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**CITY OF KELOWNA**  
**MEMORANDUM**

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**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

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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

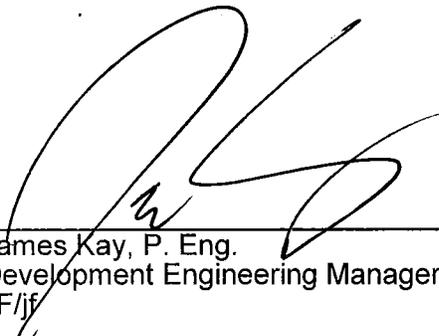
Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC). No service upgrades are required for this application.

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

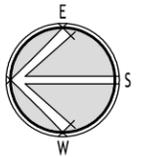
JR

City of  
**Kelowna**  
COMMUNITY PLANNING



# CARTIER RESIDENCE

PROPOSED CARRIAGE HOME AT 521 CURLEW DRIVE - KELOWNA, BC



OWNERS: DEREK & TAMMY CARTIER

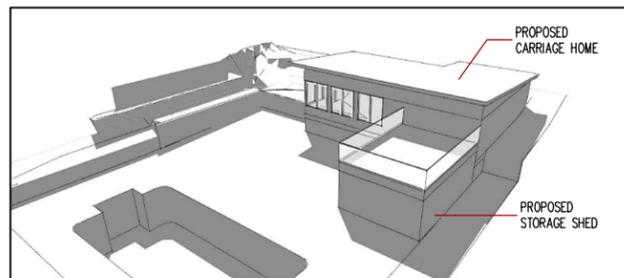
STREET ADDRESS: 521 CURLEW DRIVE - KELOWNA, BC  
 LEGAL ADDRESS: LOT 15 - PLAN 32591 - SECTION 24  
 TOWNSHIP 28 - S.D.Y.D.

EXISTING RESIDENCE: 1927 ft<sup>2</sup> [179 m<sup>2</sup>]  
 PROPOSED CARRIAGE HOME: 1073 ft<sup>2</sup> [100 m<sup>2</sup>]  
 PROPOSED STORAGE SHED: 319 ft<sup>2</sup> [30 m<sup>2</sup>]

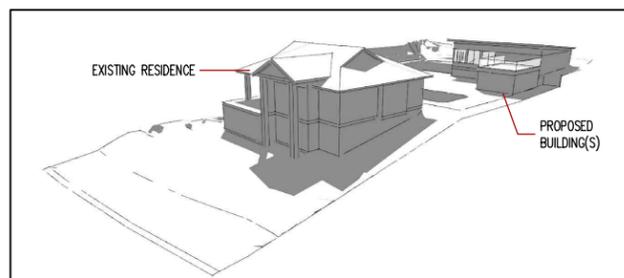
PARCEL AREA: 13,290 ft<sup>2</sup> [1235 m<sup>2</sup>]

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 'RUC' TO  
 PERMIT CONSTRUCTION OF PROPOSED CARRIAGE HOME.



