWNA	KALSAM ORCHARDS LTD; GAVIN DAY	206-347 LEON AVE KELOWNA BC V1Y 8C7	7.94	\$ 1,477.71
21710589113	Central Okanagan	1909 BYRNS, KELOWNA	KELOWNA	KALSAM ORCHARDS LTD	4132 BEDFORD RD KELOWNA BC V1W 4N6	23.5	\$ 4,373.59
21711501711	Central Okanagan	4345 HOBSON, KELOWNA	KELOWNA	ADAIR HOBSON ; MARGARET HOBSON	4340 HOBSON RD KELOWNA BC V1W 1Y3	1	\$ 186.11
21711502309	Central Okanagan	4340 HOBSON, KELOWNA	KELOWNA	ADAIR HOBSON ; ROBERT HOBSON	4340 HOBSON RD KELOWNA BC V1W 1Y3	1	\$ 186.11
21712185885	Central Okanagan	4485 SALLOWS, KELOWNA	KELOWNA	DAVARA HOLDINGS LTD	1-911 BORDEN AVE KELOWNA BC V1Y 6A5	2.04	\$ 379.66
21712199082	Central Okanagan	4380 WALLACE HILL, KELOWNA	KELOWNA	1528663 BC LTD; SHERI BARTON	4380 WALLACE HILL RD KELOWNA BC V1W 4C3	4.7	\$ 874.72
21712199103	Central Okanagan	2740 HARVARD, KELOWNA	KELOWNA	JENNIFER DICUS ; GARETH EESON	2740 HARVARD RD KELOWNA BC V1W 4C2	3.11	\$ 578.80
290						1,554.04	\$ 289,222.38



Sterile Insect Release Program - 2026

April 20, 2026

Sterile Insect Release (SIR) Program

- The Central Okanagan joined the SIR program in 2002
- Current participants include the Okanagan Similkameen, Central and North Okanagan and the Columbia Shuswap region
- It's a codling moth management program that is environmentally friendly and controls the risk of codling moth infestation in commercial orchards and urban areas
- SIR board is requesting a tax levy of \$1,204,745 to cover the 2026 program budget

Part 1: Levy on Land Only

- A general levy of 0.0244 cents per thousand of assessed value of land on all classes.
 - For example: \$2.44 would be levied on land that is assessed at \$100,000

Part 2: Levy on Parcels

- All parcels of land that are **0.3** acres or more and contain 20 or more codling moth host trees are charged \$186.11 per assessed acre.
- Bylaw 12893 adjusts the Parcel Tax levy for 2026.



Questions?

For more information, visit kelowna.ca.

CITY OF KELOWNA

BYLAW NO. 12893

Sterile Insect Release Program Parcel Tax Bylaw 2026

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 2026 tax year on each parcel of land aforementioned, and the amount of such Parcel Tax shall be One Hundred and Eighty-Six Dollars and Eleven Cents (\$186.11) per assessed acre.
3. This bylaw shall be known for all purposes as the “Sterile Insect Release Program Parcel Tax Bylaw 2026 No. 12893”.

Read a first, second and third time and adopted by the Municipal Council this 20th day of April 2026.

Mayor

City Clerk

Folio	Regional District	Property Address	Property City	Owner Name	Owner Address	Adjusted Acres	x \$186.11
21703108010	Central Okanagan	1355 LATTA, KELOWNA	KELOWNA	BEATRICE YAMAOKA ; BRIAN YAMAOKA	1351 LATTA RD KELOWNA BC V1P 1A5	6.26	\$ 1,165.05
21703121000	Central Okanagan	2355 MCKENZIE, KELOWNA	KELOWNA	GURDEEP POONI ; SARABJIT POONI	2355 MCKENZIE RD KELOWNA BC V1P 1A6	2.13	\$ 396.41
21703121010	Central Okanagan	2295 MCKENZIE, KELOWNA	KELOWNA	INNOVA FRUIT CO INC	PO BOX 30089 RPO GLENPARK KELOWNA BC V1V 2M4	3.06	\$ 569.50
21703205000	Central Okanagan	2635 SEXSMITH, KELOWNA	KELOWNA	ANNA HARMS ; HENRY HARMS	2635 SEXSMITH RD KELOWNA BC V1V 2G6	8.95	\$ 1,665.68
21703210125	Central Okanagan	2517 SEXSMITH, KELOWNA	KELOWNA	GURMIT SIDHU ; NAVDEEP SIDHU	2517 SEXSMITH RD KELOWNA BC V1V 2G6	6.84	\$ 1,272.99
21703210210	Central Okanagan	705 VALLEY, KELOWNA	KELOWNA	JOHANNUS JANMAAT	697 VALLEY RD N KELOWNA BC V1V 2E1	4.97	\$ 924.97
21703236002	Central Okanagan	770 PACKINGHOUSE, KELOWNA	KELOWNA	HARVINDER JOHAL ; MARINA JOHAL	770 PACKINGHOUSE RD KELOWNA BC V1V 2E1	3.01	\$ 560.19
21703245000	Central Okanagan	590 BRENDA, KELOWNA	KELOWNA	MATTHEW MURRAY	590 BRENDA RD KELOWNA BC V1V 2C8	4.85	\$ 902.63
21703255321	Central Okanagan	1982 UNION, KELOWNA	KELOWNA	MM CORP	ATTN APPLE VALLEY ORCHARD & RV PARK 1325 CANYON RIDGE CRT KAMLOOPS BC V2H 0A2	1	\$ 186.11
21703255322	Central Okanagan	1980 UNION, KELOWNA	KELOWNA	MM CORP	ATTN APPLE VALLEY ORCHARD & RV PARK 1325 CANYON RIDGE CRT KAMLOOPS BC V2H 0A2	1	\$ 186.11
21703262000	Central Okanagan	2389 LONGHILL, KELOWNA	KELOWNA	EMILY PETRETTA ; ROBERT PETRETTA	2389 LONGHILL RD KELOWNA BC V1V 2G3	5.77	\$ 1,073.85
21703263000	Central Okanagan	2206 LONGHILL, KELOWNA	KELOWNA	TYSEN PROPERTIES LTD; ANITA BONN	1109 CHURCHILL RD KELOWNA BC V1Y 8K9	7.33	\$ 1,364.19
21703264000	Central Okanagan	185 VALLEY, KELOWNA	KELOWNA	HELEN BONN	185 VALLEY RD KELOWNA BC V1V 2G2	3.77	\$ 701.63
21703266000	Central Okanagan	143 VALLEY, KELOWNA	KELOWNA	ANITA BONN ; MARVIN BONN	1-143 VALLEY RD KELOWNA BC V1V 2E7	3.84	\$ 714.66
21703267000	Central Okanagan	1 - 127 VALLEY, KELOWNA	KELOWNA	EDMUND BONN	1-127 VALLEY RD KELOWNA BC V1V 2E7	9.27	\$ 1,725.24
21703268000	Central Okanagan	2214 BONN, KELOWNA	KELOWNA	EDMUND BONN	1-127 VALLEY RD KELOWNA BC V1V 2E7	4.51	\$ 839.36
21703269000	Central Okanagan	115 VALLEY, KELOWNA	KELOWNA	DAVID BONN ; MELISSA BONN	135 VALLEY RD N KELOWNA BC V1V 2E7	10.16	\$ 1,890.88
21703271000	Central Okanagan	220 MAIL, KELOWNA	KELOWNA	DARREN TURK ; LEONA TURK	220 MAIL RD KELOWNA BC V1V 2H2	8.45	\$ 1,572.63
21703272000	Central Okanagan	180 MAIL, KELOWNA	KELOWNA	LEONA TURK	180 MAIL RD KELOWNA BC V1V 2H2	4.68	\$ 870.99
21703274000	Central Okanagan	135 VALLEY, KELOWNA	KELOWNA	DAVID BONN ; MELISSA BONN	135 VALLEY RD N KELOWNA BC V1V 2E7	3.8	\$ 707.22
21703278000	Central Okanagan	800 PACKINGHOUSE, KELOWNA	KELOWNA	TERRY TARASEWICH	800 PACKINGHOUSE RD KELOWNA BC V1V 2E1	1	\$ 186.11
21703279000	Central Okanagan	2160 SCENIC, KELOWNA	KELOWNA	; CAROLINE SEBASTIAN	C/O TELUS TAXATION PO BOX 1552 STN MAIN EDMONTON AB T5J 2N7	3.71	\$ 690.47
21703410000	Central Okanagan	1250 GLENMORE, KELOWNA	KELOWNA	HARDEEP KHELA ; MANJINDERPAL KHELA	1254 GLENMORE RD N KELOWNA BC V1V 2C6	2.24	\$ 416.89
21703412000	Central Okanagan	1460 GLENMORE, KELOWNA	KELOWNA	GARY GLANZ ; KAREN GLANZ	1460 GLENMORE RD N KELOWNA BC V1V 2C5	2.98	\$ 554.61
21703646000	Central Okanagan	2504 GALE, KELOWNA	KELOWNA	S SUNDHER ORCHARDS LTD; DALJIT AULAKH	3626 HIGHWAY 97 OSOYOOS BC V0H 1V1	3.45	\$ 642.08
21703664514	Central Okanagan	2855 DRY VALLEY, KELOWNA	KELOWNA	BHUPINDER GILL ; GREET GILL	9100 168TH AVE OSOYOOS BC V0H 1V2	1.35	\$ 251.25
21703664516	Central Okanagan	2849 DRY VALLEY, KELOWNA	KELOWNA	KIRANJEET BRAR ; NISHAN BRAR	55 DEL RAY CRES NE CALGARY AB T1Y 6V8	10.66	\$ 1,983.93
21703884000	Central Okanagan	3310 MATHEWS, KELOWNA	KELOWNA	AM SANDHER FARMS LTD	3664 SPIERS RD KELOWNA BC V1W 4A9	2.56	\$ 476.44
21703905104	Central Okanagan	4236 SPIERS, KELOWNA	KELOWNA	TROY PASITNEY	4236 SPIERS RD KELOWNA BC V1W 4E3	4.44	\$ 826.33
21703906000	Central Okanagan	4233 SPIERS, KELOWNA	KELOWNA	LINDSAY HENDERSON ; MARY HENDERSON	PO BOX 28095 RPO EAST KELOWNA KELOWNA BC V1W 4A6	1.13	\$ 210.30
21703907000	Central Okanagan	4221 SPIERS, KELOWNA	KELOWNA	BALRAJ HOTHY ; SANDEEP HOTHY	3410 POOLEY RD KELOWNA BC V1W 4G7	7.51	\$ 1,397.69
21703908000	Central Okanagan	4215 SPIERS, KELOWNA	KELOWNA	BRADLEY SERWA ; THERESA SERWA	4215 SPIERS RD KELOWNA BC V1W 4E3	1	\$ 186.11
21703912000	Central Okanagan	3030 GRIEVE, KELOWNA	KELOWNA	LEONARD BRAUN	3030 GRIEVE RD KELOWNA BC V1W 4E5	4.3	\$ 800.27
21703913001	Central Okanagan	3015 GRIEVE, KELOWNA	KELOWNA	ALAN PORTER ; JO-ANN PORTER	3015 GRIEVE RD KELOWNA BC V1W 4E5	2.1	\$ 390.83
21703913100	Central Okanagan	3145 GULLEY, KELOWNA	KELOWNA	ALAN PORTER ; BRIAN PORTER	3145 GULLEY RD KELOWNA BC V1W 4E5	7.34	\$ 1,366.05
21703949320	Central Okanagan	4280 SPIERS, KELOWNA	KELOWNA	AGYA JASWAL ; KAMALJIT JASWAL	4280 SPIERS RD KELOWNA BC V1W 4E3	8.45	\$ 1,572.63
21703949340	Central Okanagan	4207 SPIERS, KELOWNA	KELOWNA	RONALD ENGEL	452 HAWKS PERCH LANE KELOWNA BC V1W 0B8	3.07	\$ 571.36
21703950000	Central Okanagan	3965 TODD, KELOWNA	KELOWNA	JANET DILLON ; TERENCE DILLON	3965 TODD RD KELOWNA BC V1W 4B3	8.67	\$ 1,613.57
21703952062	Central Okanagan	3865 SPIERS, KELOWNA	KELOWNA	0925083 BC LTD; RAJINDER SANDHER	3480 WATER RD KELOWNA BC V1W 4G4	6.75	\$ 1,256.24
21703955000	Central Okanagan	2809 GRIEVE, KELOWNA	KELOWNA	BALVIR GILL ; KARMJIT GILL	3152 EAST KELOWNA RD KELOWNA BC V1W 4H3	4.92	\$ 915.66
21703956000	Central Okanagan	4201 SPIERS, KELOWNA	KELOWNA	LEONARD SUCHOCKI ; MARY SUCHOCKI	1-4201 SPIERS RD KELOWNA BC V1W 4B5	6.18	\$ 1,150.16
21703960000	Central Okanagan	2699 SAUCIER, KELOWNA	KELOWNA	DONNA MORETTO ; MARIO MORETTO	2699 SAUCIER RD KELOWNA BC V1W 4B6	1.35	\$ 251.25
21703965000	Central Okanagan	4175 TODD, KELOWNA	KELOWNA	GIOVANNA CUNSOLO	20523 2 AVE SW EDMONTON AB T6M 2S3	4.4	\$ 818.88
21703968000	Central Okanagan	4067 TODD, KELOWNA	KELOWNA	JANET DILLON ; TERENCE DILLON	3965 TODD RD KELOWNA BC V1W 4B3	4.7	\$ 874.72
21703971501	Central Okanagan	2177 WARD, KELOWNA	KELOWNA	CANADA WEST TREE FRUITS LTD	1-2287 WARD RD KELOWNA BC V1W 4R5	1.25	\$ 232.64
21703971503	Central Okanagan	2287 WARD, KELOWNA	KELOWNA	CANADA WEST TREE FRUITS LTD	1-2287 WARD RD KELOWNA BC V1W 4R5	35.85	\$ 6,672.04
21703971504	Central Okanagan	3974 TODD, KELOWNA	KELOWNA	CHRISTOPHER TURTON	PO BOX 28204 RPO EAST KELOWNA KELOWNA BC V1W 4A6	1.23	\$ 228.92
21703973000	Central Okanagan	3980 TODD, KELOWNA	KELOWNA	CYNTHIA TURTON	3980 TODD RD KELOWNA BC V1W 4B3	5.16	\$ 960.33
21703981000	Central Okanagan	2570 SAUCIER, KELOWNA	KELOWNA	LARRIE CARR ; LAURA CARR	2570 SAUCIER RD KELOWNA BC V1W 4B7	1.18	\$ 219.61

