
CITY OF KELOWNA

MEMORANDUM

Date: July 12, 2017
File No.: Z17-0049
To: Land Use Management Department (JR)
From: Development Engineering Manager
Subject: 521 Curlew Drive Lot 15 Plan 32591 RU1c Carriage House

Development Engineering has the following requirements associated with this application.

1. Domestic Water and Sanitary Sewer

This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the suite.

The property is within Water Extended Service Area 14. An additional \$2,014.50 (0.5 of \$ 4,029.00 ESA 14 charge) is required. Valid until 29-09-2017

2. Sanitary Sewer

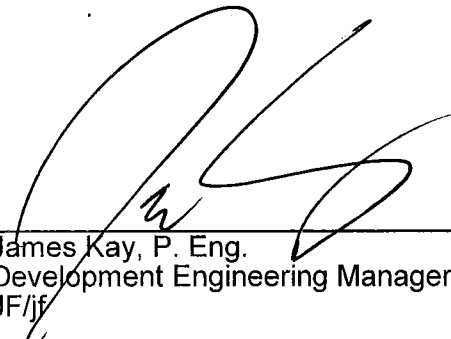
Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC). No service upgrades are required for this application.

3. 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.

4. Access and Parking Requirements

The proposed parking module location for the Carriage House must meet bylaw requirements.



James Kay, P. Eng.
Development Engineering Manager
JF/jf

ATTACHMENT A

This forms part of application

Z17-0049

Planner
Initials

JR

City of
Kelowna
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A diagram of a circular sector. The center is labeled S. Two points on the circumference are labeled E and W. The sector is shaded gray and is bounded by two radii and an arc. The radii are labeled SE and SW. The arc is labeled EW.

OWNERS: DEREK & TAMMY CARTIER

STREET ADDRESS: 521 CURLEW DRIVE - KELOWNA, BC
LEGAL ADDRESS: LOT 15 - PLAN 32591 - SECTION 24
TOWNSHIP 28 - S.D.Y.D.

EXISTING RESIDENCE: 1927 ft2 [179 m2]
PROPOSED CARRIAGE HOME: 1073 ft2 [100 m2]
PROPOSED STORAGE SHED: 319 ft2 [30 m2]

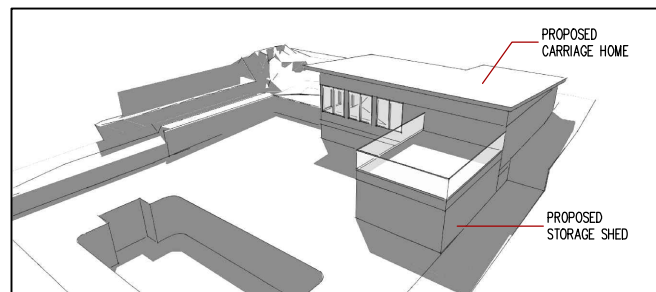
PARCEL AREA: 13,290 ft² [1235 m²]

SITE COVERAGE: 11% *CARRIAGE HOME, ACCESSORY BUILDING
25% *ALL BUILDINGS, INC. PRINCIPAL RESIDENCE

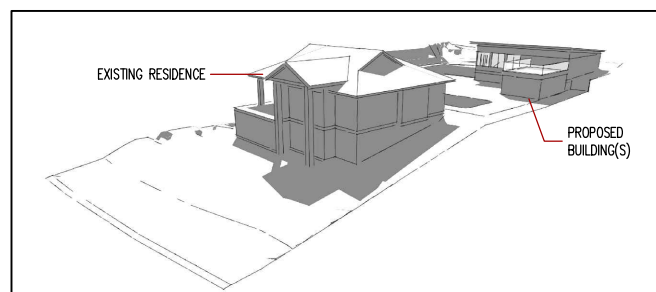
EXISTING ZONING: 'RR1' WITH 'LAND-USE CONTRACT' IN-PLACE
PROPOSED: DISCHARGE L.U.C. AND RE-ZONE TO 'RU1C' TO
PERMIT CONSTRUCTION OF PROPOSED CARRIAGE HOME.



