



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

# Council Policy

## Expanding or Adding Properties to Specified Areas

APPROVED June 10, 2002

RESOLUTION: R375/10/04/26

REPLACING: R529/05/05/30; R528/02/06/10

DATE OF LAST REVIEW: April 2010

Specified Areas are used to allocate the costs of certain improvements to the owners of the properties that may benefit from the improvement. Once the specified area improvements have been constructed, there is the potential that the improvements will make a property developable or developable at a density that may not have been possible without the improvement. This policy establishes the terms and conditions for a financial contribution from properties that develop adjacent to specified areas.

When a property is abutting or partially included within the boundaries of a specified area established by bylaw, and the owner wishes to utilize the benefit of the improvements carried out within the specified area, the following applies:

- (a) If a property or properties are located immediately adjacent to, or outside of an existing specified area, and requires a utility service line (as determined by the City of Kelowna Development Services Department), then the parcels or lots will be required to join the specified area as a condition of the City permitting the connection. Once added, the lots or parcels will be subject to all the fees and charges of the specified area.
- (b) If any part of a property being subdivided or developed falls within a specified area boundary, the specified area boundary shall be amended to include each and every lot that was ever in whole or in part, contained within the Specified Area, including any and all parcels or lots created through subdivision of the original property. Once added to the specified area, those lots or parcels will be subject to the fees and charges of the specified area, and the specified area fees must be paid off in their entirety in a lump sum as a condition of the subdivision or development.
- (c) If a parcel or lot is located immediately adjacent to and is fully outside of an existing specified area boundary and requires a utility main extension (such as a sewer or water main), then the parcel or lots will not be required to join the adjacent specified area and will not be subject to the specified area charges

### **REASON FOR POLICY**

To establish consistent rules on how to address developments that occur on the boundaries of specified area.

### **LEGISLATIVE AUTHORITY**

Local Government Act

### **PROCEDURE FOR IMPLEMENTATION**

As outlined in the policy