Folio	Regional District	Property Address	Property City	Owner Name	Owner Address	Adjusted Acres	x \$186.11
21703985000	Central Okanagan	2675 HEWLETT, KELOWNA	KELOWNA	ROCKY MOUNTAIN PROJECTS LTD; MAUREEN COWAN	2675 HEWLETT RD KELOWNA BC V1W 4B4	5.97	\$ 1,111.08
21703990002	Central Okanagan	3950 SPIERS, KELOWNA	KELOWNA	MCINTOSH FARMS LTD	4588 MARGUERITE ST VANCOUVER BC V6J 4G8	1.37	\$ 254.97
21703995027	Central Okanagan	3920 TODD, KELOWNA	KELOWNA	JOAN GERHARDT ; WULF-HEINRICH GERHARDT	3920 TODD RD KELOWNA BC V1W 4B3	1	\$ 186.11
21703995159	Central Okanagan	3955 SPIERS, KELOWNA	KELOWNA	DAVID RAYE ; SUSANNE RAYE	3955 SPIERS RD KELOWNA BC V1W 4B3	1.4	\$ 260.55
21703995172	Central Okanagan	2620 HEWLETT, KELOWNA	KELOWNA	JENNIFER TURTON-MOLGAT	4324 JUNE SPRINGS RD KELOWNA BC V1W 4C8	14.25	\$ 2,652.07
21703997000	Central Okanagan	4200 STEWART, KELOWNA	KELOWNA	ERIC JABS ; ERIC JABS	80-1201 CAMERON AVE KELOWNA BC V1W 3R9	7.79	\$ 1,449.80
21704008006	Central Okanagan	3995 CASORSO, KELOWNA	KELOWNA	MARK ANTHONY GROUP INC; ROBERT CASORSO	3877 CASORSO RD KELOWNA BC V1W 4R7	6.27	\$ 1,166.91
21704008007	Central Okanagan	4025 CASORSO, KELOWNA	KELOWNA	MARK ANTHONY GROUP INC; ROBERT CASORSO	3877 CASORSO RD KELOWNA BC V1W 4R7	2.76	\$ 513.66
21704014004	Central Okanagan	3896A CASORSO, KELOWNA	KELOWNA	JOHN CASORSO ; JOHN CASORSO	3860 CASORSO RD KELOWNA BC V1W 4R7	6.36	\$ 1,183.66
21704016000	Central Okanagan	3877 CASORSO, KELOWNA	KELOWNA	NADENE CASORSO ; ROBERT CASORSO	3877 CASORSO RD KELOWNA BC V1W 4R7	1	\$ 186.11
21704023001	Central Okanagan	1989 WARD, KELOWNA	KELOWNA	GILL FAMILY ORCHARDS INC	8-3254 MCCULLOCH RD KELOWNA BC V1W 4R2	8.96	\$ 1,667.55
21704029000	Central Okanagan	4153 BEDFORD, KELOWNA	KELOWNA	KALSAM ORCHARDS LTD; MICHAEL DAY	4132 BEDFORD RD KELOWNA BC V1W 4N6	9.31	\$ 1,732.68
21704032158	Central Okanagan	3860 CASORSO, KELOWNA	KELOWNA	JOHN CASORSO	3860 CASORSO RD KELOWNA BC V1W 4R7	1	\$ 186.11
21704084000	Central Okanagan	2090 WARD, KELOWNA	KELOWNA	AM SANDHER FARMS LTD	3664 SPIERS RD KELOWNA BC V1W 4A9	13.48	\$ 2,508.76
21704118205	Central Okanagan	1950 WARD, KELOWNA	KELOWNA	SKOAL HOLDINGS LTD	1-1990 WARD RD KELOWNA BC V1W 4B1	13.07	\$ 2,432.46
21704118206	Central Okanagan	1990 WARD, KELOWNA	KELOWNA	LYNETTE STIRLING	1-1990 WARD RD KELOWNA BC V1W 4B1	1.98	\$ 368.50
21704121000	Central Okanagan	3677 SPIERS, KELOWNA	KELOWNA	AVNEET KHELA ; JASHANDEEP KHELA	PO BOX 1507 OLIVER BC V0H 1T0	7.25	\$ 1,349.30
21704127000	Central Okanagan	3663 SPIERS, KELOWNA	KELOWNA	T 202 ENTERPRISES LTD; KIMBERLY MCCUAIG	3663 SPIERS RD KELOWNA BC V1W 4A9	7.25	\$ 1,349.30
21704128000	Central Okanagan	2796 K.L.O., KELOWNA	KELOWNA	CHERYL TURTON	PO BOX 28202 RPO EAST KELOWNA KELOWNA BC V1W 4A6	1.25	\$ 232.64
21704151030	Central Okanagan	3769 SPIERS, KELOWNA	KELOWNA	JOHN MURRAY ; JUDITH MURRAY	3769 SPIERS RD KELOWNA BC V1W 4B1	1.66	\$ 308.94
21704151105	Central Okanagan	2190 GULLEY, KELOWNA	KELOWNA	PARVANEH SAATCHI ; REZA SAATCHI	2659 35TH AVE W VANCOUVER BC V6N 2L9	7.69	\$ 1,431.19
21704151150	Central Okanagan	3668 SPIERS, KELOWNA	KELOWNA	ALEX DUYYEWAARDT	3668 SPIERS RD KELOWNA BC V1B 3M8	1	\$ 186.11
21704151155	Central Okanagan	3678 SPIERS, KELOWNA	KELOWNA	DONALD COCAR ; VALOREE COCAR	3678 SPIERS RD KELOWNA BC V1W 4B1	6.73	\$ 1,252.52
21704151192	Central Okanagan	2777 K.L.O., KELOWNA	KELOWNA	CANADA WEST TREE FRUITS LTD	1-2287 WARD RD KELOWNA BC V1W 4R5	9.55	\$ 1,777.35
21704151195	Central Okanagan	3740 HART, KELOWNA	KELOWNA	MIRABEL ESTATE CORP	2900-201 PORTAGE AVE WINNIPEG MB R3B 3K6	14.66	\$ 2,728.37
21704151200	Central Okanagan	2452 GULLEY, KELOWNA	KELOWNA	GURMINDER TIWANA ; NARINDER TIWANA	PO BOX 21011 PENTICTON BC V2A 8K8	20.34	\$ 3,785.48
21704151210	Central Okanagan	2725 K.L.O., KELOWNA	KELOWNA	HARVEST GOLF LAND COMPANY LTD	2725 K.L.O. RD KELOWNA BC V1W 4S1	14.11	\$ 2,626.01
21704151260	Central Okanagan	2295 K.L.O., KELOWNA	KELOWNA	GURDEV BAHNIWAL ; NIRMALJIT BAHNIWAL	PO BOX 1904 OLIVER BC V0H 1T0	4.16	\$ 774.22
21704151265	Central Okanagan	3551 SPIERS, KELOWNA	KELOWNA	LORI BUTLER	3551 SPIERS RD KELOWNA BC V1W 4A8	2.86	\$ 532.27
21704151292	Central Okanagan	2202 GULLEY, KELOWNA	KELOWNA	HARDEEP KHELA ; MANJINDERPAL KHELA	2202 GULLEY RD KELOWNA BC V1W 4A9	3.85	\$ 716.52
21704156000	Central Okanagan	3455 ROSE, KELOWNA	KELOWNA	NIRMAL DHALIWAL ; RIMPLEJEET DHALIWAL	4881 HIGHWAY 97 OLIVER BC V0H 1T1	10.15	\$ 1,889.02
21704157051	Central Okanagan	3480 FITZGERALD, KELOWNA	KELOWNA	NARINDER GOSAL	3480 FITZGERALD RD KELOWNA BC V1W 4G7	10.07	\$ 1,874.13
21704159000	Central Okanagan	3030 MCCULLOCH, KELOWNA	KELOWNA	LA MISSION ESTATES LTD	PO BOX 28133 RPO EAST KELOWNA KELOWNA BC V1W 4A6	3.81	\$ 709.08
21704160001	Central Okanagan	3090 MCCULLOCH, KELOWNA	KELOWNA	PATRICIA BARTEL	3090 MCCULLOCH RD KELOWNA BC V1W 4G6	5.64	\$ 1,049.66
21704161000	Central Okanagan	3641 HART, KELOWNA	KELOWNA	CHRISTINA BOWERS ; FRANCIS BOWERS	3641 HART RD KELOWNA BC V1W 4G6	3.11	\$ 578.80
21704167000	Central Okanagan	3286 MCCULLOCH, KELOWNA	KELOWNA	HUGH PATON ; LUPE PATON	3286 MCCULLOCH RD KELOWNA BC V1W 4G5	6.46	\$ 1,202.27
21704173000	Central Okanagan	3020 MCCULLOCH, KELOWNA	KELOWNA	JOYCE PROWSE	PO BOX 28133 RPO EAST KELOWNA KELOWNA BC V1W 4A6	1.47	\$ 273.58
21704174002	Central Okanagan	3099 MCCULLOCH, KELOWNA	KELOWNA	ANGELA RITZ ; FRANK RITZ	3099 MCCULLOCH RD KELOWNA BC V1W 4G6	2.91	\$ 541.58
21704176000	Central Okanagan	3591 HART, KELOWNA	KELOWNA	GLENDA ELKOW ; TERRY ELKOW	3591 HART RD KELOWNA BC V1W 4G6	3.33	\$ 619.75
21704179000	Central Okanagan	3635 REEKIE, KELOWNA	KELOWNA	AUDREY SOLMER	3635 REEKIE RD KELOWNA BC V1W 4G8	11.36	\$ 2,114.21
21704180000	Central Okanagan	3695 FITZGERALD, KELOWNA	KELOWNA	KULBIR SANDHER ; RAJINDER SANDHER	3480 WATER RD KELOWNA BC V1W 4G4	24.89	\$ 4,632.28
21704181000	Central Okanagan	3520 REEKIE, KELOWNA	KELOWNA	GURDEV BAHNIWAL ; NIRMALJIT BAHNIWAL	PO BOX 1904 OLIVER BC V0H 1T1	3.95	\$ 735.13
21704183000	Central Okanagan	3680 REEKIE, KELOWNA	KELOWNA	KRAZY CHERRY FRUIT CO LTD	PO BOX 1904 OLIVER BC V0H 1T0	6.11	\$ 1,137.13
21704184000	Central Okanagan	3096 MCCULLOCH, KELOWNA	KELOWNA	ANTONIO COSTA ; TOMOKO COSTA	3120 POOLEY RD KELOWNA BC V1W 4G7	1	\$ 186.11
21704194000	Central Okanagan	3275 MCCULLOCH, KELOWNA	KELOWNA	NIRMAL DHALIWAL ; RIMPLEJEET DHALIWAL	810 CRAWFORD RD KELOWNA BC V1W 4N3	11.49	\$ 2,138.40
21704198000	Central Okanagan	3524 ROSE, KELOWNA	KELOWNA	1194489 BC LTD	3524 ROSE RD KELOWNA BC V1W 4G5	4.77	\$ 887.74
21704199100	Central Okanagan	3564 ROSE, KELOWNA	KELOWNA	KULWANT HANS ; PARMINDER HANS	3564 ROSE RD KELOWNA BC V1W 4G5	11.96	\$ 2,225.88
21704199156	Central Okanagan	3269 MCCULLOCH, KELOWNA	KELOWNA	JASON SOWINSKI ; TAMMY SOWINSKI	3269 MCCULLOCH RD KELOWNA BC V1W 4G5	2.06	\$ 383.39
21704199180	Central Okanagan	3301 MCCULLOCH, KELOWNA	KELOWNA	GAGANDEEP SIDHU ; JAGDEEP SIDHU	1445 LATTI RD KELOWNA BC V1P 1B4	14.83	\$ 2,760.01
21704199252	Central Okanagan	3630 FITZGERALD, KELOWNA	KELOWNA	GILL FAMILY ORCHARDS INC	8-3254 MCCULLOCH RD KELOWNA BC V1W 4R2	10.1	\$ 1,879.71
21704199256	Central Okanagan	3661 HART, KELOWNA	KELOWNA	RAMSEY JASWAL	3661 HART RD KELOWNA BC V1W 4G6	1	\$ 186.11

