



CITY OF KELOWNA

MEMORANDUM

Date: December 15, 2017
File No.: Z17-0111
To: Community Planning (TC)
From: Development Engineering Manager (JK)
Subject: 265 Terai Ct. Lot 11 Plan 28699 RU1 to RU1c Carriage House

Development Engineering has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

The property is located within the Rutland Water District (RWD) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with RWD staff for any service improvements.

2. Sanitary Sewer

- a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.
- b) This property is located within Sewer Specified Area #23. 1 Single Family Equivalent (SFE) is paid for annually with property taxes and is required to be paid in full as part of this rezoning application in addition to 0.5 SFE for the proposed carriage house. The total sewer Specified Area fee in 2017 will be calculated based on 1.5 SFE at \$5,501.67 per SFE = **\$8252.51**

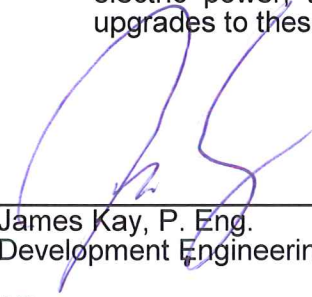
3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access permissible is one (1) per property as per bylaw

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.


James Kay, P. Eng.
Development Engineering Manager

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PROPOSED LOCATION OF BUILDING ON
LOT 11, SEC 22, TP 26, ODYD, PLAN 28699.

PID: 004-490-975

CIVIC ADDRESS: 265 TERAJ COURT, KELOWNA, BC.

CLIENT: MILLENNIUM HOME & RENOVATION

Scale 1:300 Metric. Distances shown are in metres and decimals thereof.

