

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

**Date:** June 12, 2018  
**File No.:** Z18-0067  
**To:** Community Planning (BC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 4465 Nottingham 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. The service will be adequate for this application. One metered water service will supply both the main residence and the carriage house.

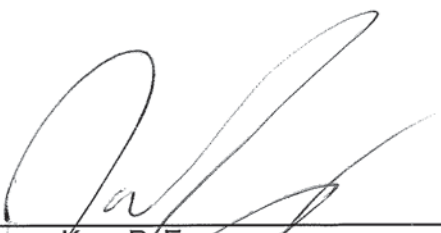
3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Proposed driveway shown on Plan will not be permitted  
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

## Development Proposal- Carriage House Application for 4465 Nottingham Road

### Addendum to Application

The applicants, Dave Stevens and his wife Roses Stewart are medical professionals who live and work in Prince Albert Saskatchewan. They purchased the home at 4465 Nottingham Road several years ago with the intention of retiring in Kelowna when their careers have concluded. In the meantime, they use the home as a vacation home, and occupy the home on some weekends throughout the year and during the summer. Over the years they have remodelled the home and made many improvements to the property. About two years ago they decided to install a swimming pool including an adjacent pool house and patio to provide a separate change room and also to provide a private area separate from the main residence for relatives or visiting friends to use on occasion. The design was approved by the City of Kelowna Inspection Services Plan review and Building Permit # 50240 was issued. Construction was completed by professional contractors and every stage of the construction was duly inspected and approved. Final inspection and an "all deficiencies corrected notice" (inspection #418074) was issued by on December 13, 2016.

However much to the owner's chagrin, they were notified by the City of Kelowna By-Law enforcement that the pool house could not be used for overnight stays by guests. They were instructed to remove the bed and cooking facilities, and they complied.

In discussion with the writer who is acting on behalf of the owners regarding the current development application, I advised them to apply for a Carriage House designation, which would allow the owners to use the building for occasional guests as was initially intended.

Hence the Carriage House Development Application has been prepared, and this letter will accompany the formal application documents.

The pool house was designed and constructed to meet all the same specifications that would have been required for a carriage house, so there will be no structural changes required, but since this carriage house is classified as a two-story building, the RU1c zone requirements calls for a carport to be added and that requirement is shown on the attached design plans. Any other modifications that may be required by the City Planning Department during the development application process will be completed in due course along with the carport construction.

Yours Sincerely,

Ted Bajer, Authorized Representative of Dave Stevens and Roses Stewart





City of Kelowna  
 445 Water St  
 Kelowna, BC  
 V1Y 1J4

Property Report  
 Produced by the City of Kelowna  
 Report Produced on: Oct 25, 2017



Property Information

Property Address: 4468 Nottingham Rd  
 KID: 76001 Plan #: EP12565 Lot: A Block:

Extra Legal Information:

BC Assessment Information

Roll Number:	12183230	Jurisdiction:	217
Net Land Value:	\$407,000	PID:	029-088-526
Net Impr. Value:	\$340,000	Lot Size:	0.4
Net Total Value:	\$747,000	Lot Size Unit:	Acres
Actual Use:	000	SINGLE FAMILY DWELLING	