Folio	Regional District	Property Address	Property City	Owner Name	Owner Address	Adjusted Acres	x \$186.11
21704199278	Central Okanagan	3565 ROSE, KELOWNA	KELOWNA	SYLVIA ROBERTS	2-3565 ROSE RD KELOWNA BC V1W 4G5	7.87	\$ 1,464.69
21704199308	Central Okanagan	3665 HART, KELOWNA	KELOWNA	ROGER BORRETT	3665 HART RD KELOWNA BC V1W 4G6	1.69	\$ 314.53
21704209000	Central Okanagan	2502 BELGO, KELOWNA	KELOWNA	AMARJIT GORAYA ; JOGA GORAYA	3-2502 BELGO RD KELOWNA BC V1P 1E2	1	\$ 186.11
21704214000	Central Okanagan	2605 BELGO, KELOWNA	KELOWNA	RAGHBIR SANDHAR ; RAVINDERJIT SANDHAR	1265 GIBSON RD KELOWNA BC V1P 1B7	7.45	\$ 1,386.52
21704215000	Central Okanagan	2505 BELGO, KELOWNA	KELOWNA	NARINDERPAL HEHAR ; SARABJIT HEHAR	10047 KEL-WIN RD LAKE COUNTRY BC V4V 1L4	2.84	\$ 528.55
21704220000	Central Okanagan	3950 BORLAND, KELOWNA	KELOWNA	WESLEY VICKREY	3950 BORLAND RD KELOWNA BC V1W 4G9	2.92	\$ 543.44
21704222000	Central Okanagan	3527 BEMROSE, KELOWNA	KELOWNA	KEITH BRANDT ; KIMBERLEY BRANDT	2-3527 BEMROSE RD KELOWNA BC V1W 4G9	3.6	\$ 670.00
21704223000	Central Okanagan	3835 BORLAND, KELOWNA	KELOWNA	SHIVRA BAHIA	3835 BORLAND RD KELOWNA BC V1W 4G9	3.59	\$ 668.13
21704228000	Central Okanagan	3625 BEMROSE, KELOWNA	KELOWNA	KIRPAL BOPARAI ; TARSEM BOPARAI	3755 SENGEL RD KELOWNA BC V1W 4S4	2.56	\$ 476.44
21704232000	Central Okanagan	3647 BEMROSE, KELOWNA	KELOWNA	KAMALJIT LIDDAR ; RESHAM LIDDAR	3647 BEMROSE RD KELOWNA BC V1W 4G8	2.59	\$ 482.02
21704235000	Central Okanagan	3975 SENGEL, KELOWNA	KELOWNA	DIANE CRIDLAND ; ERIC CRIDLAND	3975 SENGEL RD KELOWNA BC V1W 4S4	2.62	\$ 487.61
21704237120	Central Okanagan	2149 BELGO, KELOWNA	KELOWNA	BEANT CHAHAL ; CHANDEEP CHAHAL	2149 BELGO RD KELOWNA BC V1P 1E1	4.67	\$ 869.13
21704237137	Central Okanagan	3547 BEMROSE, KELOWNA	KELOWNA	KEVIN RABINOVITCH	2526 SPANISH MOSS CT RESTON VA 20191-4236 USA	1	\$ 186.11
21704237138	Central Okanagan	2547 BELGO, KELOWNA	KELOWNA	JOHN WHITTAKER ; TERRY WHITTAKER	1-2547 BELGO RD KELOWNA BC V1P 1M2	1	\$ 186.11
21704243000	Central Okanagan	2455 WALBURN, KELOWNA	KELOWNA	CARL GARDNER ; JEANNE GARDNER	2455 WALBURN RD KELOWNA BC V1P 1E3	6.94	\$ 1,291.60
21704247000	Central Okanagan	1190 LEWIS, KELOWNA	KELOWNA	S SUNDHER ORCHARDS LTD	2951 OLD VERNON RD KELOWNA BC V1X 6P1	5.69	\$ 1,058.97
21704248000	Central Okanagan	2290 GARNER, KELOWNA	KELOWNA	AM SANDHER FARMS LTD	3664 SPIERS RD KELOWNA BC V1W 4A9	7.52	\$ 1,399.55
21704249000	Central Okanagan	2148 WALBURN, KELOWNA	KELOWNA	989677 ALBERTA LTD	2148 WALBURN RD KELOWNA BC V1P 1E3	10.44	\$ 1,942.99
21704254000	Central Okanagan	1093 TEASDALE, KELOWNA	KELOWNA	SHAUN COOK ; WENDY COOK	1093 TEASDALE RD KELOWNA BC V1P 1C7	3.63	\$ 675.58
21704258000	Central Okanagan	1404 LEWIS, KELOWNA	KELOWNA	KAMLESH PARMAR ; SITA PARMAR	1575 WALBURN RD KELOWNA BC V1P 1C9	9.97	\$ 1,855.52
21704261000	Central Okanagan	1839 WALBURN, KELOWNA	KELOWNA	BRANDY BURSEY-CLEMENT ; MARTIN CLEMENT	1839 WALBURN RD KELOWNA BC V1P 1C9	5.61	\$ 1,044.08
21704269002	Central Okanagan	2015 WALBURN, KELOWNA	KELOWNA	KAMALJIT BOPARAI ; MUKHTIAR BOPARAI	2190 GARNER RD KELOWNA BC V1P 1E4	1	\$ 186.11
21704270003	Central Okanagan	1959 WALBURN, KELOWNA	KELOWNA	SIEGFRIED ACHERMANN	C/O OCLIDES ACHERMANN 1929 WALBURN RD KELOWNA BC V1P 1C9	1	\$ 186.11
21704310068	Central Okanagan	2007 WALBURN, KELOWNA	KELOWNA	STEVEN YARMAK ; SYLVIA YARMAK	15671 TRASK RD LAKE COUNTRY BC V4V 2H9	1	\$ 186.11
21704310500	Central Okanagan	2021 WALBURN, KELOWNA	KELOWNA	ERICA RIEGER ; MAUREEN RIEGER	2100 GARNER RD KELOWNA BC V1P 1E5	1	\$ 186.11
21704315000	Central Okanagan	3855 EAST KELOWNA, KELOWNA	KELOWNA	AMY COOKE	3807 EAST KELOWNA RD KELOWNA BC V1W 4H2	4.96	\$ 923.11
21704317000	Central Okanagan	2075 BELGO, KELOWNA	KELOWNA	SARBJIT NIJJAR ; SARWAN NIJJAR	2075 BELGO RD KELOWNA BC V1P 1E1	3.07	\$ 571.36
21704318001	Central Okanagan	1865 BELGO, KELOWNA	KELOWNA	BHUPINDER SIDHU ; SUKHJIT SIDHU	1605 GEEN RD KELOWNA BC V1P 1C7	8.04	\$ 1,496.32
21704319000	Central Okanagan	2280 HOLLYWOOD, KELOWNA	KELOWNA	BALWINDER SIDHU ; SARBJIT SIDHU	2280 HOLLYWOOD RD S KELOWNA BC V1X 4P6	1.67	\$ 310.80
21704324000	Central Okanagan	1650 GEEN, KELOWNA	KELOWNA	BALWINDER KHUN KHUN ; HARBAX KHUN KHUN	1650 GEEN RD KELOWNA BC V1P 1C9	2.38	\$ 442.94
21704327004	Central Okanagan	1595 TEASDALE, KELOWNA	KELOWNA	ALLEN ARNDT ; DANIEL MACDONALD	1555B TEASDALE RD KELOWNA BC V1P 1C8	2.87	\$ 534.14
21704330000	Central Okanagan	1555 TEASDALE, KELOWNA	KELOWNA	ALLEN ARNDT ; MARGARET ARNDT	PO BOX 2579 RPO BANKS CENTRE KELOWNA BC V1X 6A6	1	\$ 186.11
21704334001	Central Okanagan	1225 TEASDALE, KELOWNA	KELOWNA	ALLEN ARNDT ; SUSAN MACDONALD	PO BOX 2579 RPO BANKS CENTRE KELOWNA BC V1X 6A6	3.29	\$ 612.30
21704343000	Central Okanagan	2270 HOLLYWOOD, KELOWNA	KELOWNA	BARBARA HERREWYNEN ; DIANE SCHELL	2270 HOLLYWOOD RD S KELOWNA BC V1X 4P6	1	\$ 186.11
21704344000	Central Okanagan	2015 BELGO, KELOWNA	KELOWNA	HARPREET SIDHU ; JINDER SIDHU	2015 BELGO RD KELOWNA BC V1P 1E1	7.2	\$ 1,339.99
21704345000	Central Okanagan	1525 GEEN, KELOWNA	KELOWNA	DEBBRA BECKER ; ROCKY BECKER	2001-108 CORDOVA ST W VANCOUVER BC V6B 0G5	1.45	\$ 269.86
21704350000	Central Okanagan	1469 TEASDALE, KELOWNA	KELOWNA	ALLEN ARNDT ; MARGARET ARNDT	PO BOX 2579 RPO BANKS CENTRE KELOWNA BC V1X 6A6	7.19	\$ 1,338.13
21704360093	Central Okanagan	3754 EAST KELOWNA, KELOWNA	KELOWNA	BALWINDER KHUN KHUN ; HARBAX KHUN KHUN	1650 GEEN RD KELOWNA BC V1P 1C9	6.87	\$ 1,278.58
21704360267	Central Okanagan	1708 GEEN, KELOWNA	KELOWNA	BASIL ZAILO ; NANCY ZAILO	1708 GEEN RD KELOWNA BC V1P 1C9	1	\$ 186.11
21704360268	Central Okanagan	1605 GEEN, KELOWNA	KELOWNA	BHUPINDER SIDHU ; SUKHJIT SIDHU	1605 GEEN RD KELOWNA BC V1P 1C7	6.99	\$ 1,300.91
21704360354	Central Okanagan	1950 BELGO, KELOWNA	KELOWNA	RAGHBIR SANDHAR	1265 GIBSON RD KELOWNA BC V1P 1B7	10.87	\$ 2,023.02
21704360527	Central Okanagan	3795 EAST KELOWNA, KELOWNA	KELOWNA	GUNTER JASCHINSKY ; TERRY JASCHINSKY	3795 EAST KELOWNA RD KELOWNA BC V1W 4H2	1.72	\$ 320.11
21704364000	Central Okanagan	2995 DUNSTER, KELOWNA	KELOWNA	JIM WOOD ; LORENA WOOD	2995 DUNSTER RD KELOWNA BC V1W 4H4	1	\$ 186.11
21704365000	Central Okanagan	3098 EAST KELOWNA, KELOWNA	KELOWNA	BRAR BROTHERS HOLDINGS LTD	3420 EAST KELOWNA RD KELOWNA BC V1W 4H1	1.08	\$ 201.00
21704366000	Central Okanagan	3002 EAST KELOWNA, KELOWNA	KELOWNA	PRATIMA SEHGAL	3002 EAST KELOWNA RD KELOWNA BC V1W 4H3	1	\$ 186.11
21704367000	Central Okanagan	2855 DUNSTER, KELOWNA	KELOWNA	BALVIR GILL ; KARMJIT GILL	3152 EAST KELOWNA RD KELOWNA BC V1W 4H3	15.87	\$ 2,953.57
21704368000	Central Okanagan	3152 EAST KELOWNA, KELOWNA	KELOWNA	BALVIR GILL ; KARMJIT GILL	3152 EAST KELOWNA RD KELOWNA BC V1W 4H3	13.29	\$ 2,473.40
21704369000	Central Okanagan	2795 DUNSTER, KELOWNA	KELOWNA	NARINDER GORAYA ; TARSEM GORAYA	2795 DUNSTER RD KELOWNA BC V1W 4H4	17.25	\$ 3,210.40
21704370002	Central Okanagan	3250 EAST KELOWNA, KELOWNA	KELOWNA	JOHN SCHELL ; MARION SCHELL	3250 EAST KELOWNA RD KELOWNA BC V1W 4H3	13.16	\$ 2,449.21
21704372000	Central Okanagan	3208 REID, KELOWNA	KELOWNA	TALLEL ABOUGHOSH ; JAMEL ABOUGHOSH	1513 VARSITY ESTATES DR NW CALGARY AB T3B 3Y4	6.07	\$ 1,129.69
21704375000	Central Okanagan	3350 POOLEY, KELOWNA	KELOWNA	BALWINDER KHUN KHUN	1650 GEEN RD KELOWNA BC V1P 1C9	3.62	\$ 673.72

