
CITY OF KELOWNA
MEMORANDUM

Date: February 12, 2018
File No.: Z18-0007
To: Community Planning (AC)
From: Development Engineering Manager
Subject: 5064 Lakeshore Road A1 to RR2C

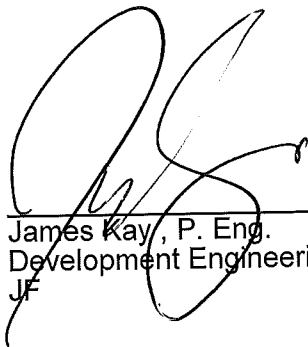
Development Engineering Services have the following requirements associated with this rezoning application;

1. Domestic Water and Fire Protection

The property is located in South Mission Water ESA 14 CWS-20 The water charge for this property as proposed is an additional 0.5 equivalent dwelling units (EDU). therefore the fee is (0.5 of \$4,029.00) **\$2,014.50** (effective to 2018-09-29)

2. Sanitary Sewer

The property is located in Sewer Connection Area No. 28 (Okaview). The sewer charge for this property as proposed is 0.5 equivalent dwelling units (EDU). Therefore the fee is (0.5 of \$22,000) **\$11,000.00**.


James Kay, P. Eng.
Development Engineering Manager
JK

ATTACHMENT A	
This forms part of application # Z18-0007 / LUC18-0001	
Planner Initials	AC
 City of Kelowna <small>COMMUNITY PLANNING</small>	

CITY OF KELOWNA
MEMORANDUM

Date: February 12, 2018
File No.: DVP18-0017
To: Community Planning (AC)
From: Development Engineering Manager
Subject: 5064 Lakeshore Road Lot A, Plan 33063, SDYD

ATTACHMENT A

This forms part of application
Z18-0007 / LUC18-0001

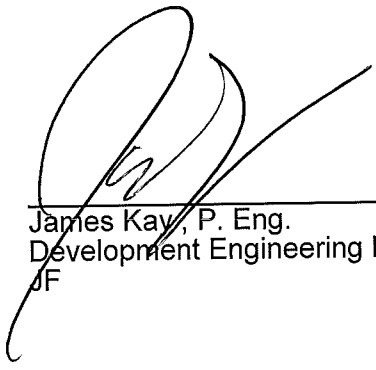
Planner
Initials

AC



Development Engineering Services have the following comments associated with this application for a development variance permit.

The Development Variance Permit Application to permit a carriage house in the front yard of a principal dwelling and to vary the maximum height from 4.5 m to 6.97 m, do not compromise the municipal servicing requirements.



James Kay, P. Eng.
Development Engineering Manager
JF

CITY OF KELOWNA
MEMORANDUM

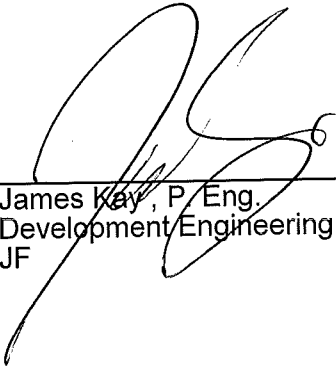
Date: February 12, 2018
File No.: LUC18-0001
To: Community Planning (AC)
From: Development Engineering Manager
Subject: 5064 Lakeshore Road for Lot A, Plan 33063, SDYD

ATTACHMENT A	
This forms part of application	
# Z18-0007 / LUC18-0001	
Planner Initials	AC
 City of Kelowna COMMUNITY PLANNING	

Development Engineering Services have the following requirements associated with this rezoning application;

Requirements addressed in rezoning file Z18-0007 must be satisfied prior to the LUC discharge.

The discharge of Land Use Contract 77-1012 from the subject property does not compromise the Development Services Branch.