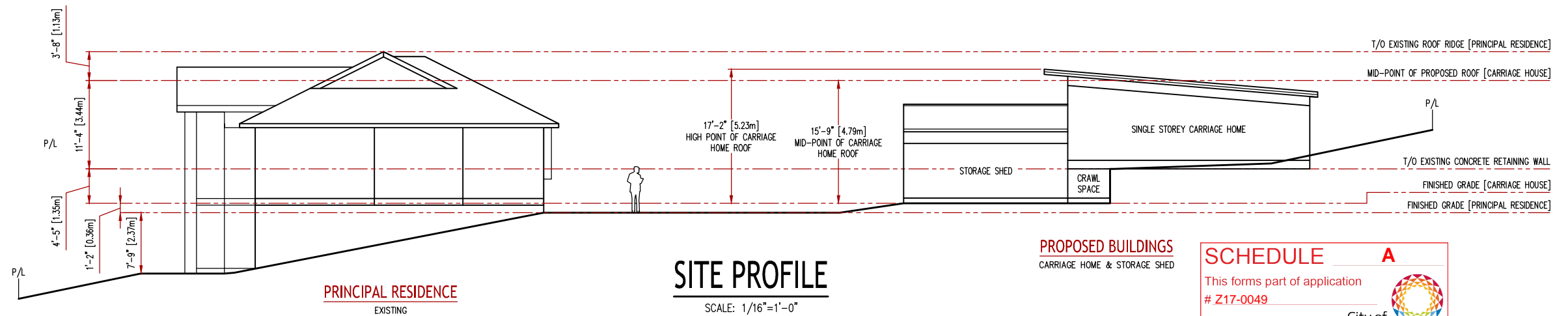
SCALE: 1/16"=1'-0"



PERSPECTIVE ILLUSTRATION 1



PERSPECTIVE ILLUSTRATION 2



SCALE: 1/16"=1'-0"

PROPOSED BUILDINGS
CARRIAGE HOME & STORAGE SHED

SCHEDULE

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PRINT ON 17"x11" SIZED PAPER
MAY 23, 2017



521 Curlew Drive, Kelowna BC



Location of carriage house parking

Front view of the subject property.



View from proposed carriage house
to principal dwelling



Planned location for the carriage house. Existing pool
shed with be removed. Mechanical will be relocated into
new storage shed.









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MAIN FLOOR - 1060 SQ. FT.
SHED - 315 SQ. FT.
UPPER FLOOR (DECK) - 277 SQ. FT.

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HOUSE MODEL: JERICO

CUSTOMER:	
Sales & Design Consultant	
Mya Zimmerman	
tel: 403-286-1611 facsimile: 403-247-1385 toll free: 1-800-267-4586 email: mzimmerman@linwoodhomes.com www.linwoodhomes.com	
Date: 2018-02-16	
EVERY NOTATION FOLLOWED BY "N.I.C." INDICATES THAT THE ITEM IS "NOT INCLUDED IN CONTRACT"	
PURCHASE AGREEMENT	
123456	
Page # 1	