Folio	Regional District	Property Address	Property City	Owner Name	Owner Address	Adjusted Acres	x \$186.11
21704379000	Central Okanagan	3073 DUNSTER, KELOWNA	KELOWNA	GARY SAMP	3073 DUNSTER RD KELOWNA BC V1W 4H3	3.89	\$ 723.97
21704381000	Central Okanagan	2947 EAST KELOWNA, KELOWNA	KELOWNA	BRIAN MEYERS ; SYLVIA-JO MEYERS	2947 EAST KELOWNA RD KELOWNA BC V1W 4H4	7.42	\$ 1,380.94
21704382000	Central Okanagan	2981 EAST KELOWNA, KELOWNA	KELOWNA	EDITHE ROSS	PO BOX 28038 RPO E KELOWNA KELOWNA BC V1W 4A6	4.18	\$ 777.94
21704385000	Central Okanagan	3072 EAST KELOWNA, KELOWNA	KELOWNA	CHARANJIT JUDGE ; KULWINDER JUDGE	3072 EAST KELOWNA RD KELOWNA BC V1W 4H3	1.33	\$ 247.53
21704386002	Central Okanagan	3652 EAST KELOWNA, KELOWNA	KELOWNA	GURMAIL DHILLON ; MANJIT DHILLON	3652 EAST KELOWNA RD KELOWNA BC V1W 4H1	1	\$ 186.11
21704387000	Central Okanagan	3183 DUNSTER, KELOWNA	KELOWNA	GIAN JASWAL ; KULDIP JASWAL	3183 DUNSTER RD KELOWNA BC V1W 4H3	2.29	\$ 426.19
21704394000	Central Okanagan	3582 EAST KELOWNA, KELOWNA	KELOWNA	DALBIR NIJER ; HARVIR NIJER	3582 E KELOWNA RD KELOWNA BC V1W 4H1	2.19	\$ 407.58
21704396000	Central Okanagan	2960 MCCULLOCH, KELOWNA	KELOWNA	DAVID ROSS ; THERESSA ROSS	2960 MCCULLOCH RD KELOWNA BC V1W 4A5	2.33	\$ 433.64
21704400000	Central Okanagan	3430 POOLEY, KELOWNA	KELOWNA	DARCEL MARKGRAF ; HENRY MARKGRAF	3430 POOLEY RD KELOWNA BC V1W 4G7	11.06	\$ 2,058.38
21704402000	Central Okanagan	3251 EAST KELOWNA, KELOWNA	KELOWNA	SURINDER SHERGILL	3251 EAST KELOWNA RD KELOWNA BC V1W 4H3	3.89	\$ 723.97
21704404000	Central Okanagan	3260 POOLEY, KELOWNA	KELOWNA	CHARANJIT GILL ; GURINDER GILL	656 WILTSE BLVD PENTICTON BC V2A 8J2	7.31	\$ 1,360.46
21704412000	Central Okanagan	3288 REID, KELOWNA	KELOWNA	KRAZY CHERRY FRUIT CO LTD	PO BOX 22122 RPO CAPRI CENTRE KELOWNA BC V1Y 9N9	2.71	\$ 504.36
21704416000	Central Okanagan	3329 EAST KELOWNA, KELOWNA	KELOWNA	PARTAP SHERGILL ; SATVINDER SHERGILL	3775 EAST KELOWNA RD KELOWNA BC V1W 4H1	2.47	\$ 459.69
21704418000	Central Okanagan	3375 DALL, KELOWNA	KELOWNA	409165 BC LTD	4865 WESTRIDGE DR KELOWNA BC V1W 3B4	3.44	\$ 640.22
21704420005	Central Okanagan	3060 POOLEY, KELOWNA	KELOWNA	DYLAN NEID ; DYLAN NEID	4858 MCCULLOCH RD KELOWNA BC V1W 4G1	2.15	\$ 400.14
21704423190	Central Okanagan	3350 EAST KELOWNA, KELOWNA	KELOWNA	DAVID ENGLEMAN ; DAVID ENGLEMAN	3789 YALE ST BURNABY BC V5C 1P3	1	\$ 186.11
21704423192	Central Okanagan	3310 EAST KELOWNA, KELOWNA	KELOWNA	EDWARD SCHELL ; WILMA SCHELL	3310 EAST KELOWNA RD KELOWNA BC V1W 4H3	11.89	\$ 2,212.85
21704423194	Central Okanagan	3410 POOLEY, KELOWNA	KELOWNA	BALRAJ HOTHI ; SANDEEP HOTHI	3410 POOLEY RD KELOWNA BC V1W 4G7	1	\$ 186.11
21704423198	Central Okanagan	3120 POOLEY, KELOWNA	KELOWNA	AMANDIO COSTA	3120 POOLEY RD KELOWNA BC V1W 4G7	9.08	\$ 1,689.88
21704423205	Central Okanagan	3480 POOLEY, KELOWNA	KELOWNA	DARCEL MARKGRAF ; HENRY MARKGRAF	915 HENDECOURT PL NORTH VANCOUVER BC V7K 2X5	1	\$ 186.11
21704423207	Central Okanagan	3367 REID, KELOWNA	KELOWNA	Gina Gorges ; JAMES GORGES	PO BOX 28146 RPO EAST KELOWNA KELOWNA BC V1W 4A6	1.86	\$ 346.16
21704423209	Central Okanagan	3360 REID, KELOWNA	KELOWNA	DAVID BURKE ; JOAN BURKE	3360 REID RD KELOWNA BC V1W 4H1	3.18	\$ 591.83
21704428000	Central Okanagan	3395 NEID, KELOWNA	KELOWNA	JASMEL MANN ; KEWAL MANN	ATTN KEWAL MANN 3395 NEID RD KELOWNA BC V1W 4H5	1	\$ 186.11
21704432000	Central Okanagan	3194 DUNSTER, KELOWNA	KELOWNA		PO BOX 45035 STN RUTLAND KELOWNA BC V1P 1P3	1.94	\$ 361.05
21704433000	Central Okanagan	3172 DUNSTER, KELOWNA	KELOWNA	ERWIN WAHL ; MARGARET WAHL	2-3172 DUNSTER RD KELOWNA BC V1W 4H3	1.17	\$ 217.75
21704436000	Central Okanagan	1 - 3042 DUNSTER, KELOWNA	KELOWNA	LORETTA NICHOLSON ; STEVEN NICHOLSON	3042 DUNSTER RD KELOWNA BC V1W 4H3	1.67	\$ 310.80
21704525228	Central Okanagan	2877 EAST KELOWNA, KELOWNA	KELOWNA	SERAFINA GRAZIANO	2877 EAST KELOWNA RD KELOWNA BC V1W 4H4	1.26	\$ 234.50
21704525503	Central Okanagan	2690 BEWLAY, KELOWNA	KELOWNA	677824 BC LTD	2690 BEWLAY RD KELOWNA BC V1W 4H5	3.2	\$ 595.55
21704574000	Central Okanagan	2990 DUNSTER, KELOWNA	KELOWNA	LAKHBIR BRAR	2990 DUNSTER RD KELOWNA BC V1W 4H4	4.64	\$ 863.55
21704591000	Central Okanagan	2934 DUNSTER, KELOWNA	KELOWNA	RICHARD KING ; ROBYN KING	2934 DUNSTER RD KELOWNA BC V1W 4H4	7.33	\$ 1,364.19
21704805214	Central Okanagan	2960 DUNSTER, KELOWNA	KELOWNA	NIRMAL DHALIWAL ; RIMPLEJEET DHALIWAL	3455 ROSE RD KELOWNA BC V1W 4G7	11.13	\$ 2,071.40
21704825001	Central Okanagan	1 - 1368 TEASDALE, KELOWNA	KELOWNA	NORTHVIEW ORCHARDS LTD	1-1368 TEASDALE RD KELOWNA BC V1P 1C7	3.78	\$ 703.50
21705502305	Central Okanagan	1151 LEWIS, KELOWNA	KELOWNA	DORA SCUKA ; MARIO SCUKA	881A HIGHWAY 33 E KELOWNA BC V1X 6V1	1.57	\$ 292.19
21705502310	Central Okanagan	881 HIGHWAY 33, KELOWNA	KELOWNA	DANNY SCUKA ; HALINA SCUKA	881 HIGHWAY 33 E KELOWNA BC V1X 6V1	6.36	\$ 1,183.66
21705503001	Central Okanagan	751 HARTMAN, KELOWNA	KELOWNA	LAKHWINDER BRAR ; PARAMJIT BRAR	1130 HARTMAN RD KELOWNA BC V1P 1C1	8.2	\$ 1,526.10
21705510000	Central Okanagan	920 HARTMAN, KELOWNA	KELOWNA	NAOMI TAMAKI ; STEVEN TAMAKI	920 HARTMAN RD KELOWNA BC V1P 1C1	5.77	\$ 1,073.85
21705513004	Central Okanagan	1120 GIBSON, KELOWNA	KELOWNA	YANTENG FU ; ZHIRAN JIN	1120 GIBSON RD KELOWNA BC V1P 1B9	4.57	\$ 850.52
21705514000	Central Okanagan	1145 MORRISON, KELOWNA	KELOWNA	KASPAR MOSER	1145 MORRISON RD KELOWNA BC V1X 4W1	1.63	\$ 303.36
21705524000	Central Okanagan	1308 MCKENZIE, KELOWNA	KELOWNA	KULWANT KOHAR ; KULWINDER KOHAR	1308 MCKENZIE RD KELOWNA BC V1P 1C4	4.42	\$ 822.61
21705530000	Central Okanagan	1550 SWAINSON, KELOWNA	KELOWNA	DAVINDER SANDHAR ; GURJIT SUNDHER	16498 GLENWOOD CRES S SURREY BC V4N 1Y4	13.42	\$ 2,497.60
21705548000	Central Okanagan	1090 MCKENZIE, KELOWNA	KELOWNA	G P SANDHER HOLDINGS LTD	1610 SWAINSON RD KELOWNA BC V1P 1C5	18.71	\$ 3,482.12
21705561000	Central Okanagan	690 HARTMAN, KELOWNA	KELOWNA	S SUNDHER ORCHARDS LTD	2951 OLD VERNON RD KELOWNA BC V1X 6P1	16.6	\$ 3,089.43
21705579469	Central Okanagan	1045 EL PASO, KELOWNA	KELOWNA	MANDEEP SANDHAR ; RAVINDER SANDHAR	1045 EL PASO RD KELOWNA BC V1X 256	5.95	\$ 1,107.35
21705579575	Central Okanagan	839 HARTMAN, KELOWNA	KELOWNA	G P SANDHER HOLDINGS LTD	270 HIGHWAY 33 W KELOWNA BC V1X 1X7	1	\$ 186.11
21705579684	Central Okanagan	837 HARTMAN, KELOWNA	KELOWNA	CAROL SCHNEIDER	837 HARTMAN RD KELOWNA BC V1P 1C1	2.66	\$ 495.05
21705579776	Central Okanagan	1355 MCKENZIE, KELOWNA	KELOWNA	BEVERLEY HALL ; ROBERT HALL	1355 MCKENZIE RD KELOWNA BC V1P 1C4	1	\$ 186.11
21705579778	Central Okanagan	1315 MCKENZIE, KELOWNA	KELOWNA	DARLENE FENIAK ; RONALD FENIAK	PO BOX 7271 STN MAIN DRAYTON VALLEY AB T7A 1S5	1	\$ 186.11
21706374002	Central Okanagan	563 VALLEY, KELOWNA	KELOWNA	BHUPINDER KARWASRA ; KULWINDER KARWASRA	4219 HIGHWAY 97 OLIVER BC V0H 1T1	1	\$ 186.11
21706470000	Central Okanagan	483 VALLEY, KELOWNA	KELOWNA	JASON SEKHON	2534 LUCINDE RD WEST KELOWNA BC V1Z 4B1	5.47	\$ 1,018.02
21706471000	Central Okanagan	463 VALLEY, KELOWNA	KELOWNA	BALBINDER MANN ; CHARANJIT MANN	59 BROME BEND ROCKY VIEW COUNTY AB T3Z 0C7	1.55	\$ 288.47
21706502000	Central Okanagan	389 VALLEY, KELOWNA	KELOWNA	GURJANT GILL ; JASWANT GILL	389 VALLEY RD KELOWNA BC V1V 2E5	4.17	\$ 776.08

Folio	Regional District	Property Address	Property City	Owner Name	Owner Address	Adjusted Acres	x \$186.11
21706504000	Central Okanagan	357 VALLEY, KELOWNA	KELOWNA	DILBAG BRAR ; SARABJEET BRAR	6783 133 ST SURREY BC V3W 7J5	6.99	\$ 1,300.91
21706507000	Central Okanagan	2429 LONGHILL, KELOWNA	KELOWNA	GURPARTAP BRAR ; JASWANT BRAR	2429 LONGHILL RD KELOWNA BC V1V 2G3	7.01	\$ 1,304.63
21706508000	Central Okanagan	2449 LONGHILL, KELOWNA	KELOWNA	RODERICK HAMILTON ; RUTH HAMILTON	2449 LONGHILL RD KELOWNA BC V1V 2G3	1.28	\$ 238.22
21706510000	Central Okanagan	120 MAIL, KELOWNA	KELOWNA	PATRICIA DIMARIA ; SALVATORE DIMARIA	120 MAIL RD KELOWNA BC V1V 2H2	7.8	\$ 1,451.66
21706511000	Central Okanagan	102 MAIL, KELOWNA	KELOWNA	SALVATORE DIMARIA	120 MAIL RD KELOWNA BC V1V 2H2	8.24	\$ 1,533.55
21706515000	Central Okanagan	545 RIFLE, KELOWNA	KELOWNA	MOHINDER PARMAR	545 RIFLE RD KELOWNA BC V1V 2G3	6.11	\$ 1,137.13
21706524000	Central Okanagan	30 - 2300 SILVER, KELOWNA	KELOWNA	ANGELINA PANTAZOPOULOS ; MASON SCHLAHT	30-2300 SILVER PL KELOWNA BC V1V 2L5	3.43	\$ 638.36
21706527000	Central Okanagan	2255 ROJEM, KELOWNA	KELOWNA	PATRICIA DIMARIA ; SALVATORE DIMARIA	120 MAIL RD KELOWNA BC V1V 2H2	4.42	\$ 822.61
21706528000	Central Okanagan	2309 ROJEM, KELOWNA	KELOWNA	PATRICIA DIMARIA ; SALVATORE DIMARIA	120 MAIL RD KELOWNA BC V1V 2H2	4.36	\$ 811.44
21706529000	Central Okanagan	2323 ROJEM, KELOWNA	KELOWNA	HARWINDER KHUNKHUN ; SANDEEP KHUNKHUN	2323 ROJEM RD KELOWNA BC V1V 2G3	1.04	\$ 193.55
21706533000	Central Okanagan	2379 ROJEM, KELOWNA	KELOWNA	BARBARA HANINGTON ; ROBERT HANINGTON	2379 ROJEM RD KELOWNA BC V1V 2G3	1.97	\$ 366.64
21706554140	Central Okanagan	2400 LONGHILL, KELOWNA	KELOWNA	DEREK WILLIAMS ; JETTA-KAE WILLIAMS	2400 LONGHILL RD KELOWNA BC V1V 2G3	2.41	\$ 448.53
21706557002	Central Okanagan	2710 LONGHILL, KELOWNA	KELOWNA	MICHEAL AMYOTTE ; JODY HUGHES	2710 LONGHILL RD KELOWNA BC V1V 2G5	1	\$ 186.11
21706612470	Central Okanagan	2512 LONGHILL, KELOWNA	KELOWNA	JACQUELYN HOFFMAN-ZEHNER	2512 LONGHILL RD KELOWNA BC V1V 2G5	13.49	\$ 2,510.62
21706612672	Central Okanagan	2614 LONGHILL, KELOWNA	KELOWNA	JACQUELYN ZEHNER	2512 LONGHILL RD KELOWNA BC V1V 2G5	2.17	\$ 403.86
21706641000	Central Okanagan	758 WALLACE, KELOWNA	KELOWNA	KRISHNA GIDDA	758 WALLACE RD KELOWNA BC V1X 7M7	1	\$ 186.11
21706645000	Central Okanagan	610 MOYER, KELOWNA	KELOWNA	BALJINDER BEHNIWAL ; JAGDEV BEHNIWAL	562 MOYER RD KELOWNA BC V1X 4R7	6.4	\$ 1,191.10
21706647000	Central Okanagan	610 CORNISH, KELOWNA	KELOWNA	JASWINDER MADAHAR ; JOGA MADAHAR	610 CORNISH RD KELOWNA BC V1X 4R4	7.94	\$ 1,477.71
21706650000	Central Okanagan	420 CORNISH, KELOWNA	KELOWNA	GURJEET DHOTHAR ; HARPREET DHOTHAR	420 CORNISH RD KELOWNA BC V1X 4R4	1	\$ 186.11
21706658000	Central Okanagan	355 CORNISH, KELOWNA	KELOWNA	BALVINDER BASRAN ; TAJINDER BASRAN	713 RENSHAW RD KELOWNA BC V1X 6B6	3.64	\$ 677.44
21706661000	Central Okanagan	298 CORNISH, KELOWNA	KELOWNA	BALWINDER BARING ; GURPREET BARING	625 CORNISH RD KELOWNA BC V1X 4R4	4.29	\$ 798.41
21706773003	Central Okanagan	1685 RUTLAND, KELOWNA	KELOWNA	250 HOLDINGS LTD	1685 RUTLAND RD N KELOWNA BC V1X 4Z8	2.05	\$ 381.53
21706773440	Central Okanagan	585 CORNISH, KELOWNA	KELOWNA	ALAMJIT KHUN KHUNA ; JASPREET KHUN KHUNA	585 CORNISH RD KELOWNA BC V1X 4R4	3.86	\$ 718.38
21706774244	Central Okanagan	245 CORNISH, KELOWNA	KELOWNA	SANDEEP LALLI ; HARJINDER SINGH	245 CORNISH RD KELOWNA BC V1X 4R4	2.1	\$ 390.83
21706776850	Central Okanagan	2105 MORRISON, KELOWNA	KELOWNA	AVTAR BOPARAI ; SURINDER BOPARAI	1865 TREETOP RD KELOWNA BC V1P 1C5	7.05	\$ 1,312.08
21706776900	Central Okanagan	1990 MCKENZIE, KELOWNA	KELOWNA	GURDARSHAN BRAR ; KULWINDER BRAR	1990 MCKENZIE RD KELOWNA BC V1P 1A6	10.58	\$ 1,969.04
21706777000	Central Okanagan	1900 MCKENZIE, KELOWNA	KELOWNA	AMARJIT LALLI ; BALJIT LALLI	1900 MCKENZIE RD KELOWNA BC V1P 1A6	5.62	\$ 1,045.94
21706778000	Central Okanagan	1893 MORRISON, KELOWNA	KELOWNA	AMARJIT LALLI ; BALJIT LALLI	1900 MCKENZIE RD KELOWNA BC V1P 1A6	2.63	\$ 489.47
21706788000	Central Okanagan	1304 MORRISON, KELOWNA	KELOWNA	AMARJIT PADDA ; BHUPINDER PADDA	1304 MORRISON RD KELOWNA BC V1X 4W2	7.59	\$ 1,412.57
21706789000	Central Okanagan	819 MOYER, KELOWNA	KELOWNA	CHAKKARAVARTHY PARAMASIVAM	819 MOYER RD KELOWNA BC V1X 4S1	3.98	\$ 740.72
21706792000	Central Okanagan	2062 MORRISON, KELOWNA	KELOWNA	GURDEEP DHANOA ; JASVARINDER DHANOA	2062 MORRISON RD KELOWNA BC V1X 4W5	4.79	\$ 891.47
21706794000	Central Okanagan	2 - 685 OLD VERNON, KELOWNA	KELOWNA	BALWANT LALLI ; JOGINDER LALLI	2-685 OLD VERNON RD KELOWNA BC V1X 4R3	4.36	\$ 811.44
21706796000	Central Okanagan	745 CORNISH, KELOWNA	KELOWNA	LUCKY BUSINESS LTD	3666 BENOULIN RD KELOWNA BC V1W 4M7	6.35	\$ 1,181.80
21706799510	Central Okanagan	1425 MORRISON, KELOWNA	KELOWNA	AVTAR BOPARAI ; SURINDER BOPARAI	1865 TREETOP RD KELOWNA BC V1P 1C5	7.41	\$ 1,379.08
21706805005	Central Okanagan	1920 MCCURDY, KELOWNA	KELOWNA	AVTAR BOPARAI ; SURINDER BOPARAI	1865 TREETOP RD KELOWNA BC V1P 1C5	5.08	\$ 945.44
21706806000	Central Okanagan	1431 LATTA, KELOWNA	KELOWNA	DOROTHY TERAJ ; STANLEY TERAJ	1431 LATTA RD KELOWNA BC V1P 1B4	1	\$ 186.11
21706807001	Central Okanagan	1305 LATTA, KELOWNA	KELOWNA	NARINDERPAL HEHAR ; SARABJIT HEHAR	10047 KEL-WIN RD LAKE COUNTRY BC V4V 1L4	7.48	\$ 1,392.10
21706810002	Central Okanagan	1341 LATTA, KELOWNA	KELOWNA	INFO NEXUS INC	179 HAMPSTEAD RD NW CALGARY AB T3A 6G7	9.96	\$ 1,853.66
21706817001	Central Okanagan	1331 MCCURDY, KELOWNA	KELOWNA	RAJINDER SANDHER	3480 WATER RD KELOWNA BC V1W 4G4	19.59	\$ 3,645.89
21706819000	Central Okanagan	1545 MCCURDY, KELOWNA	KELOWNA	BALBIR SANGHA ; HARJEET SANGHA	211-3557 SAWMILL CRES VANCOUVER BC V5S 0E2	15.92	\$ 2,962.87
21706820000	Central Okanagan	1445 LATTA, KELOWNA	KELOWNA	GAGANDEEP SIDHU ; JAGDEEP SIDHU	1445 LATTA RD KELOWNA BC V1P 1B4	4.37	\$ 813.30
21706828500	Central Okanagan	1750 MCKENZIE, KELOWNA	KELOWNA	DEVINDER TEJAY ; JASVIR TEJAY	PO BOX 23177 RPO PLAZA 33 KELOWNA BC V1X 7K7	10.24	\$ 1,905.77
21706828524	Central Okanagan	1700 MCKENZIE, KELOWNA	KELOWNA	409165 BC LTD	4865 WESTRIDGE DR KELOWNA BC V1W 3B4	1	\$ 186.11
21706828618	Central Okanagan	1301 LATTA, KELOWNA	KELOWNA	ALAN YAMAOKA ; BARBARA YAMAOKA	1765 MCKENZIE RD KELOWNA BC V1P 1A8	1	\$ 186.11
21706828642	Central Okanagan	837 MCCURDY, KELOWNA	KELOWNA	JOSEPHINE CUNNINGHAM ; ROBERT CUNNINGHAM	837 MCCURDY RD E KELOWNA BC V1X 8G3	1	\$ 186.11
21706886003	Central Okanagan	1 - 2025 TREETOP, KELOWNA	KELOWNA	AVTAR BOPARAI ; SURINDER BOPARAI	1865 TREETOP RD KELOWNA BC V1P 1C5	8.04	\$ 1,496.32
21706960185	Central Okanagan	5681 LAKESHORE, KELOWNA	KELOWNA	3539 INVESTMENTS LTD	100 TIMBERLINE RD KELOWNA BC V1W 4J6	1	\$ 186.11
21707143000	Central Okanagan	559 BARNABY, KELOWNA	KELOWNA	CHARLOTTE HAMMANN ; KARL HAMMANN	559 BARNABY RD KELOWNA BC V1W 4N7	1	\$ 186.11
21707161000	Central Okanagan	4860 LAKESHORE, KELOWNA	KELOWNA	KARIN ARKINSTALL	4856 LAKESHORE RD KELOWNA BC V1W 4H7	3.21	\$ 597.41
21707264002	Central Okanagan	1456 DEHART, KELOWNA	KELOWNA	D K R INVESTMENTS LTD; DONALD FOLK	1456 DEHART RD KELOWNA BC V1W 4N3	11.58	\$ 2,155.15
21707269000	Central Okanagan	999 CRAWFORD, KELOWNA	KELOWNA	CAMP KOPJE ORCHARDS LTD; ERNEST BROOME	999 CRAWFORD RD KELOWNA BC V1W 4N3	4.82	\$ 897.05