James Kay, P. Eng.
Development Engineering Manager
JF

5064 Lakeshore Road, Kelowna
LUC Discharge, Rezoning & Variance Permit

PREPARED FOR:
City of Kelowna



Kent Macpherson

COVER LETTER





January 12, 2018

Current Planning Department
City of Kelowna
1435 Water Street
Kelowna, BC, V1Y 1J4

Attention: **Adam Cseke, Planner**

Re: **LUC Discharge, Rezoning Application, Development Variance Permit
5064 Lakeshore Road, Kelowna – Lot A, Plan 30063, ODYD**

Applicant: **Mark Fipke**

Please accept this application for the following:

LUC Discharge	To discharge LUC 77-1012 for Lot A, Plan 33063, SDYD
Rezoning Application	To rezone the site from A1 (Agricultural) to RR2c (Rural Residential 2 w/ Carriage House) in accordance with the OCP.
Development Variance Permit	1. To permit a carriage house in the front yard of principal dwelling and front yard 2. To vary the maximum height from 4.5 m to 6.97 m

If you have any questions pertaining to these Applications, please do not hesitate to contact me.

Sincerely,

KENT-MACPHERSON

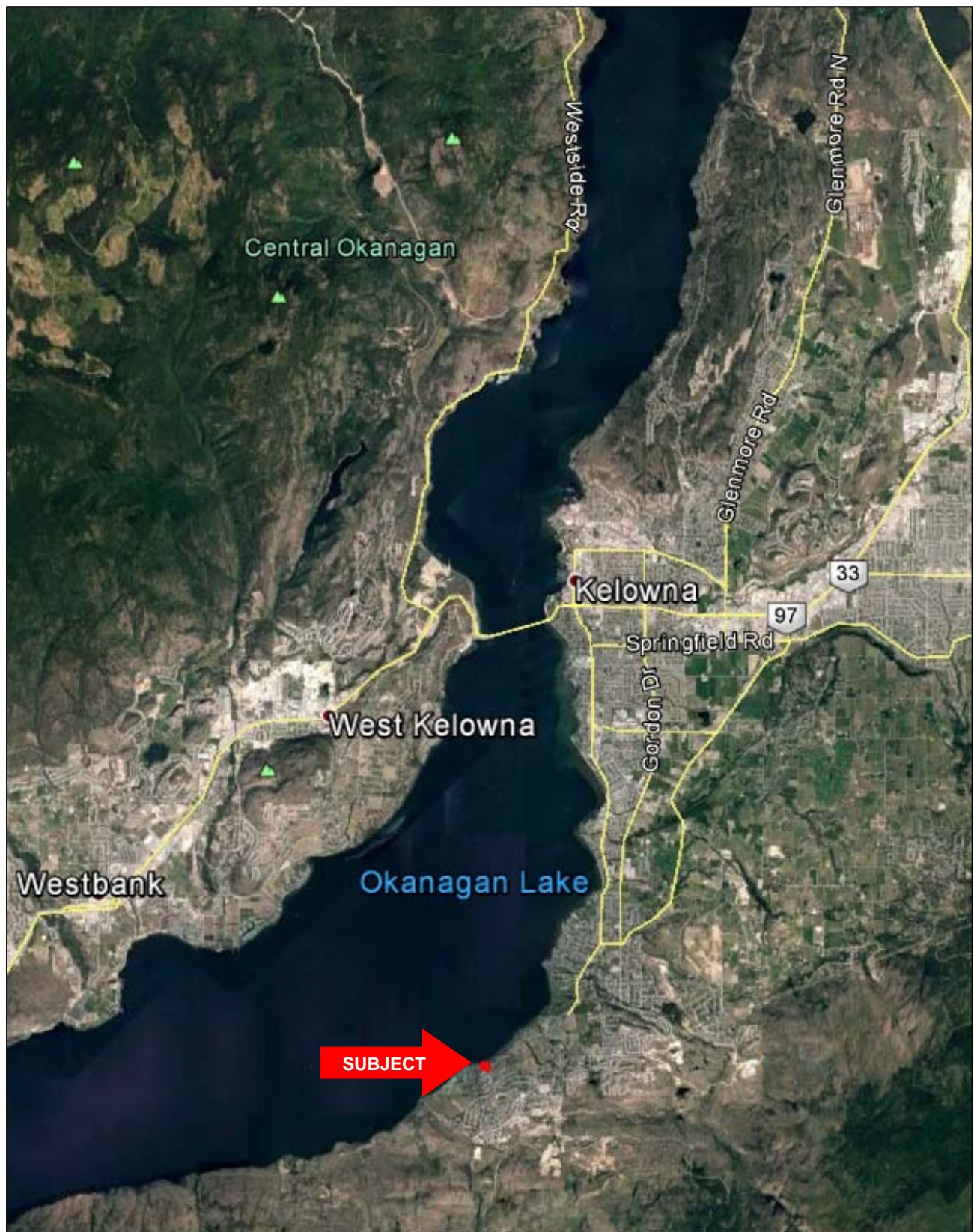
Per: _____

J. Hettinga, B.Sc., RI

PROPERTY LOCATION



LOCATION MAP



SITE MAP

 SUBJECT PROPERTY



SURVEY PLAN



19-CO-214+217

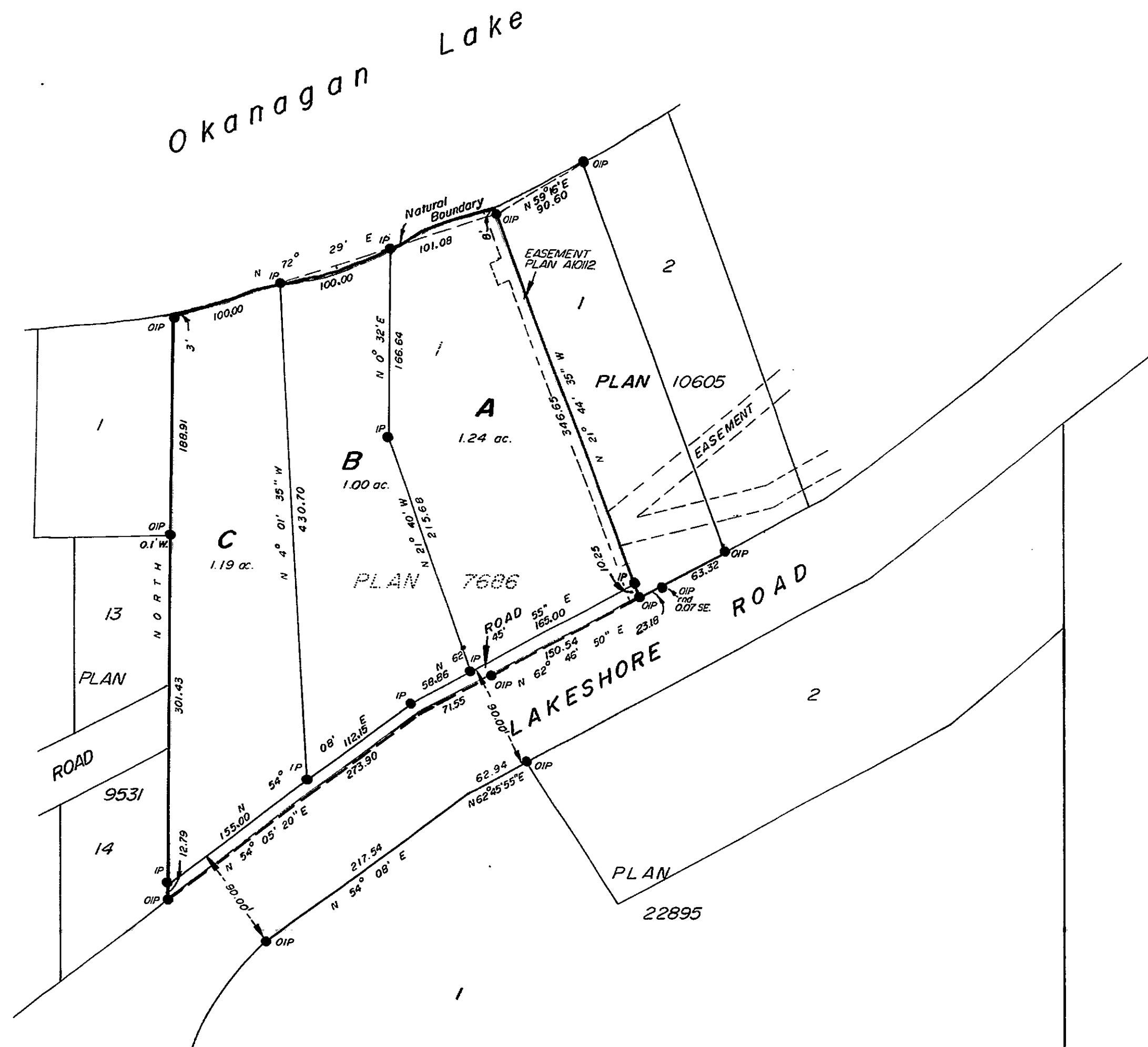
SUBDIVISION PLAN OF LOT 1, PLAN 7686,
SEC. 23, TP. 28, S. D. Y. D.

