

April 5, 2018

City of Kelowna
Community Planning
1435 Water Street
Kelowna, B.C. V1Y 1J4

Re: Development Proposal Statement _____

Dear Planner,

I'll start by first saying this is a unique lot. I recently purchased lot 2 – 477 Curlew Drive with the intention of building a new single family home on the property. Upon plenty of research and discussions with the City of Kelowna, I discovered that this lot is currently zoned CD2, but does not fall in the area map of the CD2 zone. Therefore, this small piece of property does not technically have a current zoning.

On April 4, 2018, I was informed by Ryan Smith, with the City of Kelowna, that I would need to apply for rezoning. After a couple short conversations with both Ryan and Kim in the planning department, we agreed to apply for a new RU2 zone, based upon the narrow size of the property.

I would like to use the proposed RU2 zone versus the RU1 zoning, as it has smaller side yard setbacks, which allows me to place a 1.0m wider home on this narrow lot. Being the existing neighborhood is older with large lots, and for the most part wide ranch style homes, I feel the wider I can get my home, the better it will suit the current neighborhood. I also have a 2.0m wide pedestrian path located on the east side of my property, between my lot and the neighbors.

If you have any further questions or concerns, please contact me directly at (250) 863-8540.

Sincerely,



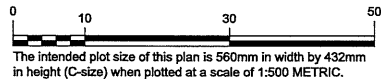
Chris King
Aspen Point Construction Ltd.

REFERENCE PLAN OF CONSOLIDATION OF LOT A,
SECTIONS 23 AND 24, TOWNSHIP 28, SDYD, PLAN KAP57684,
EXCEPT PLANS KAP57685, KAP60948, KAP60950, KAP61235,
KAP62639, KAP67007, KAP68747, KAP72416 AND KAP85435,
AND OF PARCEL 'A' OF CLOSED ROAD SHOWN ON PLAN
EPP80408, SECTION 23, TOWNSHIP 28, SDYD.

PURSUANT TO SECTION 100(1)(b) OF THE LAND TITLE ACT.

BCGS 82E.073

SCALE 1:500 METRIC



LEGEND

- Denotes Standard Iron Post Found
- Denotes Control Monument Found

Distances shown are horizontal, ground-level distances, in metres and decimals thereof.

Integrated Survey Area No. 4, City of Kelowna,
NAD83(CSRS) 4.0.0.BC.1.

Grid bearings are derived from GNSS dual frequency ties to geodetic control monuments 02H2371 and 02H2386 and are referred to the central meridian of UTM Zone 11.

The UTM coordinates and estimated horizontal positional accuracy are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 02H2371 and 02H2386.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99992808. The average combined factor has been determined based on an ellipsoidal elevation of 469 metres.

02H2386
Datum: NAD83(CSRS) 4.0.0.BC.1 - UTM Zone 11
Northing: 5518812.899
Easting: 318316.514
Point Combined Factor: 0.9999366
Estimated Horizontal Positional Accuracy: 0.02

02H2371
Datum: NAD83(CSRS) 4.0.0.BC.1 - UTM Zone 11
Northing: 5518869.828
Easting: 319341.896
Point Combined Factor: 0.9999255
Estimated Horizontal Positional Accuracy: 0.02

P R E L I M I N A R Y

PLAN EPP80409

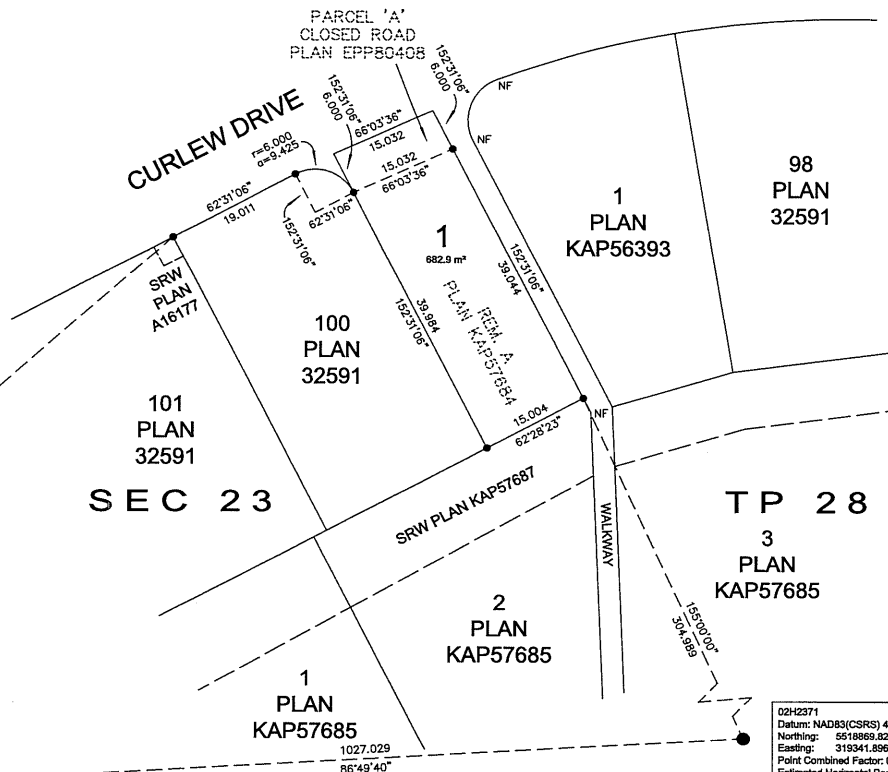
ATTACHMENT **A**

This forms part of application

Z18-0064

Planner
Initials

BC



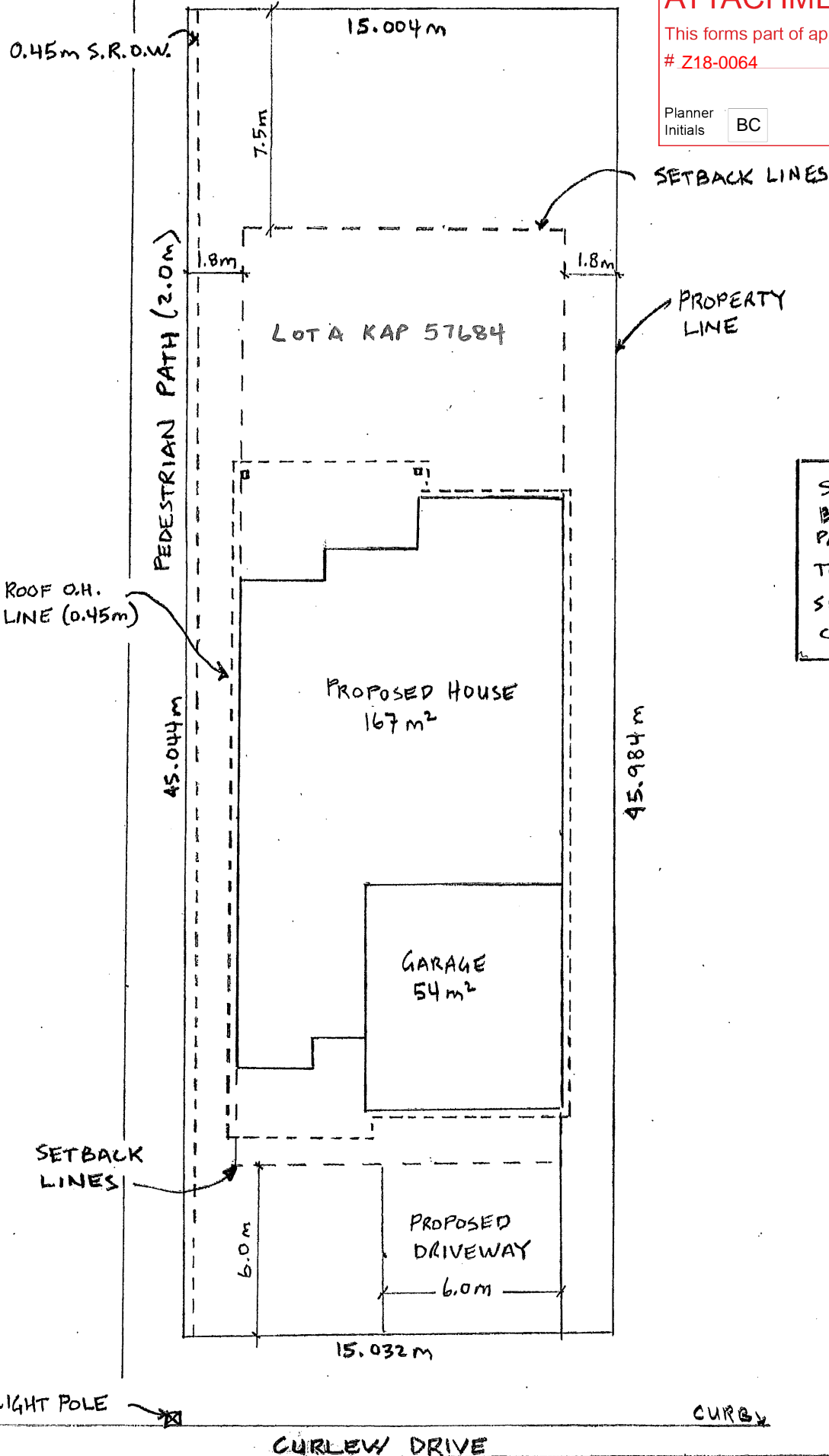
ATTACHMENT A

This forms part of application

Z18-0064

Planner
Initials BC

City of
Kelowna
COMMUNITY PLANNING



SITE COVERAGE:

BUILDING AREA	- 222 m ²
PATIO AREA	- 14 m ²
TOTAL	- 236 m ²
SITE AREA	- 690 m ²
COVERAGE	- 34.2%

SCALE 1:200

ASPEN POINT
CONSTRUCTION.
PO Box 29210 OKM
KELOWNA, B.C.

#2-477 CURLEW DR.
KELOWNA, B.C.
LOT "A" PLAN
KAP 57684

CITY OF KELOWNA
MEMORANDUM

ATTACHMENT B

This forms part of application

Z18-0064

Planner
Initials **BC**

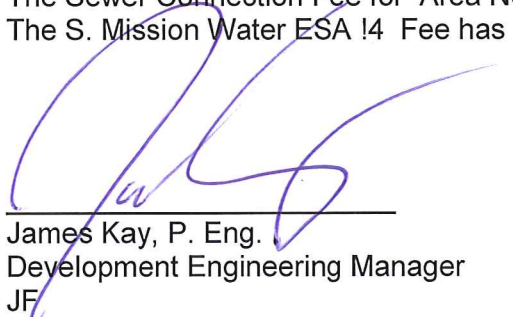


Date: June 13, 2018
File No.: Z18-0064
To: Land Use Management (BC)
From: Development Engineering Manager (JK)
Subject: 2 – 477 Curlew Drive Lot A Plan 57684

The Development Engineering comments and requirements regarding this application to rezone from CD2 to RU2 Medium lot Housing are as follows:

The property owner of Lot A Plan 57694 has made arrangements with the City for the installation of one 19mm water service and one 100mm sanitary service.
A 3rd Party Work Order agreement is in place.

The Sewer Connection Fee for Area No. 28 has been paid.
The S. Mission Water ESA !4 Fee has also been paid.



James Kay, P. Eng.
Development Engineering Manager
JF