Folio	Regional District	Property Address	Property City	Owner Name	Owner Address	Adjusted Acres	x \$186.11
21707270072	Central Okanagan	1265 CRAWFORD, KELOWNA	KELOWNA	MEGAN DOHM ; DANIEL KOBI	225 ETHEL ST KELOWNA BC V1W 4N4	1	\$ 186.11
21707270074	Central Okanagan	1285 CRAWFORD, KELOWNA	KELOWNA	CORINNE BRAUN ; ROBERT BRAUN	1285 CRAWFORD RD KELOWNA BC V1W 4N4	1	\$ 186.11
21707278000	Central Okanagan	4551 STEWART, KELOWNA	KELOWNA	MARITA PEARCE ; TENNILLE PEARCE	4551 STEWART RD W KELOWNA BC V1W 4N5	2.89	\$ 537.86
21707287000	Central Okanagan	4335 STEWART, KELOWNA	KELOWNA	ASHLEY NYBERG ; CONNOR NYBERG	4335 STEWART RD W KELOWNA BC V1W 3C4	2.49	\$ 463.41
21707290000	Central Okanagan	4285 STEWART, KELOWNA	KELOWNA	KALSAM ORCHARDS LTD	4132 BEDFORD RD KELOWNA BC V1W 4N6	4.59	\$ 854.24
21707291000	Central Okanagan	4202 BEDFORD, KELOWNA	KELOWNA	KALSAM ORCHARDS LTD	4132 BEDFORD RD KELOWNA BC V1W 4N6	8.26	\$ 1,537.27
21707293000	Central Okanagan	4250 STEWART, KELOWNA	KELOWNA	JILLIAN SCHULTZ ; JUSTIN SCHULTZ	4250 STEWART RD W KELOWNA BC V1W 3C4	1.63	\$ 303.36
21707296000	Central Okanagan	1475 DEHART, KELOWNA	KELOWNA	SHIRLEY JOHNSTON	1475 DEHART RD KELOWNA BC V1W 4N3	1	\$ 186.11
21707304000	Central Okanagan	4132 BEDFORD, KELOWNA	KELOWNA	KALSAM ORCHARDS LTD	4132 BEDFORD RD KELOWNA BC V1W 4N6	6.38	\$ 1,187.38
21707304010	Central Okanagan	1485 DEHART, KELOWNA	KELOWNA	MICHAEL DALTON ; SHANNON DALTON	1485 DEHART RD KELOWNA BC V1W 4N3	1.21	\$ 225.19
21707351000	Central Okanagan	4305 JAUD, KELOWNA	KELOWNA	KENNETH HARDY	4305 JAUD RD KELOWNA BC V1W 4C5	11.06	\$ 2,058.38
21707357000	Central Okanagan	4263 JAUD, KELOWNA	KELOWNA	KEUN-HEE JUNG ; OK-WHAN JUNG	4263 JAUD RD RR 3 KELOWNA BC V1W 4C5	1	\$ 186.11
21707362338	Central Okanagan	2950 BALDOCK, KELOWNA	KELOWNA	APRIL DOCKRILL ; JUDITH DOCKRILL	2950 BALDOCK RD KELOWNA BC V1W 4C3	1	\$ 186.11
21709533000	Central Okanagan	2517 GALE, KELOWNA	KELOWNA	D M J CONSTRUCTION LTD	1891 CARRUTHERS ST KELOWNA BC V1Y 3B5	3.14	\$ 584.39
21709533052	Central Okanagan	2499 GALE, KELOWNA	KELOWNA	D M J CONSTRUCTION LTD	1891 CARRUTHERS ST KELOWNA BC V1Y 3B5	1	\$ 186.11
21709533053	Central Okanagan	2475 GALE, KELOWNA	KELOWNA	D M J CONSTRUCTION LTD	1891 CARRUTHERS ST KELOWNA BC V1Y 3B5	1	\$ 186.11
21709533054	Central Okanagan	2449 GALE, KELOWNA	KELOWNA	D M J CONSTRUCTION LTD	1891 CARRUTHERS ST KELOWNA BC V1Y 3B5	1	\$ 186.11
21709533055	Central Okanagan	2427 GALE, KELOWNA	KELOWNA	D M J CONSTRUCTION LTD	1891 CARRUTHERS ST KELOWNA BC V1Y 3B5	1	\$ 186.11
21709533057	Central Okanagan	2555 GALE, KELOWNA	KELOWNA	D M J CONSTRUCTION LTD	1891 CARRUTHERS ST KELOWNA BC V1Y 3B5	1.39	\$ 258.69
21710392000	Central Okanagan	2240 MAYER, KELOWNA	KELOWNA	AVINEET GILL ; BALVIR GILL	3152 EAST KELOWNA RD KELOWNA BC V1W 4H3	16.77	\$ 3,121.06
21710393000	Central Okanagan	2050 BYRNS, KELOWNA	KELOWNA	KALSAM ORCHARDS LTD; STEVEN DAY	4132 BEDFORD RD KELOWNA BC V1W 4N6	21.65	\$ 4,029.28
21710410000	Central Okanagan	1756 BYRNS, KELOWNA	KELOWNA	BYRNES FARMS LTD	2225 BURTCH RD KELOWNA BC V1Y 7Z5	11.94	\$ 2,222.15
21710411000	Central Okanagan	1890 BYRNS, KELOWNA	KELOWNA	ALLEN REID ; CHRISTOPHER REID	31 CHISHOLM AVE TORONTO ON M4C 4V1	4.35	\$ 809.58
21710414000	Central Okanagan	1756 BYRNS, KELOWNA	KELOWNA	BYRNES FARMS LTD	2225 BURTCH RD KELOWNA BC V1Y 7Z5	15.13	\$ 2,815.84
21710518000	Central Okanagan	1650 BYRNS, KELOWNA	KELOWNA	BYRNES FARMS LTD	2225 BURTCH RD KELOWNA BC V1Y 7Z5	8.56	\$ 1,593.10
21710519852	Central Okanagan	2225 SPALL, KELOWNA	KELOWNA	ALLEN REID ; WENDY REID	1980 BYRNS RD KELOWNA BC V1W 2G4	12.75	\$ 2,372.90
21710519854	Central Okanagan	1980 BYRNS, KELOWNA	KELOWNA	ALLEN REID ; WENDY REID	1980 BYRNS RD KELOWNA BC V1W 2G4	10.58	\$ 1,969.04
21710519856	Central Okanagan	1990 BYRNS, KELOWNA	KELOWNA	ALLEN REID ; WENDY REID	1980 BYRNS RD KELOWNA BC V1W 2G4	1	\$ 186.11
21710531000	Central Okanagan	1909 BYRNS, KELOWNA	KELOWNA	KALSAM ORCHARDS LTD	4132 BEDFORD RD KELOWNA BC V1W 4N6	6.34	\$ 1,179.94
21710543001	Central Okanagan	2589 BENVOLIN, KELOWNA	KELOWNA	BALJIT KHEHRA ; RAJDEEP KHEHRA	4415 RILKOFF FRONTAGE RD GRAND FORKS BC V0H 1H5	5.66	\$ 1,053.38
21710549000	Central Okanagan	2029 BYRNS, KELOWNA	KELOWNA	KALSAM ORCHARDS LTD; GAVIN DAY	206-347 LEON AVE KELOWNA BC V1Y 8C7	7.94	\$ 1,477.71
21710589113	Central Okanagan	1909 BYRNS, KELOWNA	KELOWNA	KALSAM ORCHARDS LTD	4132 BEDFORD RD KELOWNA BC V1W 4N6	23.5	\$ 4,373.59
21711501711	Central Okanagan	4345 HOBSON, KELOWNA	KELOWNA	ADAIR HOBSON ; MARGARET HOBSON	4340 HOBSON RD KELOWNA BC V1W 1Y3	1	\$ 186.11
21711502309	Central Okanagan	4340 HOBSON, KELOWNA	KELOWNA	ADAIR HOBSON ; ROBERT HOBSON	4340 HOBSON RD KELOWNA BC V1W 1Y3	1	\$ 186.11
21712185885	Central Okanagan	4485 SALLOWS, KELOWNA	KELOWNA	DAVARA HOLDINGS LTD	1-911 BORDEN AVE KELOWNA BC V1Y 6A5	2.04	\$ 379.66
21712199082	Central Okanagan	4380 WALLACE HILL, KELOWNA	KELOWNA	1528663 BC LTD; SHERI BARTON	4380 WALLACE HILL RD KELOWNA BC V1W 4C3	4.7	\$ 874.72
21712199103	Central Okanagan	2740 HARVARD, KELOWNA	KELOWNA	JENNIFER DICUS ; GARETH EESON	2740 HARVARD RD KELOWNA BC V1W 4C2	3.11	\$ 578.80
290						1,554.04	\$ 289,222.38

DRAFT RESOLUTION

Re: Graduated Development Cost Charge Policy

THAT Council directs staff to report back with options for a graduated Development Cost Charge (DCC) framework that incentivizes attainable home ownership, including family-sized and ground-oriented housing, with reductions tied to measurable affordability outcomes, while ensuring the City's infrastructure funding remains protected.

BACKGROUND:

Councillor Cannan indicated their intent to bring forward a resolution regarding an attainable home ownership policy following changes to provincial legislation around Development Cost Charges (DCCs).

COUNCILLOR CANNAN COMMENTS:

Communities across British Columbia, including Kelowna, currently offer Development Cost Charge (DCC) reductions or waivers to support affordable housing. However, these programs are typically flat in structure and focused primarily on rental housing, limiting their ability to address broader housing needs – particularly attainable home ownership.

Feedback from residents I have spoken to reflects a growing concern that, while new housing is being built, much of it is purpose-built rental, leaving many feeling that home ownership is increasingly out of reach.

Good news in that recent provincial changes provide municipalities with greater flexibility to reduce upfront costs and partner more effectively with the development community. I believe this creates a timely opportunity for Kelowna Council to consider adopting a more targeted and outcomes-based approach.

