



CIVIC ADDRESS
839 HARTMAN ROAD
KELOWNA, B.C.

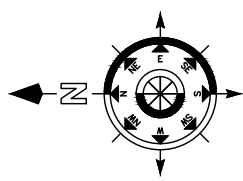
LEGAL ADDRESS
LOT 2
BLOCK
PLAN 29183
K.I.D. 424667
P.I.D. 004-378-628

LOT AREA 19.309 Acres 7.8 Ha

| | | |
|-----------------------|--------------|-----------|
| SITE AREA OF | | |
| 839 Hartman Road | 19.309 Acres | 78 140 M2 |
| Area of units A - M | | 849.5 M2 |
| Site of area of units | 2 444 M2 | 0.244 Ha |

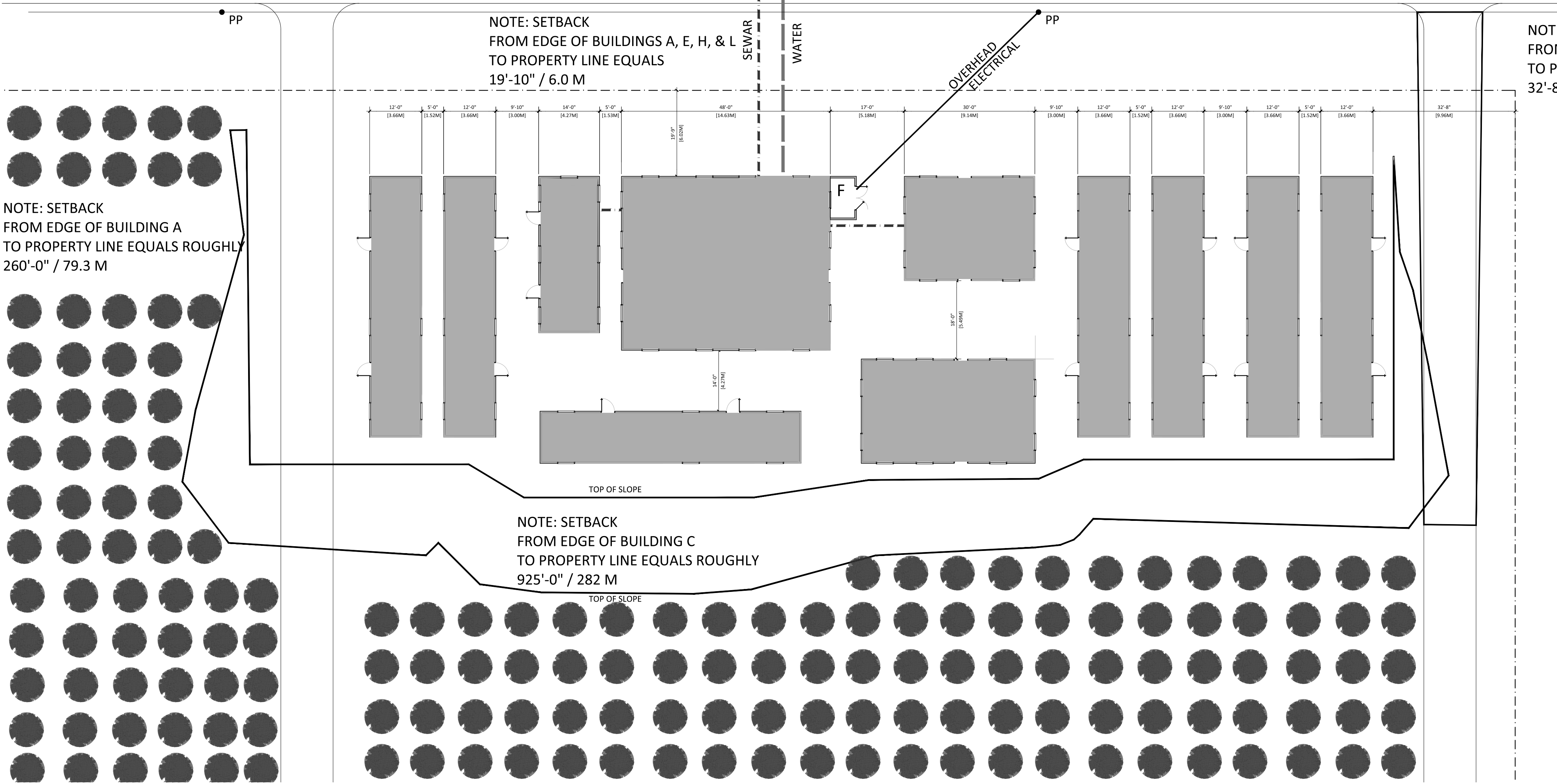
TOTAL WORKERS 60

| Gibson Road | | |
|-------------|--------------|-----------|
| Designation | Purpose | Size |
| A | Sleeper | 12' x 60' |
| B | Living Space | 12' x 60' |
| C | Sleeper | 12' x 60' |
| D | Wash | 14' x 36' |
| E | Mess Hall | 48' x 40' |
| F | Power Shed | |
| G | Rec Hall | 24' x 40' |
| H | Wash | 24' x 30' |
| J | Living Space | 12' x 60' |
| K | Sleeper | 12' x 60' |
| L | Sleeper | 12' x 60' |
| M | Sleeper | 12' x 60' |



GIBSON ROAD

1 OVERALL SITE PLAN
A 1 1/128" = 1'-0"



2 ENLARGED PROJECT AREA
A 1 1/16" = 1'-0"

ATTACHMENT A
This forms part of application
TA19-0001
Planner Initials AK
City of Kelowna
DEVELOPMENT PLANNING

| | | | |
|--|------------------|----|----------|
| DATE | NO. | BY | REVISION |
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| G.P. SANDHER HOLDINGS LTD. 1610 SWAINSON ROAD KELOWNA, B.C. V1Y-1C5 | | | |
| HOLDEN'S DRAUGHTING & DESIGN 832 SAUNDERS AVENUE KELOWNA, B.C. V1Y-6A3 Phone: 250.868.0962 Fax: 250.868.0962 Email: hholden@shaw.ca | | | |
| PROJECT 839 HARTMAN ROAD KELOWNA, B.C. | | | |
| SHEET TITLE OVERALL SITE PLAN & NOTATION | | | |
| DRAWN RAH | SHEET NO. A 1 | | |
| CHECKED | Rev. 0 | | |
| SCALE 1/64"=1'-0" | | | |
| DATE 11/16/2018 | | | |

| | | |
|---|-----------|---|
| ATTACHMENT | | B |
| This forms part of application # TA19-0001 | | |
| Planner Initials | AK |  City of Kelowna DEVELOPMENT PLANNING |

CITY OF KELOWNA

MEMORANDUM

Date: April 24, 2019
File No.: TA19-0001
To: Suburban and Rural Planning (AK)
From: Development Engineering Manager (JK)
Subject: 839 Hartman Rd Non-adhering Residential Use

The Development Engineering comments regarding this application within the Agricultural Land Reserve are as follows:

1. DOMESTIC WATER AND FIRE PROTECTION

- a) The property is located within the Black Mountain Irrigation District (BMID).
- b) Provide an adequately-sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw (7900) for a residential property. Provide water calculations for the development for confirmation.
- c) Ensure that fire hydrant locations are compliant with Section 1.15 of Schedule 4 of the Subdivision, Development & Servicing Bylaw (7900).
- d) Design drawings must be reviewed by BMID prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

2. SANITARY SEWER

As per the technical notes for this application, the proposed upgrades will result in up to 60 persons living part-time on the property. These 60 part-time residents equate to 20 single-family equivalents (SFEs) (60 persons / 3) for sanitary sewer connection charges. As the property exists in the Rutland - McKenzie Bench (Area No. 21) sewer connection area, the sewer connection charges for this property will be **\$20,903.40** (20 SFEs x \$1,045.17/SFE = \$20,903.40) (as per BYLAW NO. 11540). All sewer connection charges must be paid to the City prior to and as a condition of allowing installation or usage of a sewer connection to this parcel, payable in accordance with the charges prescribed above.

Connection to the existing 200-mm sanitary sewer line on Gibson Rd is the developer's responsibility. You can engage an engineer and contractor to manage the work on your behalf or it can be provided by City forces at the developer's expense. If you choose to have it completed by City forces, you will be required to sign a Third Party Work Order and pre-pay for the cost of the sanitary service connection. For estimate inquiries please contact Mike Thomas, by email mthomas@kelowna.ca or phone, 250-469-8797.

3. ROAD IMPROVEMENTS

- a) As Gibson Rd is currently classified as a minor collector, the frontage of the property on Gibson Rd (~200 m) must be upgraded to a rural SS-R5 road standard as per the standard detail drawing the Subdivision, Development & Servicing Bylaw (7900).

4. DRAINAGE

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.
- b) Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.