LINWOOD

CUSTOM HOMES

LINWOOD HOMES LTD. 8250 River Road Delta, British Columbia Canada V4G 1B5



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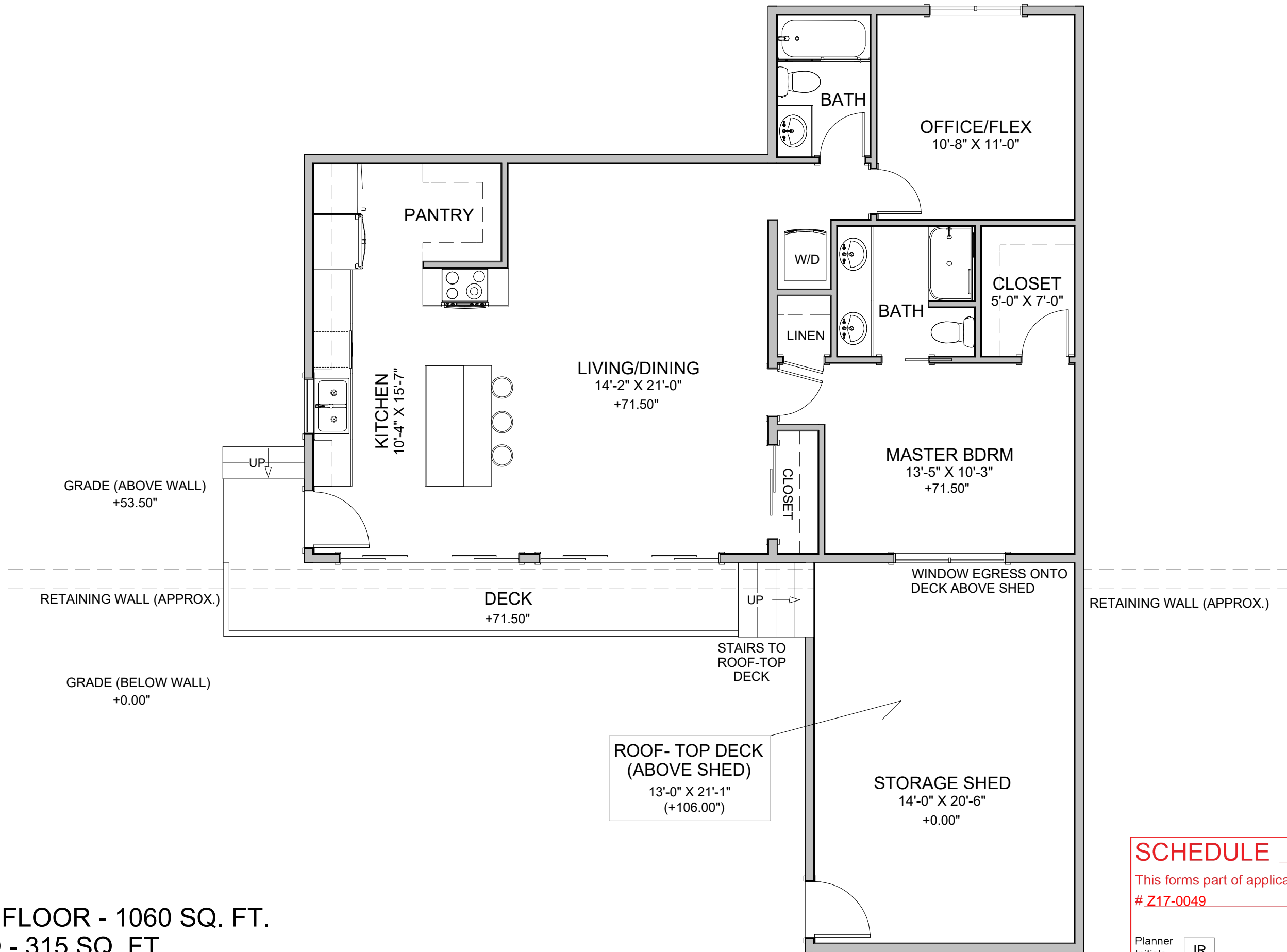
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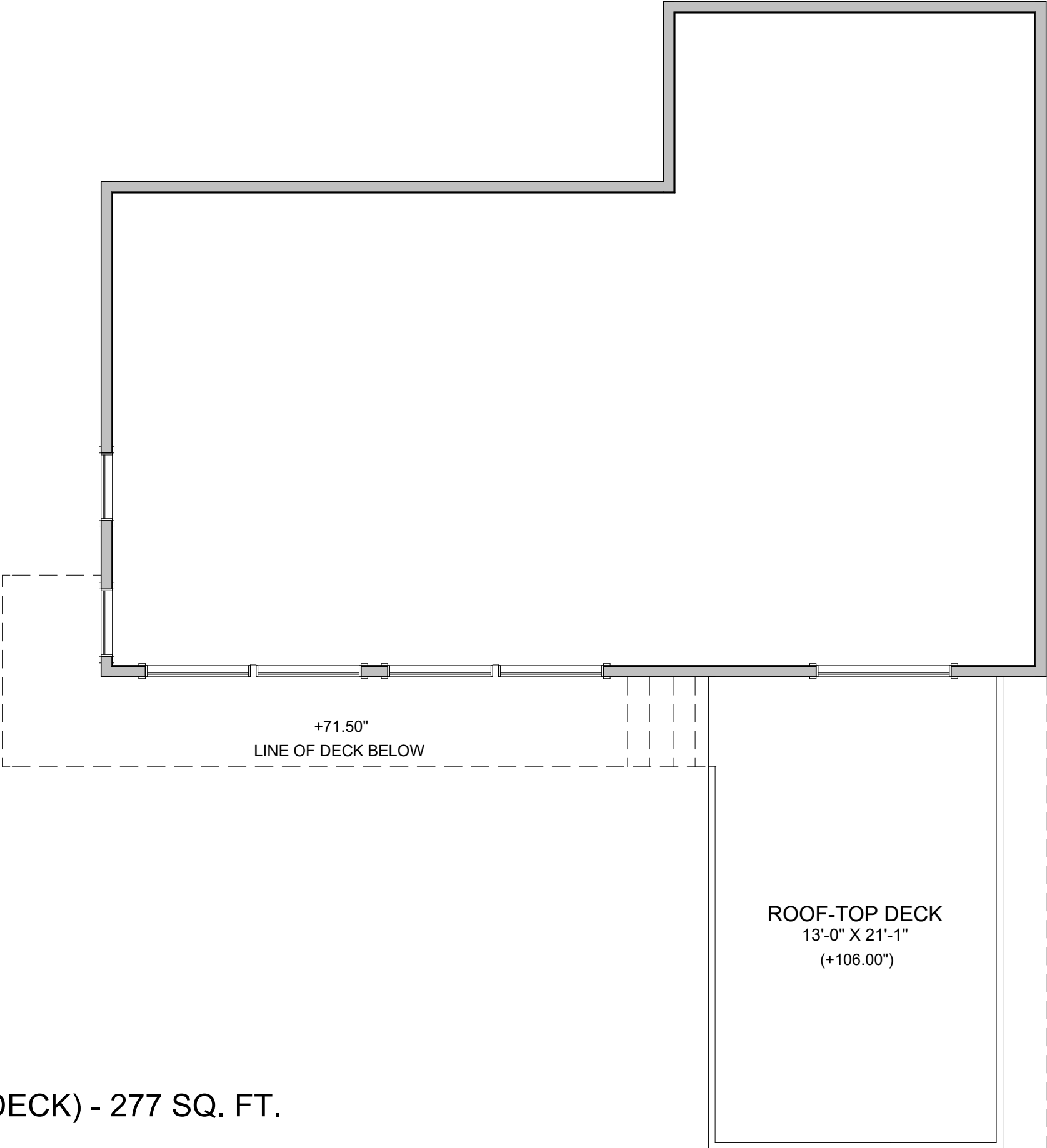
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UPPER FLOOR (DECK) - 277 SQ. FT.



