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

**Date:** April 08, 2020  
**File No.:** S20-0009  
**To:** Community Planning (AT)  
**From:** Development Engineering Manager (JK)  
**Subject:** 185 Bach Rd

**SCHEDULE A**

This forms part of application  
# Z20-0019

Planner  
Initials AT



2-Lot Subdivision

**LOCATION:** 185 Bach Rd  
**APPLICANT:** Urban Options Planning & Permits  
**LEGAL:** PLAN KAP57577 LOT B SECTION 26 TOWNSHIP 26

**WORKS AND SERVICES REQUIREMENTS**

The City's Works & Utilities Department will handle the Works & Services requirements identified below between time of Preliminary Layout Review (PLR) and application for Subdivision Approval. Arrangements for construction must be made before making application for Approval of a subdivision plan.

The Development Engineering Technician this project is Jim Hager (jhager@kelowna.ca).

The following Works & Services are required for this subdivision:

**1. DOMESTIC WATER AND FIRE PROTECTION**

- a) The subject lot is within the Black Mountain Irrigation District (BMID) water supply area. The Developer is required to make satisfactory arrangements with BMID for all water and fire protection-related issues. All charges for service connection(s) and upgrading costs, as well as any costs to decommission existing services, shall be the responsibility of the Developer.
- b) The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. All fire flow calculations approved by BMID are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.
- c) 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. No. 7900. Provide water flow calculations for this development to confirm bylaw conformance. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits. Note: Private pumps are not acceptable for addressing marginal pressure.

## 2. DRAINAGE

- a) At the time of building permit, provide the following drawings:
  - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
  - ii. A detailed Stormwater Management Plan; and
  - iii. An Erosion and Sediment Control Plan.

## 3. SANITARY SEWER SYSTEM


- a) The Developer's Consulting Mechanical Engineer will determine the development requirements of this proposed subdivision and establish the service needs. Only one sanitary sewer service will be permitted per lot for this subdivision.
- b) Arrange for individual lot connections before submission of the subdivision plan, including payment of connection fees (provide copy of receipt).
- c) If required, the Applicant can sign a Third-Party Work Order for the cost of the sanitary sewer service upgrades. For estimate inquiries please contact Jim Hager, by e-mail [jhager@kelowna.ca](mailto:jhager@kelowna.ca) or phone, 250-862-3338.

## 4. ROAD IMPROVEMENTS

- a) Bach Rd is part of the City's 20-year major Road Network and is classified as a Major Collector. The eventual design of Bach Rd is a modified SS-R6 standard (including sidewalk, street lighting, curb and gutter, landscaped boulevard, and storm drainage). The Developer will be required to pay cash-in-lieu for these upgrades along the entirety of the lot's frontage (25.27 m) to defer the construction to a later date as part of a larger City-led project. The cash-in-lieu amount for these upgrades is **\$23,247.32**.

## 5. POWER AND TELECOMMUNICATION SERVICES

- a) Underground services will be required for all power and telecommunications to each lot in the proposed subdivision.
- b) 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.
- c) Before making application for approval of your subdivision plan, please make arrangements with Fortis for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application for final approval.
- d) Relocate existing poles and utilities, where necessary. Remove aerial trespass (es).

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## 6. GEOTECHNICAL STUDY

- a) Provide a comprehensive geotechnical report (3 copies), 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.
- b) The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.
- c) Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
- d) Site suitability for development.
- e) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
- f) Any special requirements for construction of roads, utilities and building structures.
- g) Suitability of on-site disposal of storm water and sanitary waste, including effects upon adjoining lands.
- h) Slope stability, rock fall hazard and slippage including the effects of drainage and septic tank effluent on the site.
- i) Top of bank assessment and location including recommendations for property line locations, septic field locations, building setbacks, and ground water disposal locations.
- j) Recommendations for items that should be included in a Restrictive Covenant.
- k) 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.
- l) Any items required in other sections of this document
- m) Recommendations for erosion and sedimentation controls for water and wind.
- n) Recommendations for roof drains and perimeter drains.
- o) Recommendations for construction of detention or infiltration ponds if applicable.