SCALE: 1 in. = 100 ft.

PLAN NO. 30063

Deposited in the Land Registry Office at Kamloops, B.C.
this 22nd day of JUNE 1979.

John Brown
Registrar
9.7.79

**LEGEND:**

Bearings are astronomic and are
derived from Plan 7686.

- OIP - denotes iron post found.
- IP - denotes iron post set.

Under B.C. Reg. 576/74, section 2.03, the survey represented by
this plan is not integrated with control.

WITNESS *Thompson*
WITNESS *Thompson*
Owner: *Barbara D. Braney*
EASEMENTS 83749E AND 83750E WILL NOT ATTACH TO
LOTS B + C

The registered owners designated hereon declare that they
have entered into a covenant in favour of the City of
Kelowna and the Province of British Columbia
under Section 24A of the Land Registry Act.

Approved under the Land Registry Act, this
15th day of MAY 1979

Ann M. V. Lee
Approving Officer for the City of Kelowna.

This plan lies within the Regional District of Central Okanagan.

This plan need not comply with clause (b)
of Section 86 of the Land Registry Act.

John Brown
Approving Officer for the Ministry of
Transportation, Communications and Highways.

Thompson
WITNESS
Thompson
WITNESS

B. Pridmore
LOMBARDY DEVELOPMENTS LTD.

B. D. Dendy, Attorney in fact
for *Marion Jean Dendy*.

A. D. Dendy
DOMINANT TENEMENT EASEMENT G 19948

I, R.R. Runnalls, of the City of Kelowna, British Columbia
Land Surveyor, make oath and say that I was present at and
did personally superintend the survey represented by this
plan and that the survey and plan are correct. The said
survey was completed on the 26th day of January,
1979.

R.R. Runnalls
B.C.L.S.

Sworn before me this
2nd day of February,
1979.

L.E. Roken
A Commissioner for taking
affidavits for British Columbia.

RUNNALLS, SPARK and ASSOCIATES
LAND SURVEYORS
1470 WATER STREET
KELOWNA, B.C.