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LINWOOD

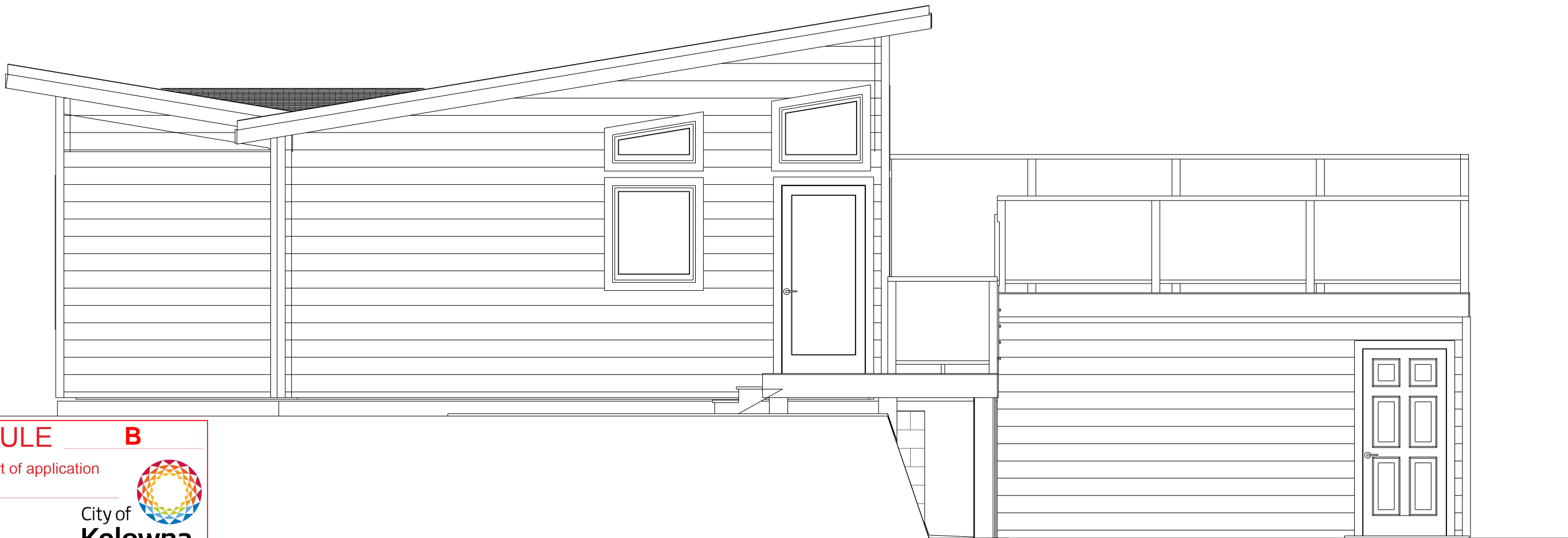
CUSTOM HOMES

Linwood Homes Ltd.