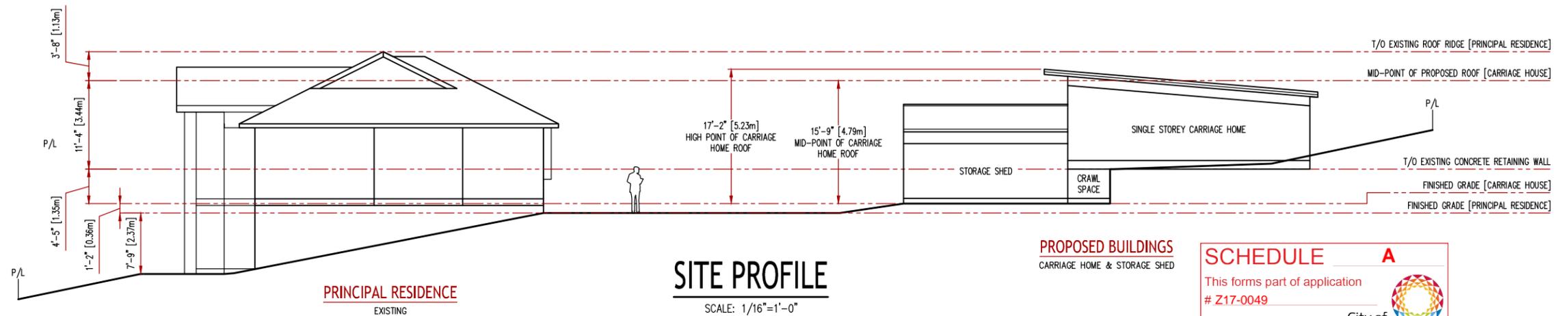
PERSPECTIVE ILLUSTRATION 1



PERSPECTIVE ILLUSTRATION 2

## SITE PLAN

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



## SITE PROFILE

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

PROPOSED BUILDINGS  
 CARRIAGE HOME & STORAGE SHED

## SCHEDULE A

This forms part of application  
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Planner Initials JR



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

521 Curlew Drive, Kelowna BC



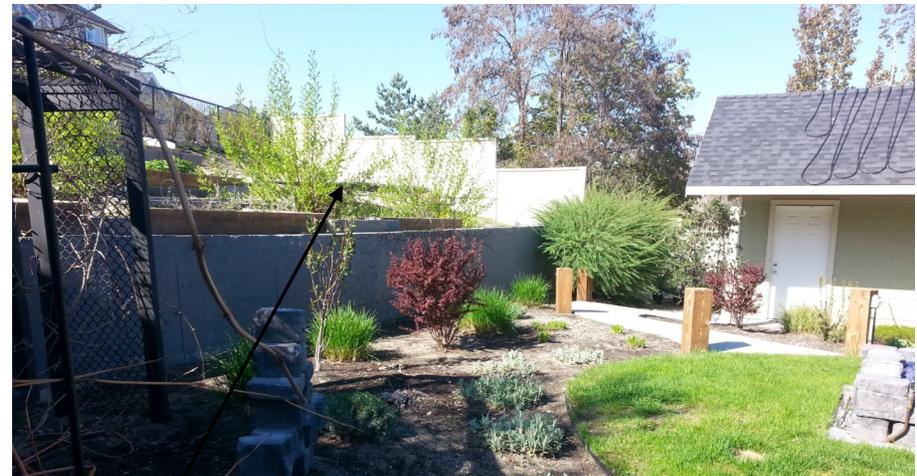
Location of carriage house parking



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.









**SCHEDULE A**

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Planner Initials



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

|  |  |
|--|--|
| CUSTOMER:  |  |
| Sales & Design Consultant  |  |
| <b>Mya Zimmerman</b>   |  |
| <b>LINWOOD CUSTOM HOMES</b><br>LINWOOD HOMES LTD. 8250 River Road Delta, British Columbia Canada V4G 1B5 |  |
| Date: 2018-02-16   |  |
| <small>EVERY NOTATION FOLLOWED BY "N.I.C." INDICATES THAT THE ITEM IS "NOT INCLUDED IN CONTRACT"</small> |  |
| PURCHASE AGREEMENT   |  |
| 123456   |  |
| Page # 1   |  |

tel: 403-286-1611  
 facsimile: 403-247-1385  
 toll free: 1-800-267-4586  
 email: mzimmerman@linwoodhomes.com  
 www.linwoodhomes.com