BUILDING PLAN

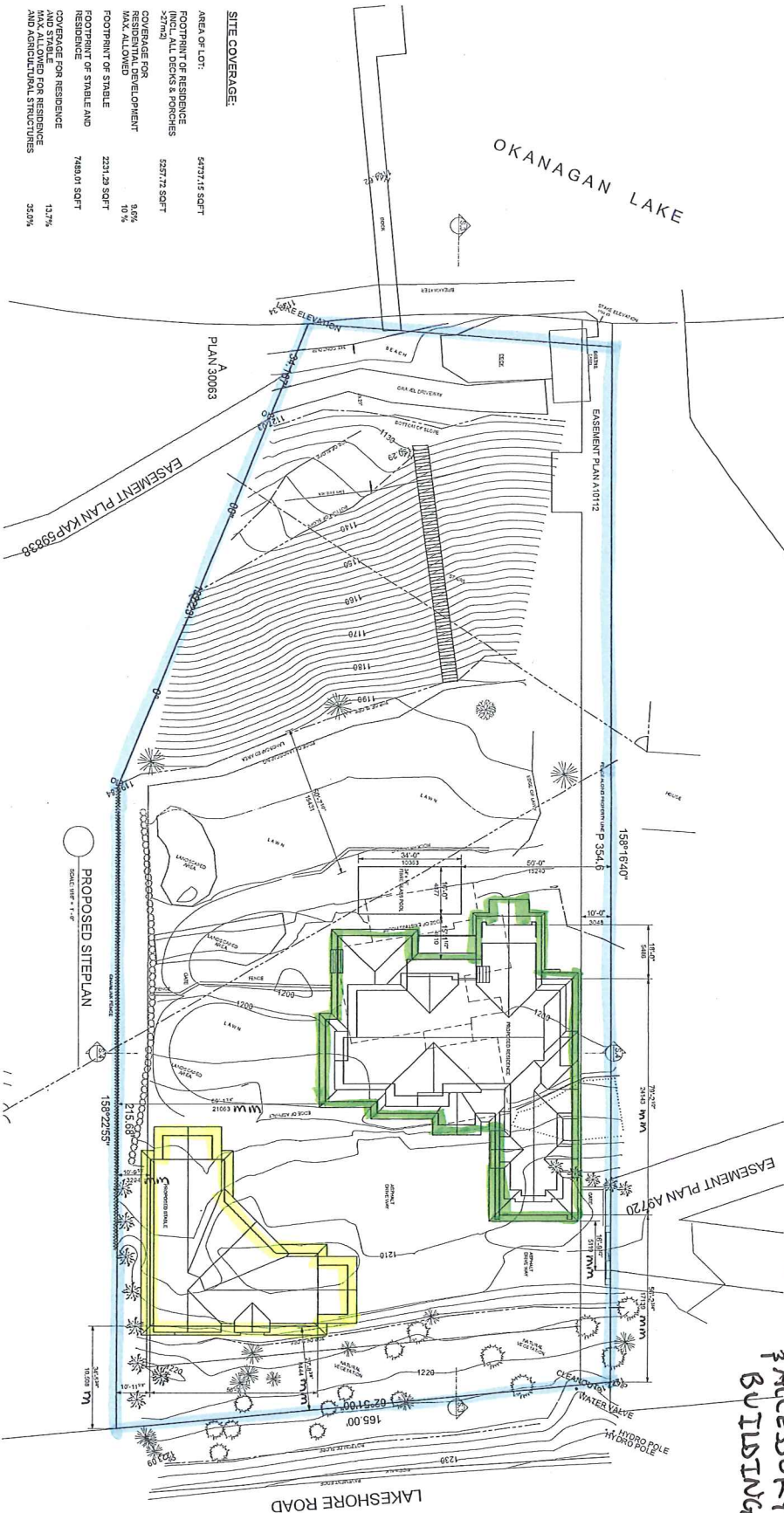




S.3 SITE SECTION
SCALE: 1/8" = 1'-0"

PTY. LINE
HOUSE
SEC. SUITE
ACCESSORY
BUILDING

OKANAGAN LAKE



PLAN A 30063

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

SITE COVERAGE:

AREA OF LOT:	6473.15 SQFT
FOOTPRINT OF RESIDENCE (INCL. ALL DECKS & PORCHES 277m ²)	3257.72 SQFT
COVERED FOR RESIDENTIAL DEVELOPMENT MAX. ALLOWED	9.6%
FOOTPRINT OF STABLE	2231.23 SQFT
FOOTPRINT OF STABLE AND RESIDENCE	7489.01 SQFT
COVERED FOR RESIDENCE AND STABLE	13.7%
AND AGRICULTURAL STRUCTURES	25.0%

CONTRACTOR: THE DRAWING AND ALL INFORMATION HEREIN IS THE EXCLUSIVE PROPERTY OF JILL W. WESTERMAN AND IS NOT TO BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND MUST BE RETURNED UPON REQUEST.

