

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

THEODORA RD

N

TATADVN

STIRLING RD

Subject Property Notes:

Rezone a portion of the subject property from RU1 - Large Lot Housing to RU2c - Medium Lot Housing with Carriage House

GRAHAM RD

RU1

RU6

MATT RD

Subject Property Notes:

Rezone a portion of the subject property from RU1 - Large Lot Housing to RU2 - Medium Lot Housing.

RUSTON RD

BRIAN RD

P4

MAP "A" PROPOSED ZONING
File #Z15-0063

Legend

 RU1 to RU2c

 RU1 to RU2

This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.

0 12.5 25 Metres



Rev. Friday, January 22, 2016

GRAHAM ROAD

35.052

4.259

Proposed
Lot A
Area = 566.9 m²

1

38.101

11.951

PLAN 19161

Proposed
Lot B
Area = 515.7 m²

38.100

13.652

PLAN 19161

2

MATT ROAD

PLAN 26065

3



TITLE:

SKETCH PLAN SHOWING PROPOSED
SUBDIVISION OF LOT 1, SECTION 22,
TOWNSHIP 26, O.D.Y.D., PLAN 19161

DRAWN BY:

RUNNALLS DENBY

british columbia land surveyors
259A Lawrence Avenue
Kelowna, B.C. V1Y 6L2
Email: nel@runnallsdenby.com

Phone: (250)763-7322
Fax: (250)763-4413

CLIENT:

LAKESIDE LAND DEVELOPMENT CORP.

SCALE: 1:200

DATE: November 26, 2015

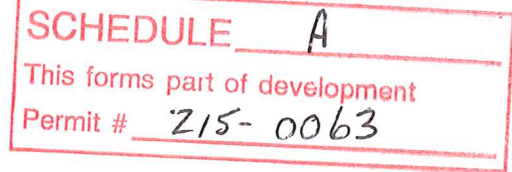
DWG: 14440 PRO-SUB

FILE No: 14440

REV: 0

CITY OF KELOWNA
MEMORANDUM

Date: January 29, 2016
File No.: S15-0098
To: Community Planning (DB)
From: Development Engineering Manager
Subject: Subdivision Application – PLR Requirements



LOCATION: 875 Graham Road
APPLICANT: Birte Decloux
LEGAL: LOT 1, PLAN 19161

The City's Development Services Department will handle the Works & Services requirements identified below between time of Preliminary Layout Review (PLR) and application for Subdivision Approval. Arrangements for construction must be made before making application for Approval of a subdivision plan. The Development Engineering Technician for this project is Jason Ough.

.1) General

- a) This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.

.2) Geotechnical Report

As a requirement of this application and building permit approval the applicant must provide a comprehensive geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- (a) Area ground water characteristics, including water sources on the site.
- (b) Site suitability for development; i.e. unstable soils, foundation requirements etc.
- (c) Drill and/or excavate test holes on the site and install piezometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.

- (d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- (e) Additional geotechnical survey may be necessary for building foundations, etc.

.3) Water

- (a) 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.
- (b) The developer is responsible, if necessary, to arrange with RWD staff for any service improvements and the decommissioning of existing services (provide copy of receipt).

.4) Sanitary Sewer

- (c) The existing 150mm diameter service is acceptable to service proposed lot A.
- (b) A new sanitary service can be provided for proposed lot B at the applicant's cost prior to subdivision approval.
- (d) **The applicant will be required to sign a Third Party Work Order for the cost of the new service requirements.** For estimate inquiry's please contact Jason Ough at jough@kelowna.ca or phone 250-469-8721. Or arrange for lot connections before submission of the subdivision plan.

.5) Drainage

- (a) The property is located within the City of Kelowna drainage service area. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydro geotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit).
- (b) The development is required to contain and dispose of site generated storm drainage on the site by installing a ground recharge system designed by the consulting civil engineer. The existing lot does not presently have a storm drainage service.

.6) Roads

- (a) Graham Road frontage must be upgraded to a full urban standard including curb, gutter, fillet pavement, street lights, storm drainage works, additional driveway and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction.

- b) Re-locate existing poles and utilities, where necessary.

.7) Power and Telecommunication Services and Street Lights

- a) If the existing area is served by overhead wiring, the service connections may be provided overhead provided that there are no new poles required and service trespasses will not be created. If either of these conditions is not satisfied, then underground service will be required for that lot.
- b) Streetlights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Before making application for approval of your subdivision plan, please make arrangements with Fortis for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application for final approval.
- e) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

.8) Other Engineering Comments

- b) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- c) If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.
- a) Only the service upgrades must be completed at this time. The City wishes to defer the remainder of the upgrades to McClure Road fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Curb &Gutter	\$ 3,429.00
Drainage	\$ 4,333.00
Street Lighting	\$ 926.00
Road Fillet	\$ 2,057.00
Total	\$10,744.00

.9) Charges and Fees

- b) Development Cost Charges (DCC's) are payable
- c) Fees per the "Development Application Fees Bylaw" include:
 - i) Survey Monument Fee: **\$50.00 per newly created lot** (GST exempt).
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
- d) A hydrant levy charge of **\$250.00** (250.00 per new lot).
- e) Water services upgrade for lots 1 & 2t; **to be determined.**
- f) Sanitary service for lot 2; **to be determined.**
- g) The City wishes to defer the construction of frontage improvements on McClure Road which is premature at this time. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule. The cash-in-lieu amount is determined to be **\$10,744.00**

Steve Muenz, P.Eng.
Development Engineering Manager

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CITY OF KELOWNA
MEMORANDUM

Date: January 29, 2016
File No.: Z15-0063

To: Community Planning (LK)

From: Development Engineering Manager (SM)

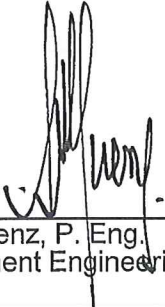
Subject: 875 Graham Road RU1 to RU2 & RU2c

Development Engineering has the following comments and requirements associated with this application.

1. General

Road frontage improvements are triggered by this rezoning application. The requirements include curb and gutter, storm drainage system and pavement widening. Also required is a landscaped boulevard, street lighting and the re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. The cost of this construction is at the applicant's expense and securities will be required.

The proposed redevelopment includes the subject parcel being subdivided into two lots. A subdivision application will require service upgrades that include the installation of additional services. The work will require road cuts and boulevard and pavement restoration. These Works will be at the developer's expense. Development Engineering is prepared to defer the requirements of the rezoning application to the subdivision stage.



Steve Muenz, P. Eng.
Development Engineering Manager

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Rutland
WATERWORKS DISTRICT

106 – 200 Dougall Road North
Kelowna, BC V1X 3K5
www.rutlandwaterworks.com

p: (250) 765-5218
f: (250) 765-7765
e: info@rutlandwaterworks.com



January 19, 2016

Urban Options Planning & Permits
287 Rialto Drive
Kelowna BC V1V 1E9

RE: Development Proposal at 875 Graham Rd Plan 19161 Lot 1
RWD File # 15/20 City of Kelowna File # Z15-0063, S15-0098

Rutland Waterworks District acknowledges receipt of a proposal for development at the above noted address, forwarded to us for comment by the City of Kelowna Planning Department.

Rutland Waterworks has no objection to the subdivision and rezoning of these lots. **Capital Expense Charges for the creation of a new lot are \$2,700.00 and due to Rutland Waterworks District prior to the release of a water certificate.** Any future development will require further review and comment.

Further all bylaws and regulations of Rutland Waterworks District must be adhered to for the commitment of water service to this property.

Sincerely,

Peter Preston
General Manager

pc: City of Kelowna Planning Department