



City of Kelowna
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Council Policy

Expanding or Adding Properties to Specified Areas

APRIL 29, 2019

Contact Department: Infrastructure – Utility Planning

Guiding Principle

The recovery of debt in a fair and equitable manner, limits risk of debt recovery, mitigates exposure risk to interest rate changes and creates efficiencies in the annual calculation process.

Purpose

This policy establishes the terms and conditions for a financial contribution from those properties that develop adjacent or connect to works within Specified Areas.

Application

This policy applies to all residential, commercial, agricultural and industry owned and operated assets, where assets are defined broadly as property, including but not limited to:

- Real property
- Property features and components

The policy does not apply to:

- Institutions, parks, natural areas or City owned facilities, programs and services.

Policy Statement(s)

1.0 General

- Specified Areas are used to allocate the costs of certain improvements to the owners of the properties that benefit from that improvement. After the Specified Area improvements have been constructed and a boundary established, other properties may wish to benefit from the completed works.

2.0 Requirements

- Where one or more properties located adjacent to or nearby can benefit from the completed works inside a Specified Area, and require a **utility service** (as determined by the City of Kelowna Development Services Department), then those parcels or lots will be added to the Specified Area and the boundary shall be amended as a condition of the City permitting the connection. The added parcels or lots will be subject to all fees and charges of that Specified Area.
- Where any portion of a property being subdivided or developed is located within a Specified Area boundary, the Specified Area boundary shall be amended to include all those parcels or lots in whole or in part, including all parcels or lots created through subdivision of the original property. Once added, all parcels or lots will be subject to the fees and charges of the Specified Area.
- Where a parcel or lot is located adjacent to or near an existing Specified Area boundary and requires a **utility mainline** extension (such as a sewer or water main) from those within the boundary, then the parcel or lots will not be required to join the Specified Area.

Effective Date	Revised Date	Authorized By	Approved By
	April 29, 2019	Director - Infrastructure	City Manager

Related Council Policies

None

Legislative Authority

Community Charter Section 216/218.

Amendments

Resolution:

- R375/10/04/26
- R529/05/05/30
- R528/02/06/10

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	April 29, 2019	Director - Infrastructure	City Manager