That is, a graduated DCC framework would link the level of support directly to the level of affordability delivered – providing greater incentives for projects that deliver deeper, longer-lasting affordability, including family-sized units and attainable ownership options. I know that some of my Council colleagues have also expressed a keen interest in exploring alternative models such as co-housing, cooperatives, and rent-to-own to expand access to home ownership.

This approach enables Council to align incentives with community priorities, while ensuring fiscal responsibility and protecting the City's ability to fund essential infrastructure.

Ultimately, I believe success should be measured not only by how much we build, but by what kind of units and whether the people who live and work in Kelowna can afford to call it home.

HOW A GRADUATED DCC PROGRAM COULD WORK

In discussion with various community partners and developers, a graduated Development Cost Charge (DCC) program would link the level of DCC reduction directly to the level of affordability and community benefit delivered within a project.

I would recommend than rather applying a flat reduction, the City would establish a tiered framework, where:

- Base Projects (no affordability features) so developer/partner pays full DCCs.
- Moderate Attainability (e.g., slightly below-market pricing or modestly larger units) the developer/partner receives a partial DCC reduction.
- Enhanced Attainability (e.g., family-sized units, ground-oriented housing, or price-restricted ownership units) the developer/partner receives a greater DCC reduction.
- Deep & Long-Term Affordability (e.g., secured pricing tied to income levels or long-term covenants) the developer/partner receives the highest level of DCC relief.

The key principle is simple: the greater the public benefit, the greater the incentive.

To ensure accountability and protect taxpayers:

- Affordability targets would be clearly defined and measurable (e.g., price thresholds, unit size, tenure, and duration);
- Incentives would be secured through legal agreements or covenants to ensure long-term delivery;
- The program would be structured so that growth continues to pay for growth, with reductions applied strategically where they achieve meaningful outcomes.

I believe this approach gives developers greater certainty and flexibility, while allowing the City to encourage the types of housing that are currently under-supplied – particularly homes that work for families, seniors, and first-time buyers.

Date: April 20, 2026

DRAFT RESOLUTION

Re: Council Tour of Parkinson Recreation Park and Mission Recreation Park

THAT a portion of the Regular AM Council Meeting scheduled for Monday May 4, 2026 be at a location other than City Hall Council Chamber, being Parkinson Recreation Park, located at 1800 Parkinson Way and Mission Recreation Park, located at 4105 Gordon Drive, Kelowna BC;

AND THAT the portion of the Regular AM Council meeting scheduled for Monday, May 4, 2026 to be held at a location other than City Hall begin at 10:00 am;

AND THAT the public not be permitted to attend this portion of the Meeting in-person due to its location and facility requirements.

BACKGROUND:

A Council tour of the Parkinson Recreation Park and Mission Recreation Park is arranged as part of Council's decision-making process. The tour itself is considered a Council meeting since a quorum of Council members will be participating, and the information received is part of their decision-making process for these and related initiatives.

Every effort will be made to broadcast the tour on the City website and in Council Chamber as a Council meeting. It is assumed the technology and weather will cooperate to the extent that video footage can be broadcast. The public can watch the broadcast at Kelowna.ca/council.

Date: April 20, 2026

CITY OF KELOWNA

BYLAW NO. 12879

2026 Revenue Anticipation Borrowing Bylaw

WHEREAS Section 177 of the *Community Charter* empowers Council, by bylaw to borrow such sums of money as may be necessary to meet the current lawful expenditures of the Municipality;

AND WHEREAS the annual property tax bylaw for the current year has not been adopted;

AND WHEREAS the amount of the tax levy for the current year cannot be ascertained;

AND WHEREAS Section 177 of the *Community Charter* limits the amount that can be lawfully borrowed under these circumstances to seventy-five per centum (75%) of all taxes imposed for all purposes in the preceding year plus any monies remaining due from other governments;

AND WHEREAS all taxes imposed for all purposes in the preceding year, being 2025, was Two Hundred and Six Million, Thirty-Five Thousand, Nine Hundred and Forty Five Dollars and Zero cents (\$206,035,945.00);

AND WHEREAS the total amount of liability that Council may incur is One Hundred and Fifty Four Million, Five Hundred and Twenty Six Thousand, Nine Hundred and Fifty Nine Dollars and Zero cents (\$154,526,959.00);

AND WHEREAS there is no liability outstanding under Section 177 of the *Community Charter*;

AND WHEREAS to meet the current lawful expenditures of the City of Kelowna (the "Municipality") for the current year 2026, it may be necessary to borrow up to the sum of Forty Million Dollars (\$40,000,000.00);

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

1. It shall be lawful for the Council to borrow upon the credit of the Municipality a sum of money up to Forty Million, Dollars (\$40,000,000.00) being the amount which the Council deems necessary to meet the current lawful expenditures of the Municipality, the money so borrowed to bear interest at a rate not to exceed the Royal Bank of Canada prime lending rate.
2. The aforesaid sum of Forty Million, Dollars (\$40,000,000.00) may from time to time, be borrowed in one or more part sums and from different persons or corporations as may be required by the Municipality.
3. The amount or amounts so borrowed and the interest thereon shall be a liability of the Municipality and shall further be secured upon the whole amount of all the unpaid taxes due to the Municipality to the end of the preceding year and to the end of the current year, and the said taxes are hereby set aside as a special security for the re-payment of the maximum sum of Forty Million, Dollars (\$40,000,000.00) which shall be a first charge thereon. The form of obligation to be given as an acknowledgement of such liability to the lender or lenders of the money so borrowed, shall be an indenture made between the Municipality and the person or corporation, signed by the Mayor and the Municipal Officer assigned responsibility under Section 149 of the *Community Charter*, bearing the seal of the Municipality, the sum or sums of money so borrowed, up to a maximum of Forty Million Dollars (\$40,000,000.00) to such person or corporation with interest thereon.

4. The Municipal Officer assigned responsibility under Section 149 of the *Community Charter* is hereby authorized and directed out of the said taxes from time to time as and when collected, to pay to such person or corporation the amount of principal and interest due to the person or corporation by virtue of the obligation mentioned in the preceding section.
5. This bylaw may be cited for all purposes as "2026 Revenue Anticipation Borrowing Bylaw No. 12879".
6. 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, second and third time by the Municipal Council this 13th of April, 2026

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

CITY OF KELOWNA

BYLAW NO. 12876

**Amendment No. 1 to the Five-Year Financial Plan 2025-2029
Bylaw No. 12770**

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

1. The Five-Year Financial Plan 2025-2029 Bylaw No. 12770 be amended by deleting Schedule "A" in its entirety and replacing with the new Schedule "A" as attached to and forming part of this bylaw;
2. This bylaw may be cited for all purposes as Bylaw No. 12876 being "Amendment No. 1 to the Five-Year Financial Plan Bylaw, 2025-2029, No. 12770."

Read a first, second and third time by the Municipal Council this 13th day of April, 2026.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk

Schedule "A"
Financial Plan 2025 - 2029

\$ thousands	2025 Amended Budget	2025	2026	2027	2028	2029	2030 - 2032
Revenue							
Property Value Tax	204,274	204,274	217,396	232,130	246,538	261,835	849,770
Library Requisition	8,418	8,418	8,586	8,758	8,933	9,112	27,885
Parcel Taxes	4,368	4,368	1,962	5,037	3,697	2,428	6,236
Fees and Charges	199,690	198,594	195,235	202,500	209,989	216,831	626,822
Borrowing Proceeds	64,910	31,627	165,000	166,400	84,684	47,500	90,700
Other Sources	111,355	92,267	76,330	81,266	76,810	73,710	225,380
	593,015	539,547	664,509	696,091	630,651	611,417	1,826,793
Transfer between Funds							
Reserve Funds	150,730	122,341	107,525	99,661	111,205	71,947	130,449
DCC Funds	102,786	88,870	69,434	74,303	67,860	48,841	113,693
Surplus/Reserve Accounts	186,884	157,209	54,877	79,291	84,242	59,372	178,495
	440,400	368,421	231,835	253,255	263,307	180,159	422,637
Total Revenues	1,033,415	907,968	896,344	949,346	893,957	791,576	2,249,431
Expenditures							
Municipal Debt							
Debt Interest	4,259	4,259	5,179	9,565	10,852	13,372	50,632
Debt Principal	6,811	6,811	7,299	10,892	11,376	13,804	52,025
Other Municipal Purposes							
Airport	142,217	125,232	72,757	68,727	64,545	57,154	128,680
Arts & Culture	6,522	6,435	5,629	5,974	5,365	5,430	17,397
Community Development	6,131	4,267	4,019	4,182	4,323	4,470	14,338
Community Safety & Bylaw	9,430	9,452	8,952	9,253	9,574	9,906	31,828
Development Planning	2,524	2,713	2,764	2,858	2,955	3,056	9,806
Development Services	6,714	6,785	7,020	7,264	7,516	7,777	24,987
Enabling Services	175,286	114,600	105,258	114,795	105,962	109,925	321,553
Fire Safety	39,595	36,918	44,710	45,622	52,279	37,842	115,598
Governance & Leadership	4,410	4,403	4,383	4,715	4,878	5,047	16,218
Parking	7,898	7,880	7,500	14,112	12,726	9,344	53,267
Parks	79,341	79,114	68,727	86,161	60,450	47,711	125,950
Partnerships Office	1,957	2,066	1,795	1,635	1,691	1,750	5,623
Police Services & RCMP	69,549	69,610	73,654	76,120	78,760	81,492	261,834
Solid Waste & Landfill	31,797	32,752	25,148	26,063	25,531	22,108	67,427
Sport & Recreation	54,439	42,977	105,127	134,660	52,551	21,371	59,154
Stormwater & Flood Protection	13,978	13,906	23,033	18,298	11,374	12,053	19,786
Transit	41,596	40,120	43,746	46,161	44,071	45,440	162,823
Transportation	122,173	106,078	115,464	90,942	128,051	108,063	200,913
Wastewater	60,166	60,706	41,936	32,716	36,526	36,497	101,145
Water	61,425	45,738	36,575	44,983	66,412	44,001	102,458
	948,217	822,822	810,675	855,695	797,768	697,611	1,943,442
Transfers between Funds							
Reserve Funds	35,283	35,724	37,491	37,419	38,225	39,084	119,251
DCC Funds	-	-	-	-	-	-	-
Surplus/Reserve Accounts	49,915	49,421	48,178	56,231	57,964	54,882	186,738
	85,198	85,146	85,669	93,651	96,189	93,966	305,989
Total Expenditures	1,033,415	907,968	896,344	949,346	893,957	791,576	2,249,431

City of Kelowna

Bylaw No. 12881

Amendment No. 17 to Solid Waste Management Regulation Bylaw No. 10106

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that the City of Kelowna Solid Waste Management Regulation Bylaw No. 10106 is amended as follows:

1. **Section 1.2 Interpretation** is amended by **adding**:

""Additional Yard Waste Cart Fee"" means the fee for acquiring each additional yard waste cart."

2. **Section 1.2 Interpretation** is amended by **deleting**:

""Co-mingled Containers"" means metal food and beverage containers, and all household plastic containers but does not include beverage containers under deposit as part of the Provincial container deposit and refund system."

and **replacing** with:

""Co-mingled Containers"" means metal food and beverage containers, and all household plastic containers acceptable in the Recycling Program. "

3. **Section 1.2 Interpretation** is amended by **deleting**:

""Collection Point"" means a location where one or more Garbage, Recyclables or Yard Waste Carts and/or Garbage bags with Tag-a-Bag Tags are placed for collection by the City."

and **replacing** with:

""Collection Point"" means a location where one or more Garbage Carts, Yard Waste Carts or Recyclables Containers and/or Garbage bags with Tag-a-Bag Tags are placed for collection by the City."

4. **Section 1.2 Interpretation** is amended by **deleting**:

""Collection and Solid Waste Reduction Services Fee"" means fee for the curbside collection of Yard Waste, Garbage and Mandatory Recyclable Material plus the fee for Solid Waste Reduction Services"

and **replacing** with:

""Collection and RDCO Solid Waste Management Services Fee"" means fee for the curbside collection of Yard Waste and Garbage plus the fee for RDCO Solid Waste Management Services"

5. **Section 1.2 Interpretation** is amended by **deleting**:

""Collection Fee" means the fee for the curbside collection of Yard Waste, Garbage and Mandatory Recyclable Material from each Residential Dwelling Premise. "

and **replacing** with:

""Collection Fee" means the fee for the curbside collection and management of Yard Waste and Garbage from each Residential Dwelling Premise. "

6. **Section 1.2 Interpretation** is amended by **deleting**:

""Excess Producer" refers to Owners which at any time require more Garbage and/or Mandatory Recyclable Material collection services than the Garbage and/or Recyclables Cart service provided by the City."

and **replacing** with:

""Excess Producer" refers to Owners or occupier who routinely produces more garbage than can be accommodated in the garbage cart which the owner has requested or pays for."

7. **Section 1.2 Interpretation** is amended by **deleting**:

""Garbage" means and includes all rubbish, non-recyclable materials, trade waste, ashes, household waste, discarded matter, rejected abandoned or discarded waste or vegetable or animal food, and other materials deemed non-recyclable."

and **replacing** with:

""Garbage" means and includes all rubbish, non-recyclable materials, trade waste, ashes, household waste, discarded matter, rejected, abandoned or discarded materials, but specifically excluding liquids and semi-solids, Mandatory Recyclable Material, hazardous waste, yard waste, rock, soil and materials set out in Schedule D attached to this Bylaw."

8. **Section 1.2 Interpretation** is amended by **deleting**:

""Hazardous Waste" means waste which is radioactive, toxic, pathogenic, corrosive, explosive, flammable or in any way dangerous to the person receiving or handling it."

and **replacing** with:

""Hazardous Waste" means waste which is regulated under the BC Hazardous Waste Regulation as amended from time to time. "

9. **Section 1.2 Interpretation** is amended by **deleting**:

“(a)“Mandatory Residential Recyclable Material”, being materials such as Co-mingled Containers, Recyclable Corrugated Cardboard, Mixed Waste Paper, and other materials approved for pick-up as part of the City’s recyclables collection system; and”

and **replacing** with:

"(a). "Mandatory Residential Recyclable Material", being packaging and printed paper materials such as those listed in Schedule 5 of the Environmental Management Act Recycling Regulation B.C. as amended from time to time and other materials approved for pick-up as part of the Producer Responsible Organization recyclables collection system; and"

10. **Section 1.2 Interpretation** is amended by **deleting**:

"(b). "Mandatory Landfill or Recycling Depot Recyclable Material", being all Mandatory Residential Recyclable Material, plus lead-acid batteries, White Goods, scrap metal, tires, asphalt, concrete, asphalt shingles, Recyclable Gypsum and includes all products listed in the Provincial Environmental Management Act's Recycling Regulation (Product Stewardship Program)"

and **replacing** with:

"(b). "Mandatory Landfill or Recycling Depot Recyclable Material", being all Mandatory Residential Recyclable Material, plus White Goods, scrap metal, propane tanks, asphalt, concrete, asphalt shingles, Recyclable Gypsum, hazardous waste and includes all products listed in the Provincial Environmental Management Act Recycling Regulation B.C. as amended from time to time. ,"

11. **Section 1.2 Interpretation** is **deleted** in its entirety as follows:

"**Mixed Waste Paper**" includes, but is not limited to, commingled boxboard, paper shopping bags, white and coloured ledger paper, wrapping paper, envelopes with or without windows, sticky notes, computer paper, third class mail, flyers, magazines, catalogues, telephone books, paper egg cartons, newspapers and any other 100% paper fibre products.