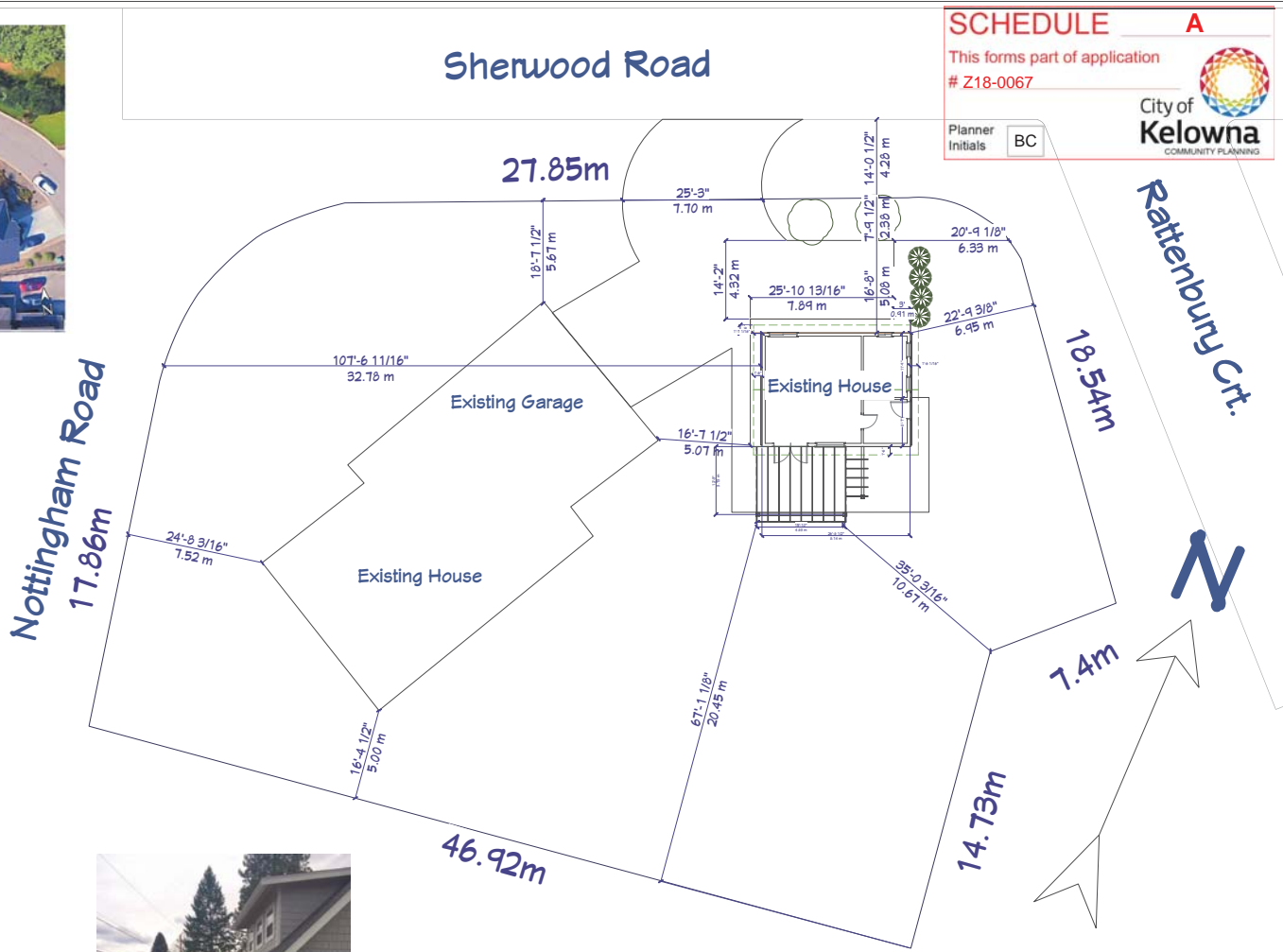
Land Use Related Information

Zoning Code:	RU1	Inside ALR:	No
Future Land Use:	S2RES	Water Provider:	CITY
Land Use Contract:	No		

This information is derived from a variety of sources with varying levels of accuracy. The City of Kelowna does NOT warrant the accuracy, completeness, correctness or currency of this information and no representations are being made by providing this data. Any reliance on this information will be solely at YOUR OWN RISK and not that of the City.



Lot Area = 1,623.57sq.m  
 Lot coverage percentage unchanged as driveway was existing.



**SCHEDULE A**

This forms part of application # Z18-0067

City of Kelowna COMMUNITY PLANNING

Planner Initials: BC

REVISION TABLE	NO. DATE	DESCRIPTION
1	02.01.2017	INITIAL
2	02.01.2017	PRELIMINARY

Project: 4468 Nottingham Road

Project Name: Carriage House Carport

Site Plan & Images

DATE: 2018-05-31

SCALE: 1" = 10'

SHEET: 1

**Disclaimer:** Square footages and minor modifications to plans may be required due to site conditions, local building codes, neighborhood building schemes, strata bylaws, supply of materials, etc. The Owners will be advised of modifications if required. Some finishing and design details will be finalized during the building process and may vary from plans.

**PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION**

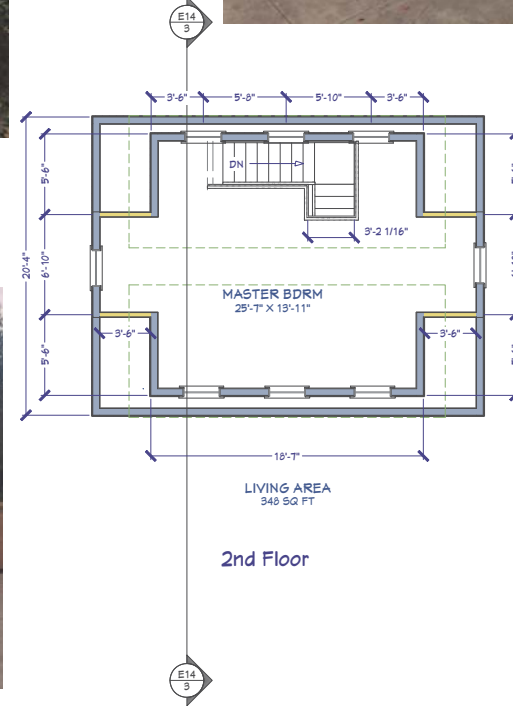
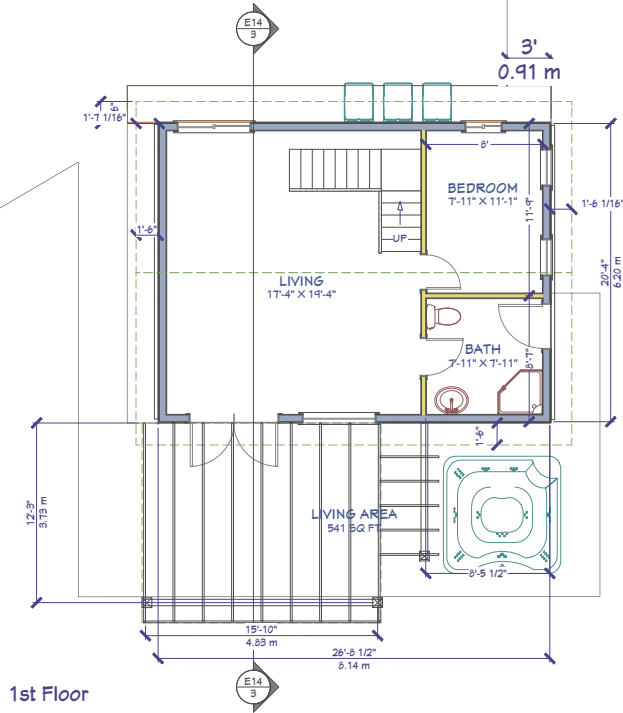
# SCHEDULE A

