

CITY OF KELOWNA  
MEMORANDUM

ATTACHMENT   A  

This forms part of application

# Z18-0020



Planner  
Initials

**Date:** March 02, 2018  
**File No.:** Z18-0020  
**To:** Community Planning (BC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 440 Bach Rd Lot 6 Plan 22499 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 Black Mountain Irrigation District (BMID) 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 BMID 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 #21A. The proposed carriage house will trigger additional cost share for 0.5 Single Family Equivalent (SFE) of the current pay-out rate for Sewer Specified Area #21A which is \$1276.11 per SFE. The cost for one SFE has previously been paid out for this property and the additional cost for the proposed carriage house is **\$638.05** (\$1276.11 x 0.5 SFE) valid until March 31, 2018.

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

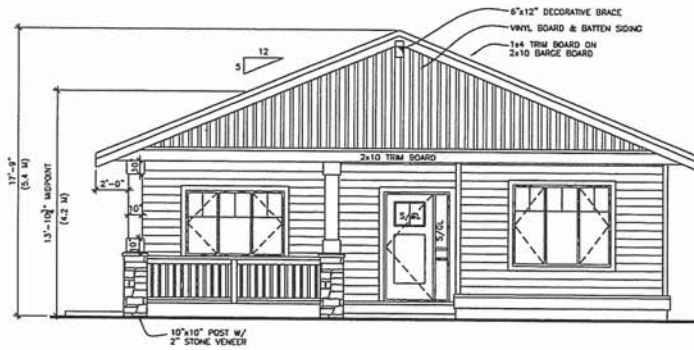
4. Electric Power and Telecommunication Services

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.

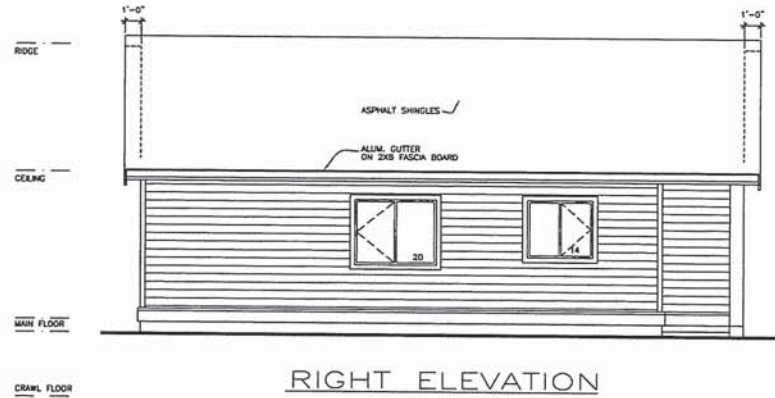
James Kay, P. Eng.  
Development Engineering Manager

agm





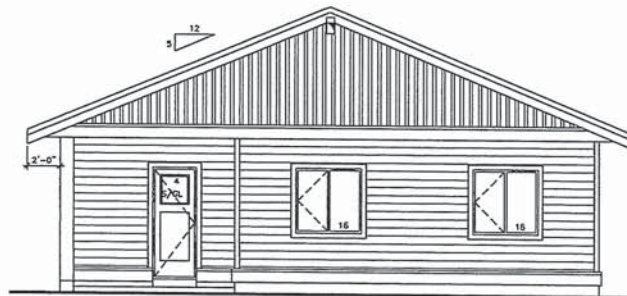
FRONT ELEVATION



RIGHT ELEVATION

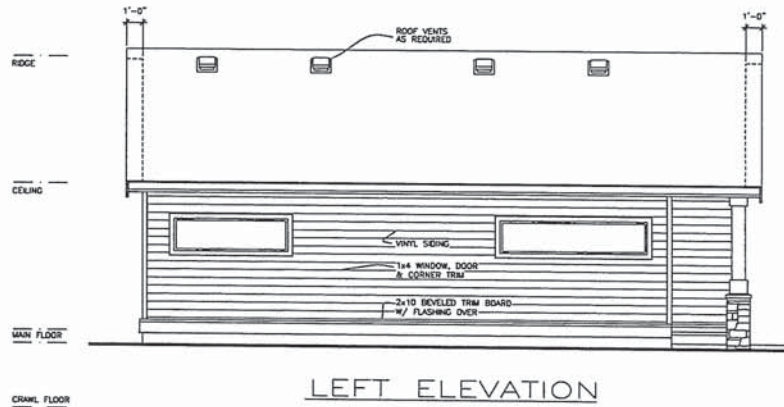
WALL AREA = 365 SQ.FT. (34.0 SQ.M.)  
GLASS AREA = 34 SQ.FT. (3.2 SQ.M.)  
LIMITING DIST. = 2.1 M.  
UPO ALLOWABLE = 11% (9.3% PROVIDED)

NOTE:  
CONFIRM ALL WINDOW SIZES AND  
OPENERS WITH OWNER



REAR ELEVATION

WALL AREA = 325 SQ.FT. (30.2 SQ.M.)  
GLASS AREA = 36 SQ.FT. (3.3 SQ.M.)  
LIMITING DIST. = 2.1 M.  
UPO ALLOWABLE = 11% (11% PROVIDED)



LEFT ELEVATION

**SCHEDULE A**

This forms part of application

# Z18-0020

Planner Initials **BC**



1000 AVENUE  
JENISH HOUSE DESIGN, INC.  
KELOWNA, B.C. V1Y 4A9  
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FAX: 250-860-1112

**JENISH HOUSE DESIGN LIMITED**



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REFERENCE:  
10-2-225

DESIGNED BY:  
LW

CHECKED BY:  
TWB

DATE:  
FEB '18

SCALE:  
1/4"=1'-0"

SHEET:  
3 OF 4

PLAN NUMBER:  
M10-2-314