12. **Section 1.2 Interpretation** is **deleted** in its entirety as follows:

"**Recyclable Corrugated Cardboard**" means a container for goods which is composed of an inner fluting (wave-like) of material and one or two outer liners of material (linerboard) which is not lined with contaminants such as wax, plastic or foam, and is free from contaminants such as oil, grease and food.

13. **Section 1.2 Interpretation** is amended by **adding**:

" "Producer Responsible Organization" means the corporation appointed by a producer to carry out their regulatory duties under the province's Recycling Regulation as amended from time to time. "

14. **Section 1.2 Interpretation** is amended by **adding**:

"Recyclables Container" means any cart or container owned and supplied by the Producer Responsible Organization and used for the collection of Mandatory Residential Recyclable Material from Residential Dwelling Premises."

15. **Section 1.2 Interpretation** is amended by **adding**:

"**Recycling Program**" means the system of collection, processing and marketing of recyclable materials.

16. **Section 1.2 Interpretation** is amended by **deleting**:

""Residential Dwelling Premise" means an individual dwelling unit with direct access to and from the outdoors which could include single family dwellings, two family dwellings, residential triplexes or fourplexes, manufactured homes, or individually serviced units of apartments or condominiums. For clarification, Residential Dwelling Premise does not include, for the purposes of this bylaw, stratified properties to which access to each individual unit is only available via common strata property."

and **replacing** with:

""Residential Dwelling Premise" means an individual dwelling unit with direct access to and from the outdoors which could include single family dwellings, two family dwellings, residential triplexes or fourplexes, manufactured homes, or individually serviced units of row houses, apartments or condominiums. For clarification, Residential Dwelling Premise does not include, for the purposes of this bylaw, stratified properties to which access to each individual unit is only available via common strata property."

17. **Section 1.2 Interpretation** is amended by **deleting**:

""Solid Waste Reduction Services" means landfill disposal costs, waste reduction activities, recycle depots and recycle processing facilities."

and **replacing** with:

""RDCO Solid Waste Management Services" means recycle depots, waste reduction activities and programs, and other initiatives outlined in the Regional Solid Waste Management Plan and provided by the Regional District of Central Okanagan."

18. **Section 1.2 Interpretation** is amended by **deleting**:

""Solid Waste Reduction Services Fee" means the fee for Solid Waste Reduction Services."

and **replacing** with:

""RDCO Solid Waste Management Services Fee" means the fee for RDCO Solid Waste Management Services."

19. **Section 1.2 Interpretation** is amended by **deleting**:

""White Goods" means large metal appliances such as washers, dryers, stoves, hot water tanks, air conditioners, refrigerators and freezers, including those containing ozone-depleting substances."

and **replacing** with:

""White Goods" means large metal appliances such as washers, dryers, stoves, hot water tanks, air conditioners, water coolers, refrigerators and freezers, including those containing ozone-depleting substances."

20. **Section 1.2 Interpretation** is amended by adding:

"Yard Waste Cart" means a wheeled container owned and supplied by the City and used for the collection of Yard Waste from Residential Dwelling Premises.

21. **Section 2.1.1** is amended by **deleting**:

"2.1.1 Every Owner of a Residential Dwelling Premise within the Collection Area shall use the Garbage, Mandatory Residential Recyclable Material and Yard Waste collection systems established by the City pursuant to this bylaw and shall pay the rates and fees set out in Schedule "B" to this bylaw."

and **replacing** with:

"2.1.1 Every Owner of a Residential Dwelling Premise within the Collection Area shall use the Garbage, Mandatory Residential Recyclable Material and Yard Waste collection systems established by the City and Producer Responsible Organization pursuant to this bylaw and shall pay the rates and fees set out in Schedule "B" of this bylaw."

22. **Section 2.1.1** is amended by **deleting**:

"2.1.2. The City, or a contractor acting on behalf of the City, shall pick up all Garbage, Yard Waste and Mandatory Residential Recyclable Material set out at Residential Dwelling Premises within the Collection Area on the designated day of collection, provided it conforms to the terms of this bylaw and meets the Garbage, Yard Waste and Mandatory Residential Recyclable Material Cart size limits and rates outlined in Schedule "B"."

and **replacing** with:

"2.1.2. The City, or a contractor acting on behalf of the City shall pick up all Garbage and Yard Waste set out at Residential Dwelling Premises within the Collection Area on the designated day of collection, provided it conforms to the terms of this bylaw "

23. **Section 2.1.2** is amended by **adding**:

"2.1.9 The Producer Responsible Organization and their contractor, shall pick up all Mandatory Residential Recyclable Material set out at Residential Dwelling Premises within the Collection Area on the designated day of collection, provided it conforms to the terms of this bylaw."

24. **Section 2.1.3** is amended by **deleting**:

"2.1.3 Notwithstanding section 2.1.1 and 2.1.2 of this bylaw, the City reserves the right to alter or exclude a Residential Dwelling Premise from the Garbage, Yard Waste and Mandatory Residential Recycling collection systems if collection costs, access routes or location are unsafe or unreasonable."

and **replacing** with:

"2.1.3 Notwithstanding section 2.1.1, 2.1.2 and 2.1.3 of this bylaw, the City reserves the right to alter or exclude a Residential Dwelling Premise from the Garbage Yard Waste and Mandatory Residential Recycling collection systems if collection costs, access routes or location are unsafe or unreasonable."

25. **Section 2.1.4** is amended by **deleting**:

"2.1.4 The City reserves the right to refuse to remove all material that is not Garbage, Yard Waste or Mandatory Residential Recyclable Material, as defined by this bylaw."

and **replacing** with:

"2.1.4 The City reserves the right to refuse to remove all material that is not Garbage or Yard Waste, as defined by this bylaw."

26. **Section 2.1.5** is amended by **deleting**:

"2.1.5 Recyclables Carts containing materials not identifiable as Mandatory Residential Recyclable Material will not be collected"

and **replacing** with:

"2.1.5 Recyclables Containers containing materials not identifiable as Mandatory Residential Recyclable Material will not be collected by Producer Responsible Organization."

27. **Section 2.1.6** is amended by **deleting**:

"2.1.6. Residents of stratified residential properties to which access to each individual unit is only available via common strata property (for example, bare land strata or ordinary strata developments) may utilize the Garbage, Yard Waste and Mandatory Residential Recyclable Material collection systems established by the City pursuant to this bylaw, upon application to and approval by the Manager. Applications will only be accepted from the strata corporation, and only on behalf of the entire development. Applicants must demonstrate the suitability of the proposed pick-up location and access thereto, such that the City or its contractor shall be able to collect materials set out for collection pursuant to the terms of this bylaw. Such properties shall participate in the system, and shall pay all respective fees and charges, as if each strata lot were a Residential Dwelling Premise as defined by this bylaw."

and **replacing** with:

"2.1.6. Residents of stratified residential properties to which access to each individual unit is only available via common strata property (for example, bare land strata or ordinary strata developments) may utilize the Garbage, Yard Waste and Mandatory Residential Recyclable Material collection systems established by the City and Producer Responsible Organization pursuant to this bylaw, upon application to and approval by the Manager. Applications will only be accepted from the strata corporation, and only on behalf of the entire development. Applicants must demonstrate the suitability of the proposed pick-up location and access thereto, such that the City or its contractor shall be able to collect materials set out for collection pursuant to the terms of this bylaw. Such properties shall participate in the system, and shall pay all respective fees and charges, as if each strata lot were a Residential Dwelling Premise as defined by this bylaw."

28. **Section 2.1.7** is amended by **adding**:

"2.1.7 Every owner or resident shall be responsible for the lawful disposal of any garbage, including wastes that due to its nature, size or weight cannot reasonably be placed in a garbage cart. "

29. **Section 2.2.1** is amended by **deleting**:

"2.2.1 Every Owner of Residential Dwelling Premises within the Collection Area shall maintain in sanitary condition and in good order and repair the Garbage, Yard Waste and Recyclables Carts."

and **replacing** with:

"2.2.1 Every Owner of Residential Dwelling Premises within the Collection Area shall maintain in sanitary condition and in good order and repair the Garbage and Yard Waste Carts and Recyclables Containers."

30. **Section 2.2.2** is amended by **deleting**:

"2.2.2 Garbage, Yard Waste and Recyclables Carts shall be kept on the Owner's Residential Dwelling Premises at all times and shall not encroach upon or project over any street, lane or public place except when placed on such street or lane for the purpose of collection under this bylaw."

and **replacing** with:

"2.2.2 Garbage and Yard Waste Carts and Recyclables Containers shall be kept on the Owner's Residential Dwelling Premises at all times and shall not encroach upon or project over any street, lane or public place except when placed on such street or lane for the purpose of collection under this bylaw."

31. **Section 2.2.3** is amended by **deleting**:

"2.2.3 Unless exempted by the Manager for reasons of physical disability, all Garbage, Yard Waste and Recyclables Carts shall be made readily accessible and with lids unlocked, pursuant to the provisions of section 2.2.4 of this bylaw, for emptying, between the hours of 7:00 a.m. and 7:00 p.m. on the day of collection only."

and **replacing** with:

"2.2.3 Unless exempted by the Manager for reasons of physical disability, all Garbage and Yard Waste Carts, Recyclables Containers shall be made readily accessible and with lids unlocked, pursuant to the provisions of section 2.2.4 of this bylaw, for emptying, between the hours of 7:00 a.m. and 7:00 p.m. on the day of collection only. For greater certainty, garbage carts must not be put out for collection the night before scheduled pickup."

32. **Section 2.2.4** is amended by **deleting**:

"2.2.4 For collection purposes, all Garbage, Yard Waste and Recyclables Carts must be placed within one metre and with wheels positioned away from the travelled portion of the lane, or the boulevard, adjacent to the Owner's Residential Dwelling Premise, or at a place designated by the Manager. Carts must also be placed one half (0.5) meter from one another or another obstacle."

and **replacing** with:

"2.2.4 For collection purposes, all Garbage and Yard Waste Carts and Recyclables Containers must be placed within one metre and with wheels positioned away from the travelled portion of the lane, or the boulevard, adjacent to the Owner's Residential Dwelling Premise, or at a place

designated by the Manager. Carts must also be placed one half (0.5) meter from one another or another obstacle."

33. **Section 2.2.5** is amended by **deleting**:

"2.2.5 If Garbage, Yard Waste and Recyclables Carts are enclosed in a structure, it shall be built with doors opening upon the pick-up side so said containers can be readily removed."

and **replacing** with:

"2.2.5 If Garbage and Yard Waste Carts and Recyclables Containers are enclosed in a structure, it shall be built with doors opening upon the pick-up side so said containers can be readily removed."

34. **Section 2.2.6** is amended by **deleting**:

"2.2.6 All Garbage, Yard Waste and Recyclables Carts shall be kept on the ground level and shall be readily accessible from the street, or lane abutting the Owner's Residential Dwelling Premises."

and **replacing** with:

"2.2.6 All Garbage and Yard Waste Carts and Recyclables Containers shall be kept on the ground level and shall be readily accessible from the street, or lane abutting the Owner's Residential Dwelling Premises on collection day only."

35. **Section 2.2.7** is amended by **deleting**:

"2.2.7 Where collection of Garbage or Mandatory Residential Recyclable Material from a stratified residential development has been approved by the Manager pursuant to section 2.1. of this bylaw, a ready means of access shall, on the day of collection, be provided from the public street to the location of the Garbage, Yard Waste and Recyclables Carts placed out for collection. The access shall be unobstructed, satisfactorily maintained, and of sufficient size and kind to enable any authorized employee or contractor of the City to collect using normal collection efforts and procedures."

and **replacing** with:

"2.2.7 Where collection of Garbage and Yard Waste from a stratified residential development has been approved by the Manager pursuant to section 2.1.7 of this bylaw, a ready means of access shall, on the day of collection, be provided from the public street to the location of the Garbage carts Yard Waste and Recyclables Containers placed out for collection. The access shall be unobstructed, satisfactorily maintained, and of sufficient size and kind to enable any authorized employee or contractor of the City or Producer Responsible Organization to collect using normal collection efforts and procedures."

36. **Section 2.2.8** is amended by **deleting**:

"2.2.8 All Garbage, Yard Waste and Recyclables Carts' lids shall be kept closed."

and **replacing** with:

"2.2.8 All Garbage and Yard Waste Carts and Recyclables Container' lids shall be kept closed. Recyclables in open topped containers shall be prepared in a manner that prevents contents and litter from dispersing before collection."

37. **Section 2.2.9** is amended by **deleting**:

"2.2.9 All Garbage, Yard Waste and Recyclables Carts and any structure used as a cover for such containers shall, at all times, be kept in good repair, clean and accessible for inspection at all reasonable hours. "

and **replacing** with:

"2.2.9 All Garbage and Yard Waste Carts and Recyclables Containers and any structure used as a cover for such containers shall, at all times, be kept in good repair, clean and accessible for inspection at all reasonable hours. "

38. **Section 2.2.10** is amended by **deleting**:

"2.2.10 All Mandatory Residential Recyclable Material are to be placed loosely in the Recyclables Cart, and bagging or bundling of Mandatory Residential Recyclable Material with string, ties or tape is not permitted."

and **replacing** with:

"2.2.10 All Mandatory Residential Recyclable Material are to be placed in the Recyclables Containers as per the requirements of the Producer Responsible Organization."

39. **Section 2.2.11** is amended by **deleting**:

"2.2.11 All Co-mingled Containers must be washed out prior to placement in Recyclables Cart for collection, or deposit at a Recycling Depot."

and **replacing** with:

"2.2.11 All Co-mingled Containers must be washed out prior to placement in Recyclables Containers for collection, or deposit at a Recycling Depot."