8250 River Road

Delta, British Columbia

Canada V4G 1B5



SCHEDULE

B

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Initials

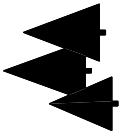
JR

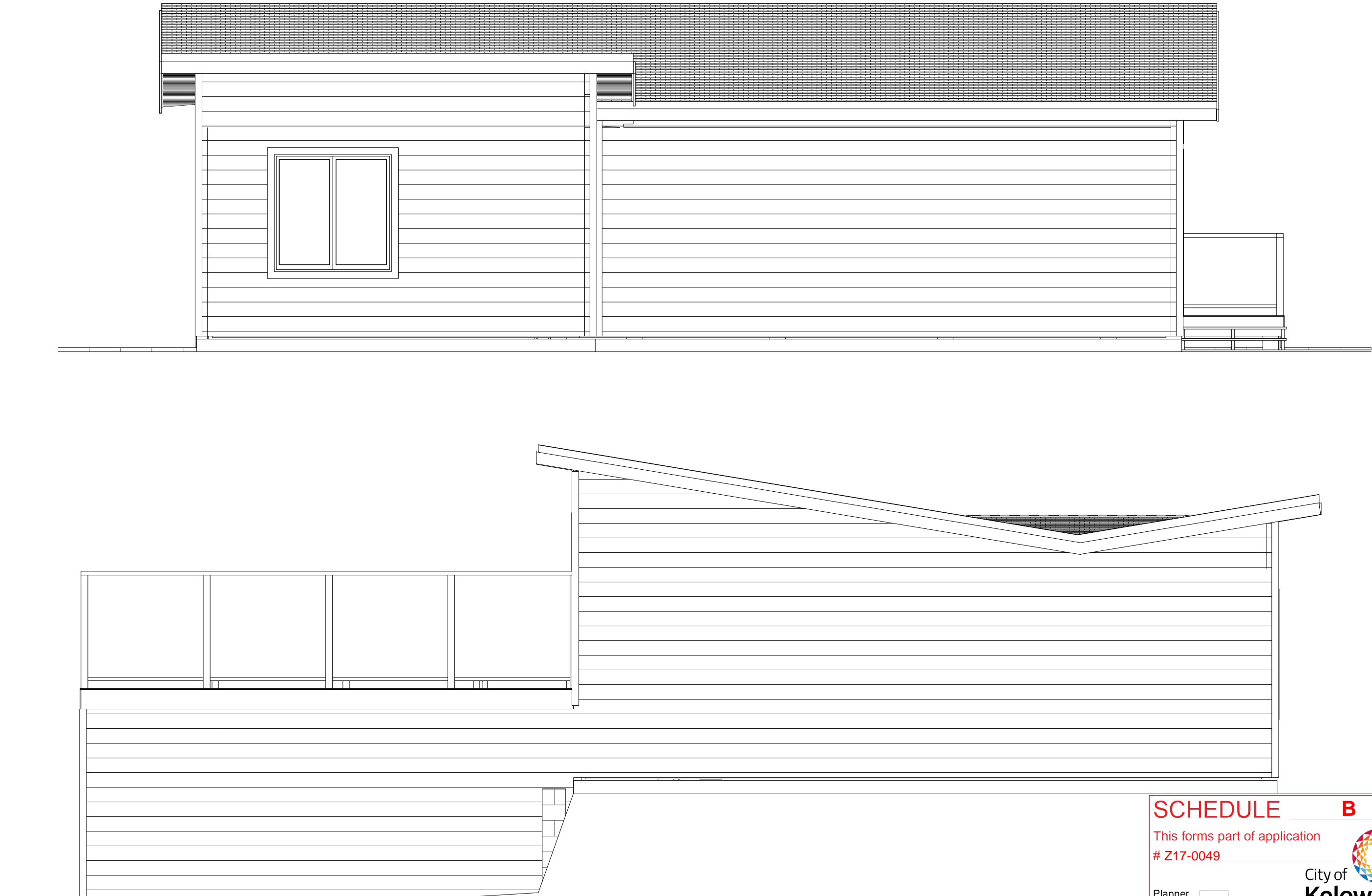
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HOUSE MODEL: JERICO

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