



City of Kelowna
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Council Policy

Development Cost Charge Bylaw - Farm Property Interpretation

APPROVED September 13, 2010

RESOLUTION: R860/10/09/13
REPLACING: NA
DATE OF LAST REVIEW: September 2010

Under the City of Kelowna Development Cost Charge Bylaw No. 9095, the bylaw allows for Development Cost Charges (DCC's) to apply to developments of less than four residential units which allows collecting DCC fees from developments such as individual residential units and duplexes. The primary role is to clarify that the applicable DCC charges are for farm help housing as well as for tourism housing. The policy identifies all potential DCC charges that are applicable to the many uses on agricultural lands.

GUIDELINES

- 1) Construction of a single family home on a vacant agricultural parcel will not trigger the applicable single family DCC charges.
- 2) Where the existing home on agricultural land is converted to house farm help and a new home is being constructed on the property, the DCC charge will vary depending on the size of the existing home. If the existing home is under 90m² then the size is consistent with the Secondary Suite Rate and that rate will apply (currently \$2500). Otherwise, a single family DCC rate will apply. As well the farm help building will have to register a covenant with a commitment that the farm help housing will only be for that purpose.
- 3) Where the housing is being constructed strictly for farm help:
 - a. Where individual units for seasonal farm help are being constructed and are under 90m² then the Secondary Suite Rate shall apply and a covenant will be registered for the farm help.
 - b. Where farm help is proposed to be housed in a single large building then a single family DCC rate will be applied. Again a covenant will be registered against the building.
- 4) For various non residential buildings likely to be constructed on farm land:
 - a. Livestock housing buildings – No DCCs
 - b. Farm Equipment Storage – No DCCs
 - c. Crop Processing Buildings – Industrial DCC rate for year round facilities. Where use is seasonal (as defined by Zoning Bylaw) Roads DCC will be 50% of the Bylaw rates.
 - d. Kennels, Riding Stables, Fruit and Vegetable stands, Cottage wineries, Veterinary Services, Commercial Nursery, home based businesses space – commercial DCC rates would apply for year round use, where seasonal Roads DCC will be at 50% of Bylaw rates.
- 5) Agricultural Tourism
 - a. Farm Inn – If the units have a kitchen then Residential rates apply, without kitchen then Commercial rates apply.
 - b. Any Tourism housing buildings of value over \$50,000 – then residential rates will apply depending on the size.

REASON FOR POLICY

To provide direction to staff and potential developers.

LEGISLATIVE AUTHORITY

Local Government Act, Part 26, Division 10.

PROCEDURE FOR IMPLEMENTATION

Implementation through various City staff.