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HOUSE MODEL: JERICO

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Sales & Design Consultant

**Mya  
Zimmerman**

**LINWOOD**  
CUSTOM HOMES

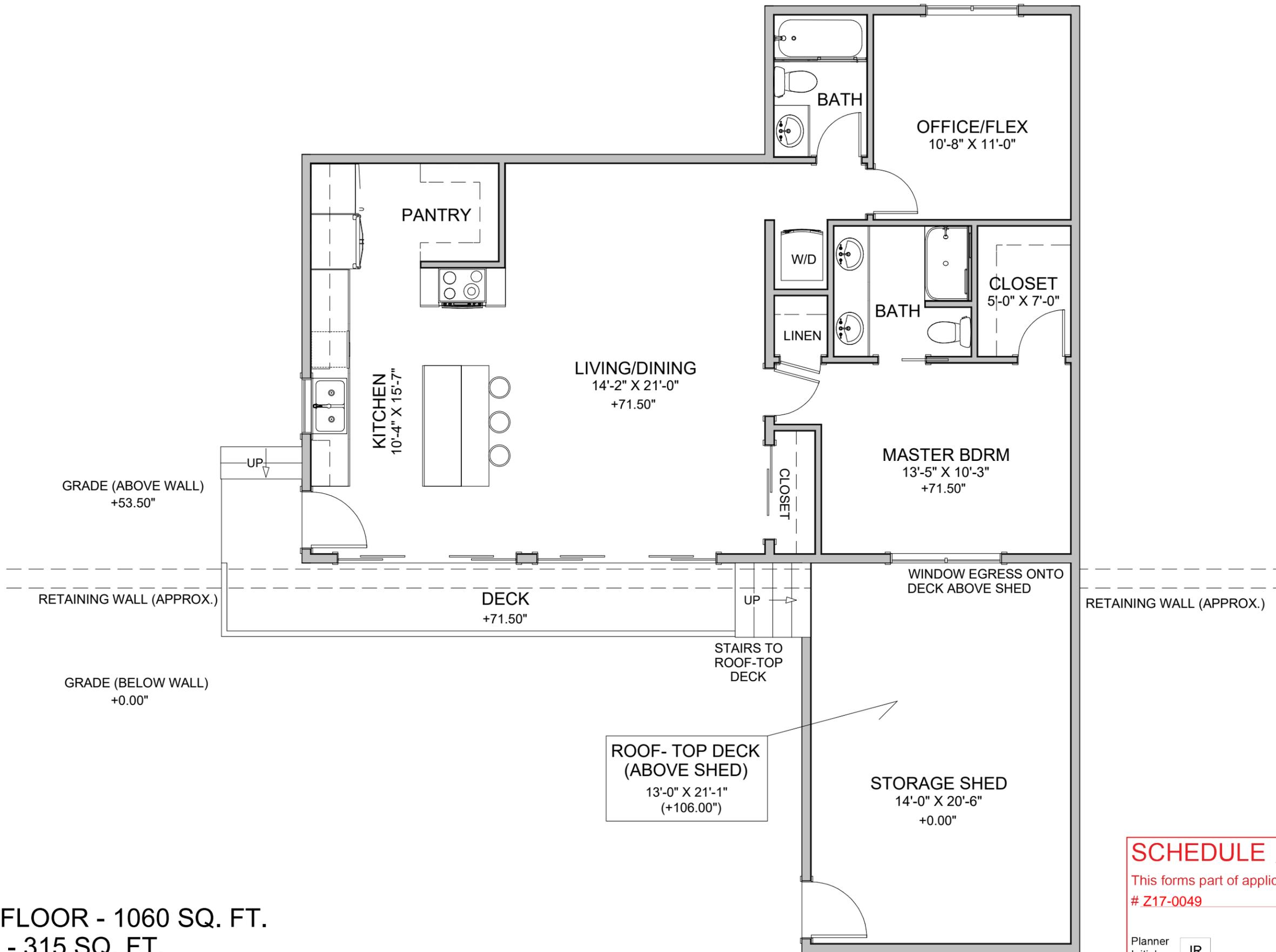
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AGREEMENT  
123456