This forms part of application  
# Z18-0067

Planner Initials **BC**



Parking Pad



REVISION TABLE	DESCRIPTION
NUMBER	DATE
1	02.25.2018
2	04.11.2018
3	05.01.2018
4	05.01.2018
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100	05.01.2018

Project: 4468 Nottingham Road  
 Client: Matty Meninger, John Potts  
 Designer: Meninger Construction & Design Ltd.  
 Kelowna, BC V1Y 2A4  
 Tel: (250) 765-6818, Fax: (250) 765-6079

**PROJECT NAME**  
 Carriage House Carport  
**FLOOR PLAN**  
 3D & Image



DATE:  
2018-05-31

SCALE:  
1/4" = 1' 0"

SHEET:

2

**PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION**

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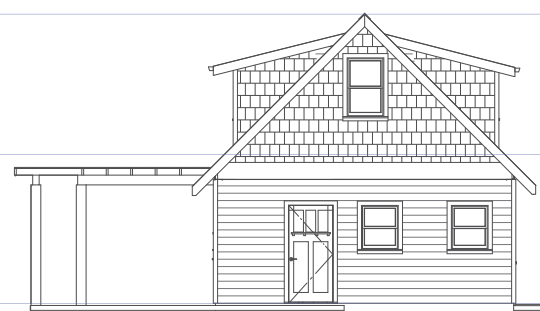
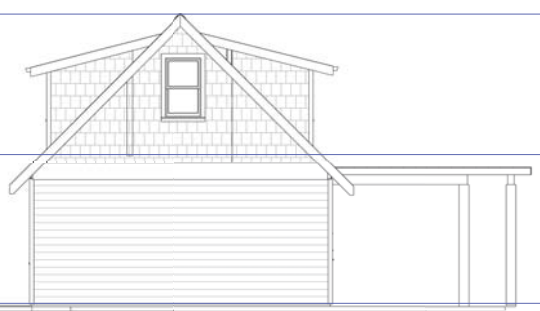
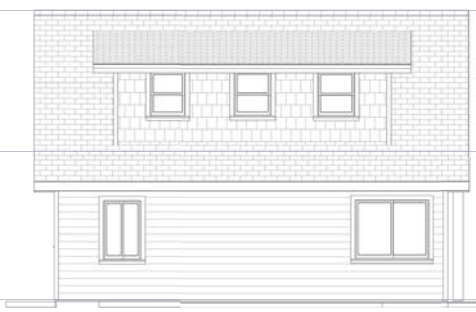
**E14**  
**3** Cross Elevation 14  
Scale 1/4" = 1'



**SCHEDULE A**  
This forms part of application # Z18-0067  
Planner Initials: BC  
City of Kelowna  
COMMUNITY PLANNING

REVISION TABLE	REVISION DESCRIPTION
NUMBER	DATE
1	02.25.2018
2	04.11.18
3	05.17.18
4	05.17.18
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PROJECT: 4468 Nottingham Road  
 DRAWING: 14-01  
 DATE: 05/17/18  
 DRAWN BY: J. P. P.  
 CHECKED BY: J. P. P.  
 PROJECT: Meringer Construction & Design Ltd.  
 1000 Lakeshore Blvd. West  
 Kelowna, BC V1Y 2A9  
 Tel: (250) 765-6816 Fax: (250) 765-6079



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**PRELIMINARY ISSUE ONLY - NOT FOR CONSTRUCTION**

**PROJECT NAME**  
Carrage House Carport  
**Elevations**  
Cross Section



DATE:  
2018-05-31  
SCALE:  
1/4" = 1' 0"

SHEET:  
**3**