5. GEOTECHNICAL REPORT

Provide a comprehensive geotechnical report, prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision**

- i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- ii. Site suitability for development.
- iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- iv. Any special requirements for construction of roads, utilities and building structures.
- v. Suitability of on-site disposal of storm water, including effects upon adjoining lands.
- vi. Slope stability, rock fall hazard and slippage including the effects of drainage on the site.
- vii. Identify in detail all slopes greater than 30%.

- viii. Top of bank assessment and location including recommendations for property line locations, building setbacks, and ground water disposal locations.
- ix. Recommendations for items that should be included in a Restrictive Covenant.
- x. Any special requirements that the proposed subdivision should undertake so that it will not impact the bank(s). The report must consider erosion and structural requirements.
- xi. Any items required in other sections of this document.
- xii. Recommendations for roof drains and perimeter drains.
- xiii. Recommendations for construction of detention or infiltration ponds and their effects on the downstream properties.

6. POWER AND TELECOMMUNICATION SERVICES

- a) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- b) Before making an application for approval of your development plan, please make arrangements with respective utility providers for the pre-payment of applicable charges and tender a copy of their receipt with the development application.

7. LANDSCAPING

- a) Landscaping should be adopted to limit visual impacts in an attempt to maintain the existing agricultural landscape.

8. DESIGN AND CONSTRUCTION

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs

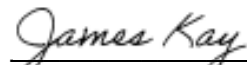
9. SERVICING AGREEMENTS FOR WORKS AND SERVICES

- a) A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

c) CHARGES AND FEES

- a) Development cost charges are payable at building permit.
- b) Sewer connection area charge: **\$20,93.40**
- c) Fees per the "Development Application Fees Bylaw" include:
 - i. Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii. Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - iii. Engineering and Inspection Fee: 3.5% of construction value (plus GST).
 - iv. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.

Development Engineering has no further comments at this point in time with regard to this application, however, the Land Capability Assessment Report will be assessed at the time of development application submission if the Agricultural Land Commission agrees to the proposed activity on the subject property.



James Kay, P. Eng.
Development Engineering Manager

JKH for AGM

Schedule A – Section 9 – Specific Use Regulations - Zoning Bylaw No. 8000 Text Amendment TA19-0001

| No. | Section | Relevant Existing | Proposed | Explanation |
|-----|--|--|---|---|
| 1. | 9.13.4 Add <u>Lot 2, Section 25, Township 26, ODYD, Plan 29183 Except Plan KAP58413</u> to existing table: 'Regulations apply for Temporary Farm Worker Housing on a site-specific basis as follows:' | 9.13.3 (a) Structure(s) to accommodate a maximum of forty temporary farm workers per each city sector as identified on Official Community Plan Map 5.4 for parcels up to eight hectares. For parcels eight hectares or more, structure(s) to accommodate a maximum of sixty temporary farm workers per each city sector as identified on Official Community Plan Map 5.4 . | For the purposes of Temporary Farm Worker Housing Structure(s) to accommodate a maximum of sixty temporary farm workers are permitted on Lot 2, Section 25, Township 26, ODYD, Plan 29183 Except Plan KAP58413 | Section 9.13.3 (a) allows for a maximum of forty temporary farm workers on lots less than 8 hectares. The subject site 7.8ha therefore a site-specific text amendment is required. This is a site-specific text amendment to allow for up to 60 workers on the subject property. |
| 2. | 9.13.4 Add <u>Lot 2, Section 25, Township 26, ODYD, Plan 29183 Except Plan KAP58413</u> to existing table: 'Regulations apply for Temporary Farm Worker Housing on a site-specific basis as follows:' | 9.13.3 (c) Where a farm unit comprises multiple parcels of land, a restrictive covenant shall be registered on all farm unit parcels within the same sector of the temporary farm worker housing as identified on Official Community Plan Map 5.4 restricting the development of further TFWH on said parcels within that sector. | For the purposes of Temporary Farm Worker Housing Structure(s) to accommodate a maximum of 189 temporary farm workers shall be permitted on this farm unit in the Rutland City Sector as identified on Official Community Plan Map 5.4 . | Zoning Bylaw Section 9.13.3 (c) limits the amount of farm workers per Farm Unit in each City Sector therefore a site-specific text amendment is required to allow for a total of 189 temporary farm workers to be located within the same farm unit within the same City Sector. This is a site-specific text amendment to increase the total Temporary Farm Worker Allocation permitted within the Rutland City Sector to 189 for the subject farm unit. |