Page # 2

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



**MAIN FLOOR - 1060 SQ. FT.**  
**SHED - 315 SQ. FT.**

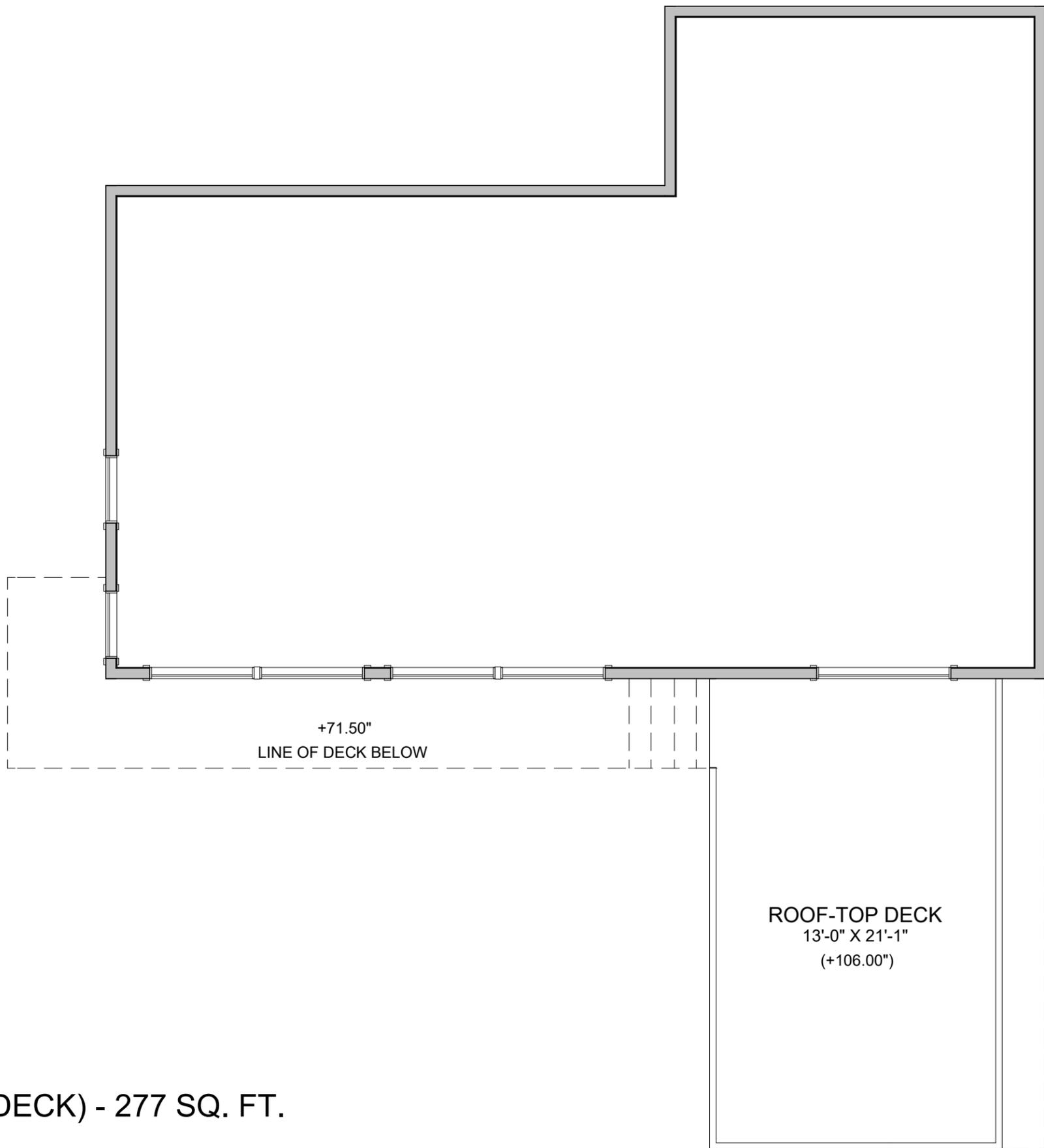
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UPPER FLOOR (DECK) - 277 SQ. FT.

