CITY OF KELOWNA

MEMORANDUM

ATTACHMENT A
This forms part of application
Z18-0111

City of
Planner Initials

LK

Kelowna

Date: November 19, 2018

File No.: Z18-0111

To: Urban Planning Management (LC)

From: Development Engineering Manager (JK)

Subject: 160 Cariboo Rd RR3 to RR3c 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. <u>Domestic Water and Fire Protection</u>

This development is within the service area of the Glenmore Ellison Irrigation District (GEID). The developer is required to make satisfactory arrangements with the GEID for these items. All charges for service connection and upgrading costs are to be paid directly to the GEID. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with the City of Kelowna current Bylaws and Policies.

2. Sanitary Sewer

(a) Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. No further utility upgrades are needed

3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access permissible is one (1) 6m wide 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.

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Development Engineering Manager

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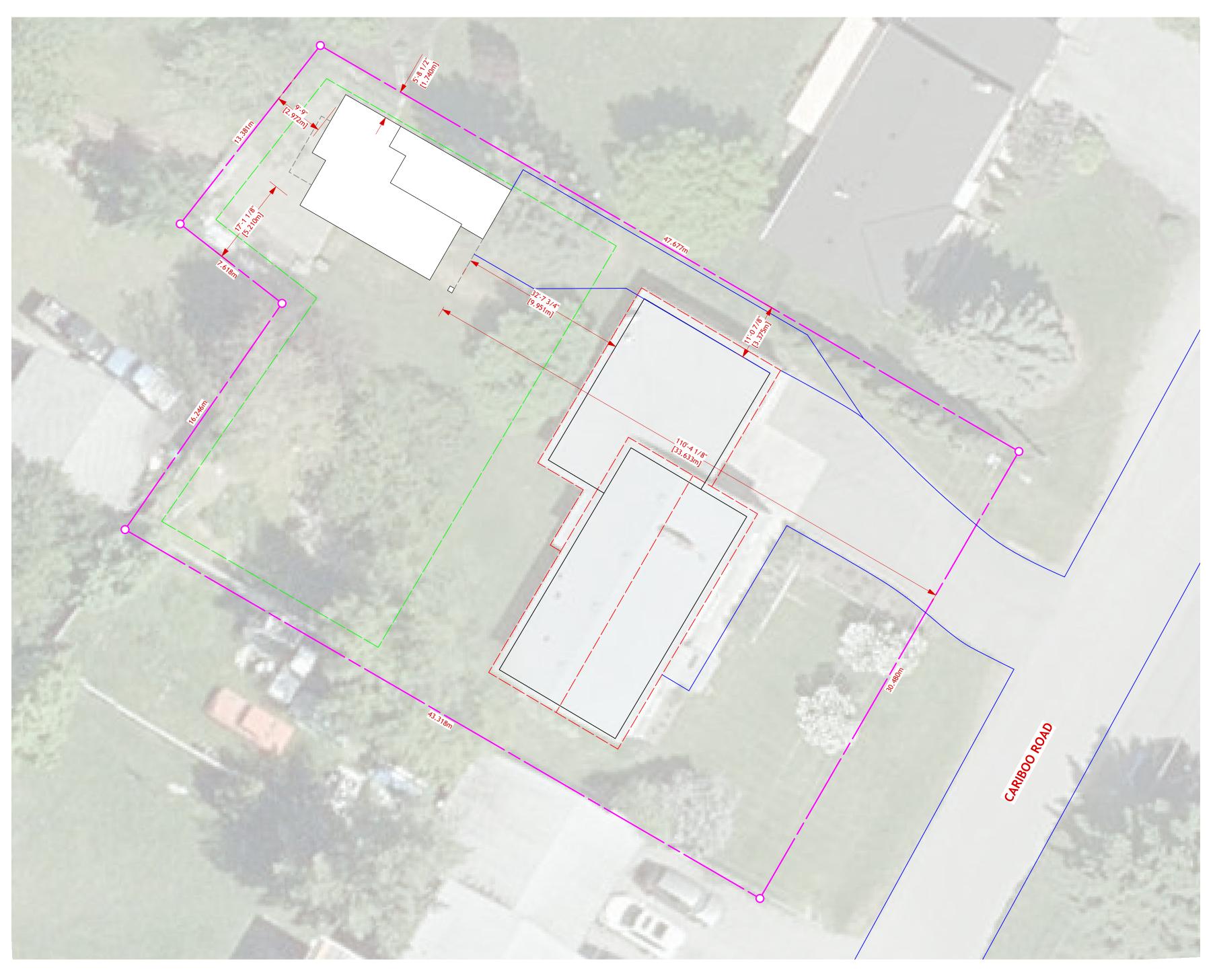


PROJECT DATA: CIVIC ADDRESS

LEGAL ADDRESS
CURRENT ZONING

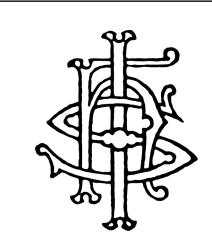
160 CARIBOO ROAD KELOWNA, BC V1V 2E4 LOT B PLAN KAP20088 RR3 RURAL RESIDENTIAL 3

	PERMITTED	PROPOSED
SITE AREA	1000.00m2	1382.33m2
EXISTING BUILDING FOOTPRINT AT GRADE		201.65m2
PROPOSED CARRIAGE HOUSE FOOTPRINT		76.27m2
PROPOSED DRIVEWAY & WALKWAY AREA		94.26m2
SITE COVERAGE	40.0%	26.9%
SITE COVERAGE W/ DRIVEWAY	50.0%	33.7%
BUILDING HEIGHT	4.8m/1 1/2 STOREYS	4.716m/1 1/2 STOREYS
FRONT (EAST) YARD SETBACK	9.500m	33.633m
REAR (WEST) YARD SETBACK	1.500m	2.972m
SIDE (NORTH) YARD SETBACK	1.500m	1.740m
SIDE (SOUTH) YARD SETBACK	1.500m	5.210m



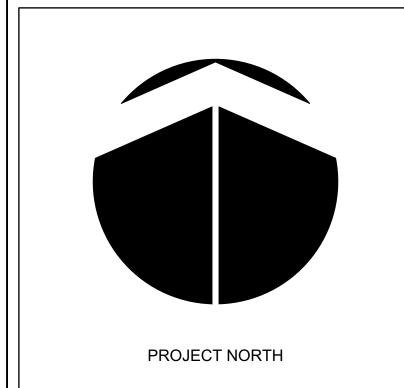






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REVISION	DATE	DISCRIPTION

PROJECT

CARRIAGE HOUSE

160 CARIBOO ROAD

KELOWNA, BC V1V 2E4

LOT B PLAN KAP20088

DRAWING TITLE

SITE PLAN

^E OCTOF

OCTOBER 24, 2018

DRAWING NUMBER

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