## 7. ROAD DEDICATION/SUBDIVISION REQUIREMENTS

- a) A 1.0 m road dedication will be required along the entire Bach Rd frontage.

## 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 Works & Utilities 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. OTHER ENGINEERING COMMENTS**


- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way, please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City’s Development Manager.

**10. CHARGES AND FEES**

- a) Fees per the “Development Application Fees Bylaw” include:
  - i) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
  - ii) Survey Monument Fee: \$50.00 per newly created lot for a total of **\$50.00** (GST exempt)
- b) Third-party work order for new sanitary service(s) **To be determined**
- c) Cash-in-lieu for Bach Rd upgrades **\$23,247.32**

*James Kay*  
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 James Kay, P. Eng.  
 Development Engineering Manager

JKH

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 <b>City of Kelowna</b> <small>COMMUNITY PLANNING</small>	



February 7, 2020

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



**RE: Proposed Rezoning, Development Variance Permit, and Two Lot Subdivision Applications for 185 Bach Road**

Dear Urban Planner:

The purpose of this application is to rezone the subject property from the existing “RU1 - Large Lot Housing” zone to the proposed “RU2 - Medium Lot Housing” zone in order to facilitate a two-lot subdivision. Although the property has adequate lot area to support the subdivision, the lot width is only 25.27m. Therefore, an application has also been made for a Development Variance Permit to vary the minimum lot width of the RU2 zone from the required 13m to the proposed 12.6m for the subdivision.

The subject property is one of the larger properties in the neighbourhood, and currently contains an older dwelling that has become outdated and will be removed. In addition, the property to the south has been rezoned to RU2 - Medium Lot Housing and subdivided into 2 lots.

The subject property is located on the south side of Bach Road, and is geographically flat as shown by contour lines. Due to its proximity to Rutland road, the property is within an established neighbourhood of single unit dwellings located on a variety of lot sizes. In addition, there are multiple two dwelling lots and carriage houses in the area. The property is also located near the northern boundary of the Rutland Urban Centre and is near both Rutland Middle and Senior Schools, as well as Rutland Recreation Park. Recent commercial development is located at the corner of Rutland Road and Leathead Road, slightly west of the subject property.

With regards to infrastructure, Bach Road is paved with a sidewalk located on the north side of the road, and a paved bicycle lane along the south side. Located directly across Bach Road, there is a paved access driveway and sidewalk which leads to Rutland Senior Secondary school. The site is located within the Permanent Growth Boundary and has a Walk Score of 57 (somewhat walkable), a Transit Score of 40 (some transit), and a Bike Score of 84 (very bikeable).

The subdivision of this lot into two properties will permit an additional dwelling in a core area of Rutland. It is anticipated that the addition of this dwelling will have minimal impact on the neighbourhood and will provide positive infill in a growing area of Kelowna. Therefore, we believe this proposal is a good fit for the community.

Regards,

*for* 

Birte Decloux on behalf of the owners

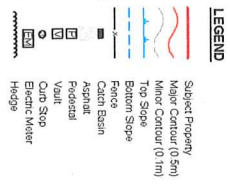
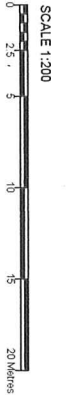
<b>ATTACHMENT</b> <b>A</b>	
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 City of <b>Kelowna</b> COMMUNITY PLANNING	



**PROPOSED SUBDIVISION SKETCH OF LOT  
B SECTION 26 TOWNSHIP 26 OSOYOOS  
DIVISION YALE DISTRICT PLAN KAP57577**

PID: 023-527-501  
 CLIENT: ASHWANI LAKHA  
 CIVIC ADDRESS: 185 BACH ROAD  
 HORIZONTAL COORDINATE SYSTEM: UTM 11 NAD83(QRS)

DATE OF FIELD SURVEY: NOVEMBER 6, 2018  
 REGISTERED DOCUMENTS:  
 COVENANT KAP76633 (PLAN KAP57578)  
 ZONING: RU1



**ATTACHMENT B**  
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**City of Kelowna**  
 COMMUNITY PLANNING



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