ROOF-TOP DECK  
13'-0" X 21'-1"  
(+106.00")

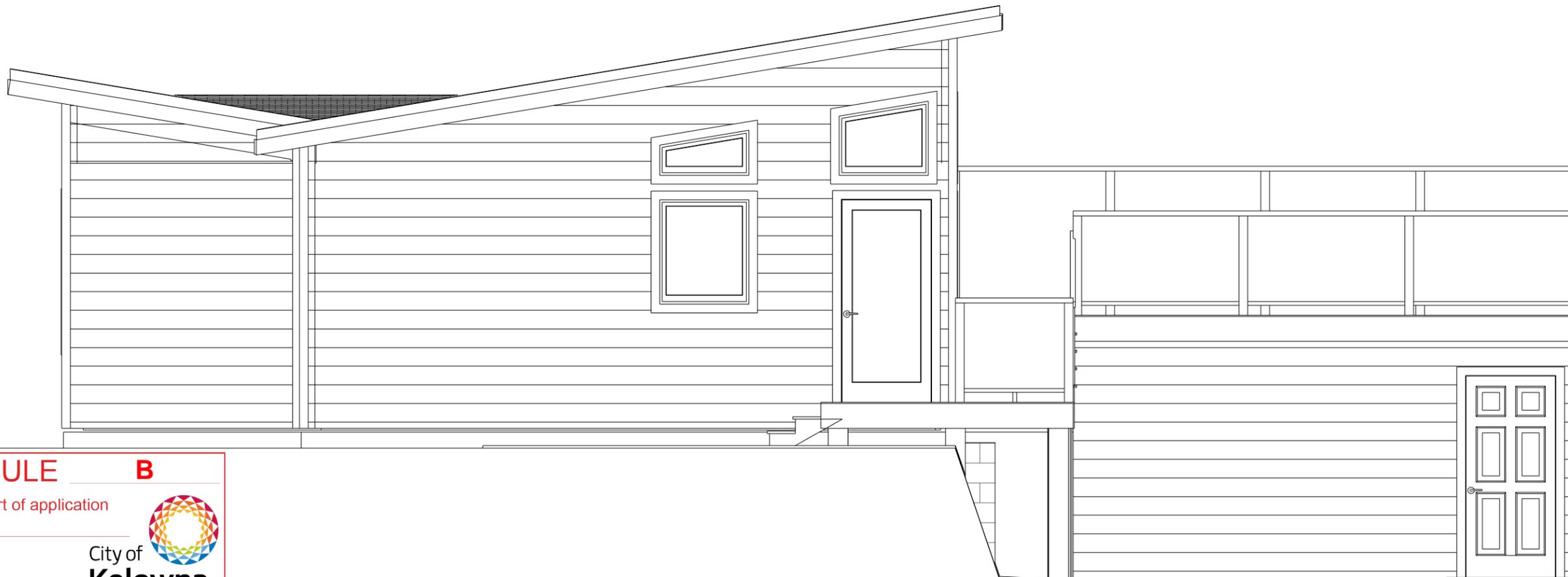
+71.50"  
LINE OF DECK BELOW

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**SCHEDULE B**  
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Date:  
2018-02-16