DESIGNED FOR CONSTRUCTION

THE CRATSMAN SITE PLAN - PROPOSED		PROJECT: TITLE:	CLIENT: TIMBERHAVEN HOMES C/O: 1554 1554	SCALE: 1/8" = 1'-0" DATE: OCT 14, 2009 DRAWN BY: J.W. CHECKED BY: J.W. APPROVED BY: J.W. DATE: OCT 22, 2009 PROJECT: NOV 24, 2009 REVISION: DEC 21, 2009	SHEET: A-1.2 JAN 10, 2010 MAY 01, 2010 JUN 01, 2010
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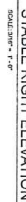
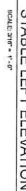
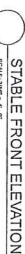
SCALE: 500' • 1"=50'



SUITE
AREA



ISSUED FOR CONSTRUCTION



- THE CRATFSMAN
-
- HORSE STABLE - ELEVATIONS

ZONING ANALYSIS TABLE



The Zoning Analysis Table applies to all Rezoning and Development Permit applications for:

- ▶ Character Neighbourhood Permit
- ▶ Heritage Alteration Permit
- ▶ Carriage House/Two Dwelling Housing Permit
- ▶ Development Variance Permit
- ▶ Multi-unit Residential Permit (3+ units)
- ▶ Commercial Permit
- ▶ Industrial Permit
- ▶ Institutional Permit

This analysis table provides the applicant an opportunity to demonstrate how the proposal meets the regulations of the Zoning Bylaw 8000. Please refer to the Zoning Bylaw 8000 online at kelowna.ca/bylaws.

ALL MEASUREMENTS TO BE PROVIDED IN METRIC.

Site Details:	Zone Requirement	Proposal
Site Area (m ²)		
Site Width (m)		
Site Depth (m)		
Site Coverage of Building(s) (%)		
Site Coverage of buildings, driveways, and parking (%)		

Development Regulations:	Zone Requirement	Proposal
Total Number & Types of units		
Floor Area (gross/net)		
Floor Area Ratio (FAR)		
Building Height (stories/meters)		
Building(s) Setbacks (m):		
Front		
Side (include direction)		
Side (include direction)		
Rear		
Number of Parking Stalls/Loading Spaces		
Setbacks to Parking (m):		
Front		
Side (include direction)		
Side (include direction)		
Rear		
Drive Aisle Width (m)		
Number of Bicycle Parking Spaces		
Private Open Space Area		

CRITERIA FOR A CARRIAGE HOUSE OR ACCESSORY DEVELOPMENT

Development Regulations:		Zone Requirement	Proposal
	Maximum Total Site Coverage (buildings)		
	Maximum Total Site Coverage (buildings, driveways & parking)		
	Maximum Height		
	Minimum Front Yard		
	Minimum Side Yard (_____)		
	Minimum Side Yard (_____)		
	Minimum Rear Yard		
Carriage House Regulations:		Requirement	Proposal
Single Storey	Maximum Accessory Site Coverage	20%	
	Maximum Accessory Building Footprint	100 m ² (carriage house) 50 m ² (accessory buildings) 130 m ² (total)	
	Maximum Net Floor Area	100 m ²	
	Maximum Net Floor Area to Principal Building	75%	
Higher than Single Storey	Maximum Accessory Site Coverage	14%	
	Maximum Accessory Building Footprint	90 m ²	
	Maximum Net Floor Area	90 m ²	
	Maximum Net Floor Area to Principal Building	75%	
	Maximum Upper Storey Floor Area to Building Footprint	75%	
All Carriage Houses	Maximum Height (to mid-point)	4.8 m	
	Maximum Height (to peak)	Peak of principal dwelling	
	Minimum Front Yard	To be in rear yard	
	Minimum Side Yard (_____)	2.0 m	
	Minimum Side Yard (_____)	4.5 m (flanking street)	
	Minimum Rear Yard	0.9 m 1.5 m (to garage / carport) 2.0 m (no lane)	
	Minimum Distance to Principal Building	3.0 m	
Other Regulations:			
Minimum Parking Requirements		3 stalls	
Minimum Private Open Space		30 m ² per dwelling	

NOTE: Additional analysis requirements may be required for individual zones within the Zoning Bylaw 8000.

Additional Information:
