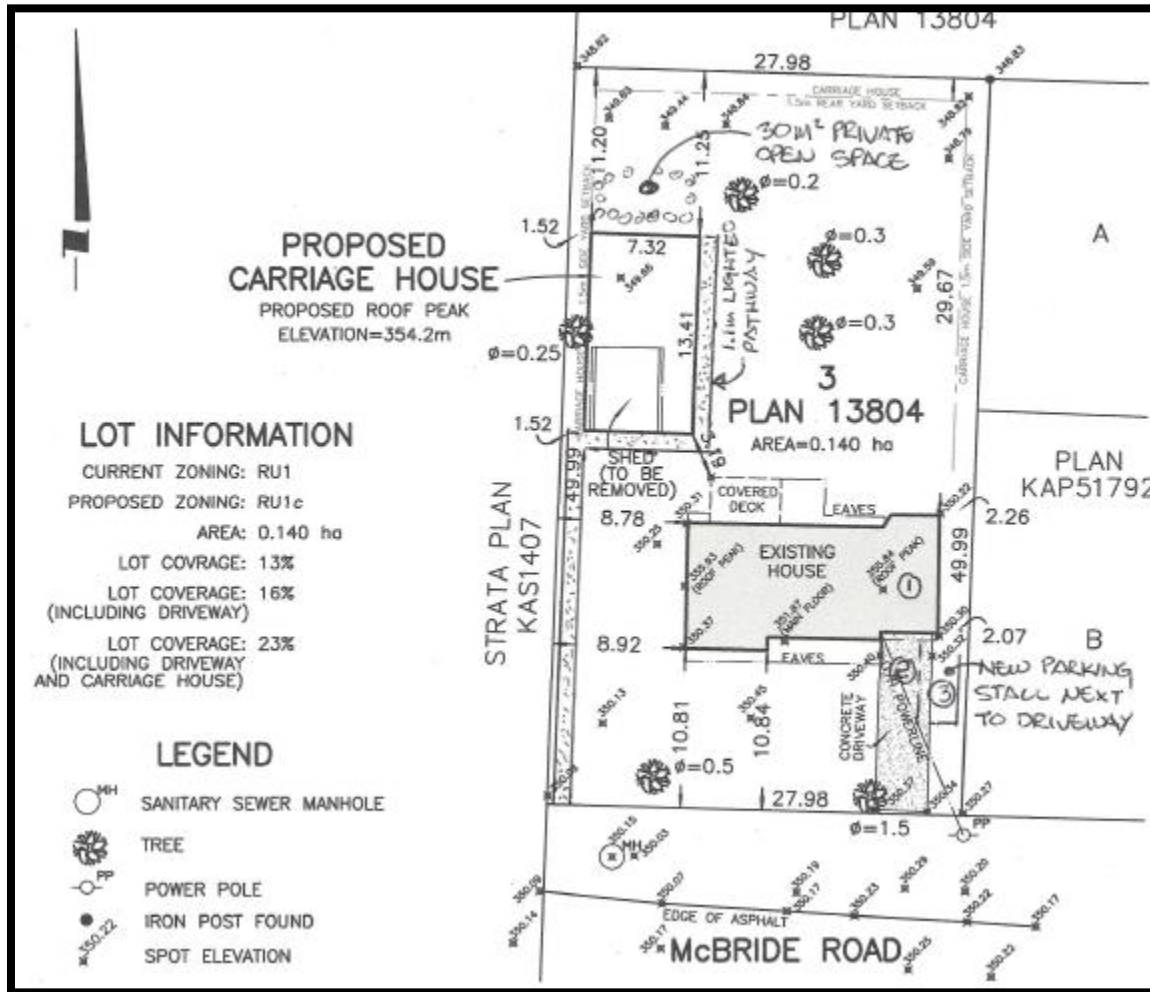


# SCHEDULE A – Site Plan



Subject: McBride Rd, 1180, Z18-0082



# SCHEDULE B – Letter From Applicant



**Subject:** McBride Rd, 1180, Z18-0082



July 16, 2018

City Of Kelowna  
Urban Planning Department  
1435 Water Street  
Kelowna, BC

**RE: Rezoning proposal at 1180 McBride Road Zone: RU1 – Large Lot Housing**

Dear Urban Planner:

We would like to rezone the property at 1180 McBride Road to the RU1c – Large Lot Housing with carriage house zone with the intention to construct a carriage house. The property is ideal for this type of infill development as it is ample in size and is close to urban amenities. Careful consideration has been given to the location of the carriage house ensuring it complies with the requirements of all bylaws.

The property is located within the Permanent Growth Boundary and exceeds the minimum lot dimensions for the RU1 zone. The area is characterized by older housing stock within an established neighbourhood, consisting of single dwellings located on large lots. There is also an established church located on the south side of McBride Road across from the subject property.

The request for the RU1c zone is consistent with the policies objectives in the Official Community Plan and is anticipated to be good infill development that is easily integrated on this large property. Given that the structure is already in place and meets the Zoning Bylaw siting requirements it is expected to blend into the existing form of the neighbourhood and add much needed quality housing stock to the area.

Regards,

A handwritten signature in black ink, appearing to read "Birte Decloux".

Birte Decloux

# SCHEDULE C – Development Engineering Memoranda



Subject: McBride Rd, 1180, Z18-0082

## CITY OF KELOWNA MEMORANDUM

**Date:** July 26, 2018  
**File No.:** Z18-0082  
**To:** Community Planning (AK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 1180 McBride Road      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

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 carriage house.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. **The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade.** For estimate inquiry's please contact Jason Angus, by email [jangus@kelowna.ca](mailto:jangus@kelowna.ca) or phone, 250-469-8783.

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access permissible is one (1) 6m wide per lot 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  
JA