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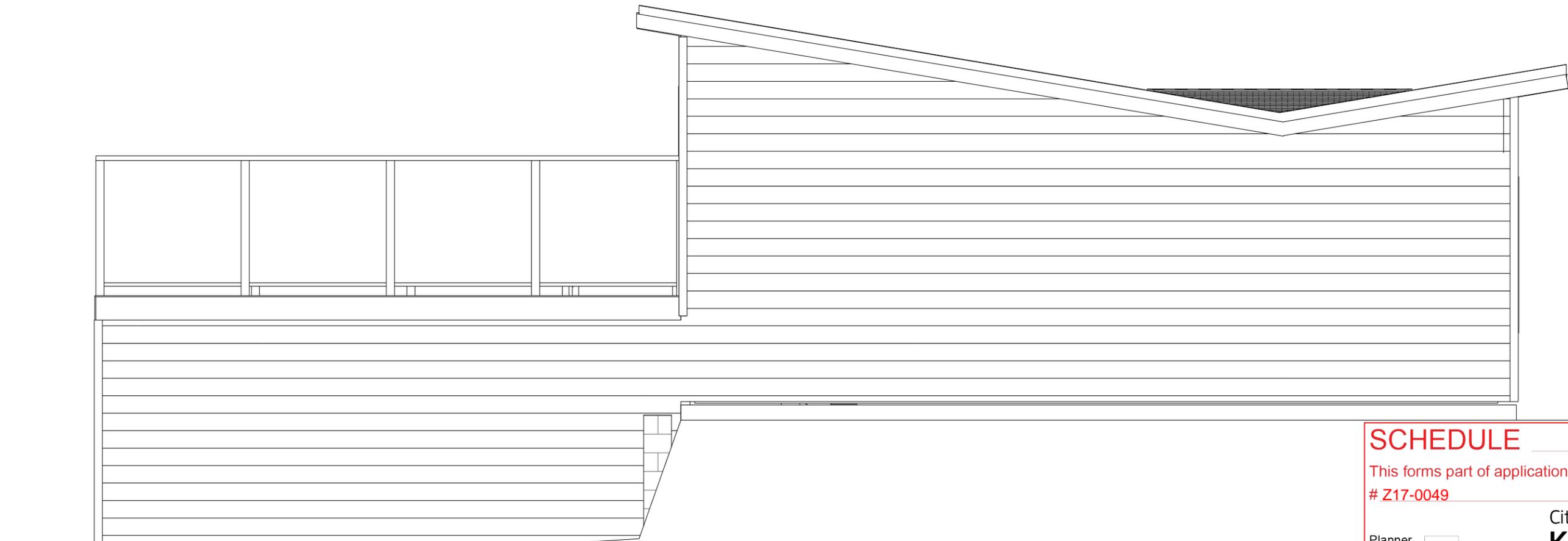
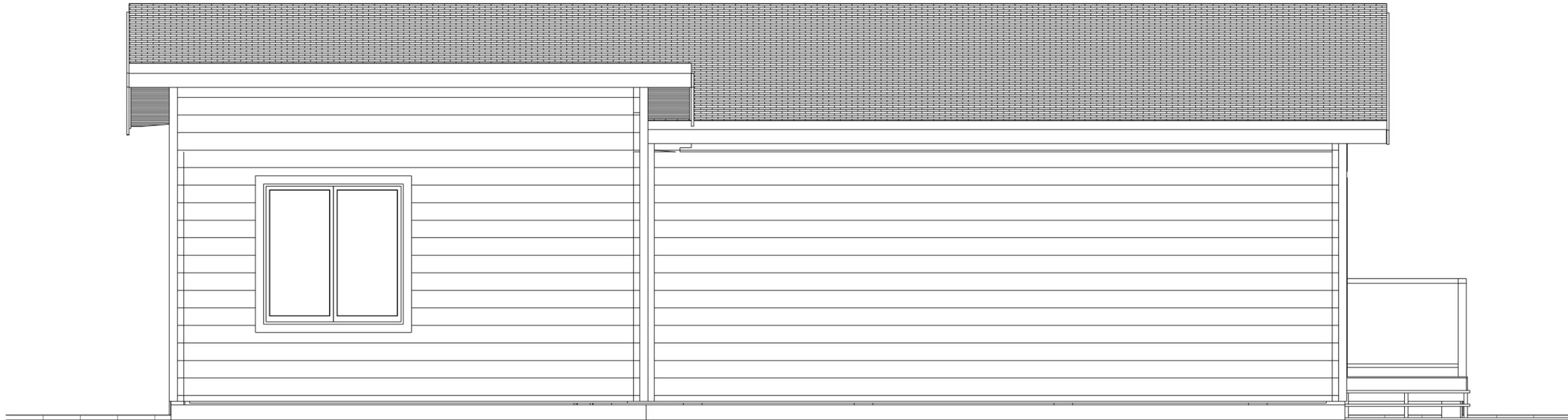
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**LINWOOD**  
 CUSTOM HOMES

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

CUSTOMER:



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