40. **Section 2.2.13** is amended by **deleting**:

"2.2.13 From the beginning of March to the end of December on designated collection days each Residential Dwelling Premise shall be permitted to place a Yard Waste Cart at the curb for collection."

and **replacing** with:

"2.2.13 From the beginning of March to the end of December Residential Dwelling Premise within the Collection Area, and paying rates and fees set out in Schedule "B" to this bylaw, shall be permitted to place a Yard Waste Cart at the curb for bi-weekly collection."

41. **Section 2.2.14** is amended by **deleting**:

"2.2.14 The City may suspend collection service from properties where location or design of pick-up facilities are contrary to the provisions of this bylaw, but such suspension shall not waive any requirement, or abate or waive any changes or rates under the provision of this bylaw."

and **replacing** with:

"2.2.14 The City may suspend collection service from properties where location or design of pick-up facilities are contrary to the provisions of this bylaw. Such suspension shall not waive any requirement, or abate or waive any changes or rates under the provision of this bylaw."

42. **Section 2.2.15** is amended by **deleting**:

"2.2.15 Additional Garbage and Recyclables Cart Service "

and **replacing** with:

"2.2.15 Additional Garbage Cart Service "

43. **Section 2.2.15.1** is amended by **deleting**:

"2.2.15.1 An Owner may request in writing that the City provide a Large Cart for Garbage and/or Mandatory Recyclable Material service or any other additional service under this bylaw; "

and **replacing** with:

"2.2.15.1 An Owner may request in writing that the City provide a Large Cart for Garbage service or any other additional service under this bylaw; "

44. **Section 2.2.15.2** is amended by **deleting**:

"2.2.15.2 The City may allocate to an Excess Producer Garbage and/or Recyclables Carts in sufficient size and number to make up the deficiency between Garbage and/or Mandatory Residential Recyclable Material produced and Garbage and Recyclables Cart collection services purchased; "

and **replacing** with:

"2.2.15.2 The City may allocate to an Excess Producer Garbage Cart of sufficient size and number to make up the deficiency between Garbage produced and Garbage Cart collection services purchased; "

45. **Section 2.2.16** is amended by **deleting**:

"2.2.16 Requesting a Reduction in Yard Waste and/or Recyclables Cart Service "

and **replacing** with:

"2.2.16 Requesting a Reduction in Yard Waste Cart Service "

46. **Section 2.2.16.1** is amended by **deleting**:

"2.2.16.1 An Owner may request a reduction in the number or volume of Yard Waste and/or Recyclables Carts; and "

and **replacing** with:

"2.2.16.1 An Owner may request a reduction in the number or volume of Yard Waste Carts; and "

47. **Section 2.4.1** is amended by **deleting**:

"2.4.1 No liquids shall be put in or be allowed to accumulate in any Garbage, Yard Waste and Recyclables Carts, or in any container for Garbage provided by the Owner of premises other than a Residential Dwelling Premise."

and **replacing** with:

"2.4.1 No liquids shall be put in or be allowed to accumulate in any Garbage, Yard Waste and Recyclables Containers, or in any container for Garbage provided by the Owner of premises other than a Residential Dwelling Premise."

48. **Section 2.5.1.7** is amended by **deleting**:

"2.5.1.7 except as permitted in this bylaw, a person must not store any refuse that is an Animal Attractant in such a manner that it is accessible to Wildlife."

and **replacing** with:

"2.5.1.7 except as permitted in this bylaw, a person must not store any refuse that is an Animal Attractant in such a manner that it is accessible to Wildlife, including but not limited to placing garbage carts contrary to per section 2.2.3. "

49. **Section 4.1.4.(a)** is amended by **deleting**:

"4.1.4.(a) Recyclables Cart, for collection as part of the City's collection system provided for pursuant to this bylaw;"

and **replacing** with:

"4.1.4.(a) Recyclables Containers, for collection as part of the Producer Responsible Organization's collection system provided for pursuant to this bylaw;"

50. **Section 4.1.6** is amended by **deleting**:

"4.1.6 No person shall place Garbage for pick-up with the Garbage of others or place Garbage in Garbage Carts owned by others without that Owner's permission."

and **replacing** with:

"4.1.6 No person shall place Garbage or Yard Waste for pick-up with the Garbage or Yard Waste of others or place Garbage in Garbage Carts or Yard Waste in Yard Waste Carts owned by others without that Owner's permission."

51. **Section 4.1.9** is amended by **deleting**:

"4.1.9 No person shall transport Garbage or Recyclable Material from a location other than a Residential Dwelling Premise to a Residential Dwelling Premise for collection pursuant to the City's collection systems. "

and **replacing** with:

"4.1.9 No person shall transport Garbage or Recyclable Material from a location other than a Residential Dwelling Premise to a Residential Dwelling Premise for collection pursuant to the City's and the Producer Responsible Organization's collection systems. "

52. **Section 4.1.15** is amended by **deleting**:

"4.1.15 No person shall, while on site at the landfill, act in a manner, or manoeuvre a vehicle in a manner that may be construed as reckless, dangerous or threatening."

and **replacing** with:

"4.1.15 No person shall, while on site at the landfill, act in a manner, or maneuver a vehicle in a manner that may be construed as reckless, dangerous or threatening."

53. **Section 4.1.16** is amended by **deleting**:

"No person shall tamper, adjust, modify or alter Garbage or Yard waste Carts without written authorization by the City."

54. **Section 5.1** is amended by **deleting**:

"5.1 SEVERENCE"

and **replacing** with:

"5.1 SEVERANCE"

55. **Schedule "A" Collection Area** is amended by deleting the map in its entirety and replacing with the map attached as Schedule A - Kelowna curbside service area forming part of this bylaw:

56. **Schedule "B" Section 1.0** is amended by **deleting**:

"1.0 The following amounts of Garbage, Yard Waste and Mandatory Residential Recyclable Material may be placed for pick up from Residential Dwelling Premises:"

and **replacing** with:

"1.0 The following amounts of Garbage and Yard Waste may be placed for pick up from Residential Dwelling Premises:"

57. **Schedule "B" Section 1.2** is amended by **deleting**:

"1.2 Furniture or small appliances that fit within the Garbage Cart or not exceeding 23 kg and 0.5 cubic metres in size, tagged with a Tag-a-Bag Tags, and which are not prohibited by this bylaw, may be considered for collection."

and **replacing** with:

"1.2 Other wastes not prohibited by this bylaw may be considered for collection provided the wastes fit within the 120 litre Garbage Cart, does not exceed 23 kg , and are tagged with a Tag-a-Bag Tag."

58. **Schedule "B" Section 1.3** is amended by **deleting**:

"1.3 Notwithstanding section 1.1 above, a maximum of two (2) additional Garbage Bags will be picked up provided each of these bags are tagged with Tag-a-Bag Tags. "

and **replacing** with:

"1.3 Notwithstanding section 1.1 and 1.2 above, a maximum of two (2) additional Standard Garbage Bags may be picked up provided each of these bags are tagged with Tag-a-Bag Tags."

59. **Schedule "B" Section 1.4** is amended by **deleting**:

"1.4. An owner must not fill a Garbage, Yard Waste and Recyclables Cart in its possession to:"

and **replacing** with:

"1.4. An owner must not fill a Garbage and Yard Waste Carts and Recyclables Container in its possession to:"

60. **Schedule "B" Section 1.5 Table 1 – Shared Cart Distribution** is amended by **deleting**:

Residential Dwelling Units	Garbage Carts	Yard Waste Carts	Recyclables Carts
1	one 120L	one 240L	one 240L
2	one 240L	one 240L	two 240L
3	one 360L	one 240L	two 240L
4	two 240L	two 240L	two 360L
5	one 240L and one 360L	two 240L	two 360L
6	two 360L	two 240L	two 360L

and **replacing** with:

Residential Dwelling Units	Garbage Carts	Yard Waste Carts
1	one 120L	one 240L
2	one 240L	one 240L
3	one 360L	one 240L
4	two 240L	two 240L
5	one 240L and one 360L	two 240L
6	two 360L	two 240L

61. **Schedule "B" Section 2.0** is amended by **deleting**:

"2.0 The following fees and charges shall be paid in relation to the removal of Garbage, Mandatory Residential Recyclable Material and Yard Waste pursuant to the residential collection system established under this bylaw:"

and **replacing** with:

"2.0 The following fees and charges shall be paid in relation to the removal of Garbage and Yard Waste pursuant to the residential collection system established under this bylaw:"

62. **Schedule "B" Section 2.0 Fees and Charges Table** is amended by **deleting**:

	2025	2026
Garbage, Yard Waste, Recycling and Curbside Collection fee	\$180.78	\$173.95
CORD Waste Reduction Office Programming	\$17.56	\$17.56
TOTAL	\$198.34	\$191.51

and **replacing** with:

	2025	2026
Garbage and Yard Waste Curbside Collection fee	\$180.78	\$173.95
RDCO Solid Waste Management Services Fee	\$17.56	\$17.56
TOTAL	\$198.34	\$191.51

63. **Schedule "B" Section 2.0** is amended by **deleting**:

"If standard 120L garbage carts or shared carts are upsized, the purchase an additional dwelling unit equivalent (120L) per Residential Dwelling Premise for garbage is permitted and will be billed to the Strata or Residential Dwelling Premise as applicable. The annual fee for upsized carts (Large garbage cart fee) is \$92.00 per annum per additional 120L of capacity"

and **replacing** with:

"If standard 120L garbage carts or shared carts are upsized, the purchase of an additional dwelling unit equivalent (120L) per Residential Dwelling Premise for garbage is permitted and will be billed to the Strata or Residential Dwelling Premise as applicable. The annual fee for upsized carts (Large garbage cart fee) is \$92.00 per annum per additional 120L of capacity."

64. **Schedule "B" Section 2.3** is amended by **deleting**:

"2.3 If Garbage, Yard Waste and Recyclables Carts become damaged, upon approval by the Manager, costs of the repairs may be charged to Owner of the Residential Dwelling Premise."

and **replacing** with:

"2.3 If Garbage or Yard Waste Carts become damaged, upon approval by the Manager, costs of the repairs may be charged to Owner of the Residential Dwelling Premise."

65. **Schedule "E" SANITARY LANDFILL/RECYCLING FEES, Section 1,** is deleted in its entirety and replaced with the following revised fees table:

Waste	Rate - 2026	Rate - 2027
asphalt	\$ 50.00	\$ 50.00
gypsum drywall	\$200.00	\$200.00
concrete – clean	\$50.00	\$50.00
concrete – dirty	\$70.00	\$70.00
Wood Waste including lumber	\$30.00	\$30.00
Recyclable Gypsum	\$200.00	\$200.00
Useable clean fill, propane tanks (30 lb or less)	No Charge	No Charge
Yard Waste	\$44.00	\$44.00
Stumps (no soil or rock attached)	\$90.00	\$90.00
Tires – Passenger vehicle, light and medium duty tires (i) up to 22.5" with no rims (ii) up to 22.5" on rims (iii) Heavy duty and tires larger than 22.5"	(i) No Charge (ii) \$20.00 per tire (iii) Not Accepted	(i) No Charge (ii) \$20.00 per tire (iii) Not Accepted
Asbestos (friable)	\$275.00	\$275.00
Contaminated Soils (i) exceeding Agricultural Quality (ii) exceeding Industrial Quality (Waste Soils)	 (i) \$15.00 (ii) \$25.00	 (i) \$15.00 (ii) \$25.00
Carcasses (i) Under 100kg (ii) Over 100kg	(i) \$100.00 each (ii) \$200.00 each	(i) \$100.00 each (ii) \$200.00 each
All other residential Garbage not included above:	\$106.00	\$108.00
Any material determined by the Manager to require burial in an area away from the Active Face	\$50.00 per tonne surcharge, over and above any other required fee	\$50.00 per tonne surcharge, over and above any other required fee
Any Mandatory Recyclable Material included in mixed waste	\$150.00 per metric tonne surcharge, over and above any other required fee	\$150.00 per metric tonne surcharge, over and above any other required fee
Culled Cherries	\$25.00	\$25.00

Handling Fee for Contaminated Mandatory Recyclable Loads	\$50.00 per metric tonne	\$50.00 per metric tonne
Handling Fee for immediate burial of International Waste	\$150.00 surcharge (plus applicable weight-based fees)	\$150.00 surcharge (plus applicable weight-based fees)
Mattresses	\$18.00 each or \$18.00 each plus weight (as Garbage) when in a co-mingled load	\$18.00 each or \$18.00 each plus weight (as Garbage) when in a co-mingled load
Biosolids (only accepted on a short term emergency basis and with prior written approval from the City)	\$250.00	\$250.00
Asphalt Shingles for recycling	\$170.00	\$170.00

66. **Schedule "E" Section 3** is amended by deleting

- \$5.00 per load (\$6.00 effective July 1, 2023) of wood waste or yard waste for loads weighing up to and including 250 kg, and as per the table below for Garbage or other billable waste streams for loads weighing up to and including 250 kg:

\$11 per load	Effective January 1, 2018
\$12 per load	Effective January 1, 2019

and replacing with

<u>Waste</u>	<u>Rate - 2026</u>	<u>Rate - 2027</u>
<u>wood waste or yard waste for loads weighing up to and including 250 kg</u>	<u>\$ 6.00</u>	<u>\$ 6.00</u>
<u>Garbage or other billable waste streams for loads weighing up to and including 250 kg</u>	<u>\$12.00</u>	<u>\$12.00</u>

67. **Schedule "E" Section 5.c** is amended by deleting:

"5.c The City of Kelowna and City of Vernon may accept biosolids for composting at Regional Composting Facility located at 551 Commonage Road in Vernon. This Facility manages the biosolids from the two Municipalities, and is funded on a pro-rated basis based on the volumes of biosolids produced by each City. At the discretion of the Manager or designate, the Facility may accept biosolids from other Waste Water Treatment Plants at the following rate, plus applicable tax:"

and replacing with:

"5.c The City of Kelowna and City of Vernon may accept biosolids for composting at Regional Composting Facility located at 551 Commonage Road in Vernon. This Facility manages

the biosolids from the two Municipalities and is funded on a pro-rated basis based on the volumes of biosolids produced by each City. At the discretion of the Manager or designate, the Facility may accept biosolids from other Waste Water Treatment Plants at the following rate, plus applicable tax:"

68. **Schedule "E" Section 5.c** is amended by **deleting**:

\$110.00 per tonne	Effective January 1, 2021
\$125.00 per tonne	Effective January 1, 2022

and **replacing** with:

Table 1 – Biosolids Composting Rate (per tonne)

	<u>Rate - 2026</u>	<u>Rate - 2027</u>
<u>Biosolids for composting</u>	<u>\$ 125.00</u>	<u>\$ 125.00</u>

69. This bylaw shall come into full force and effect and is binding on all persons on May 1, 2026.

Read a first, second and third time this 13th day of April, 2026.

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk



KELOWNA OVERVIEW



Rev. 10/7/2025

