

Legend

- Easements
- Legal Lots Text
- Zoning
- Contours 5m Text
- Contours 5m
- Contours 1m

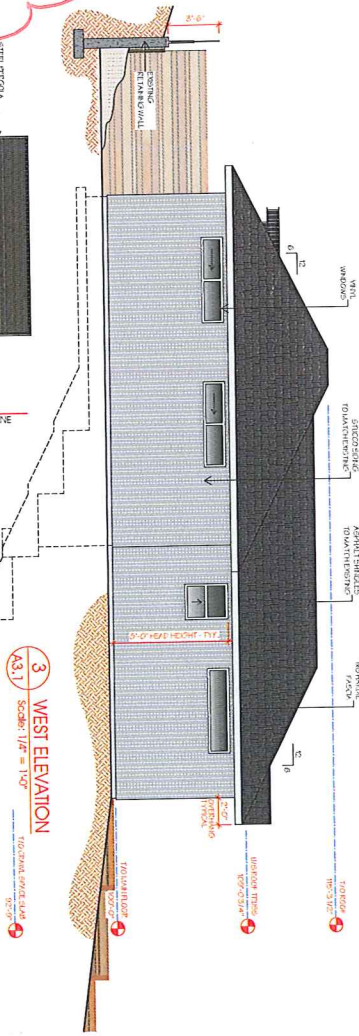
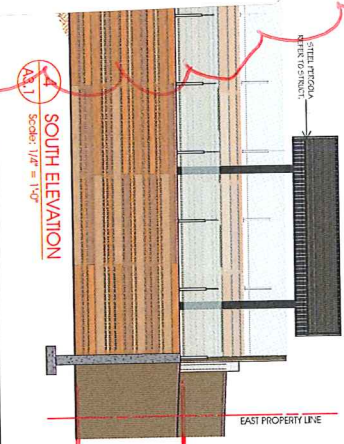
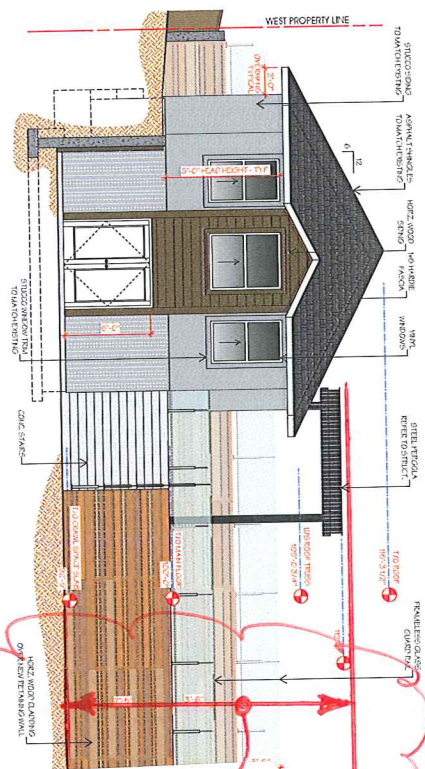


Notes

This map is for general information only. The City of Kelowna does not guarantee its accuracy, currency or completeness. All information should be verified.

0 50 100Meters

May 3, 2016



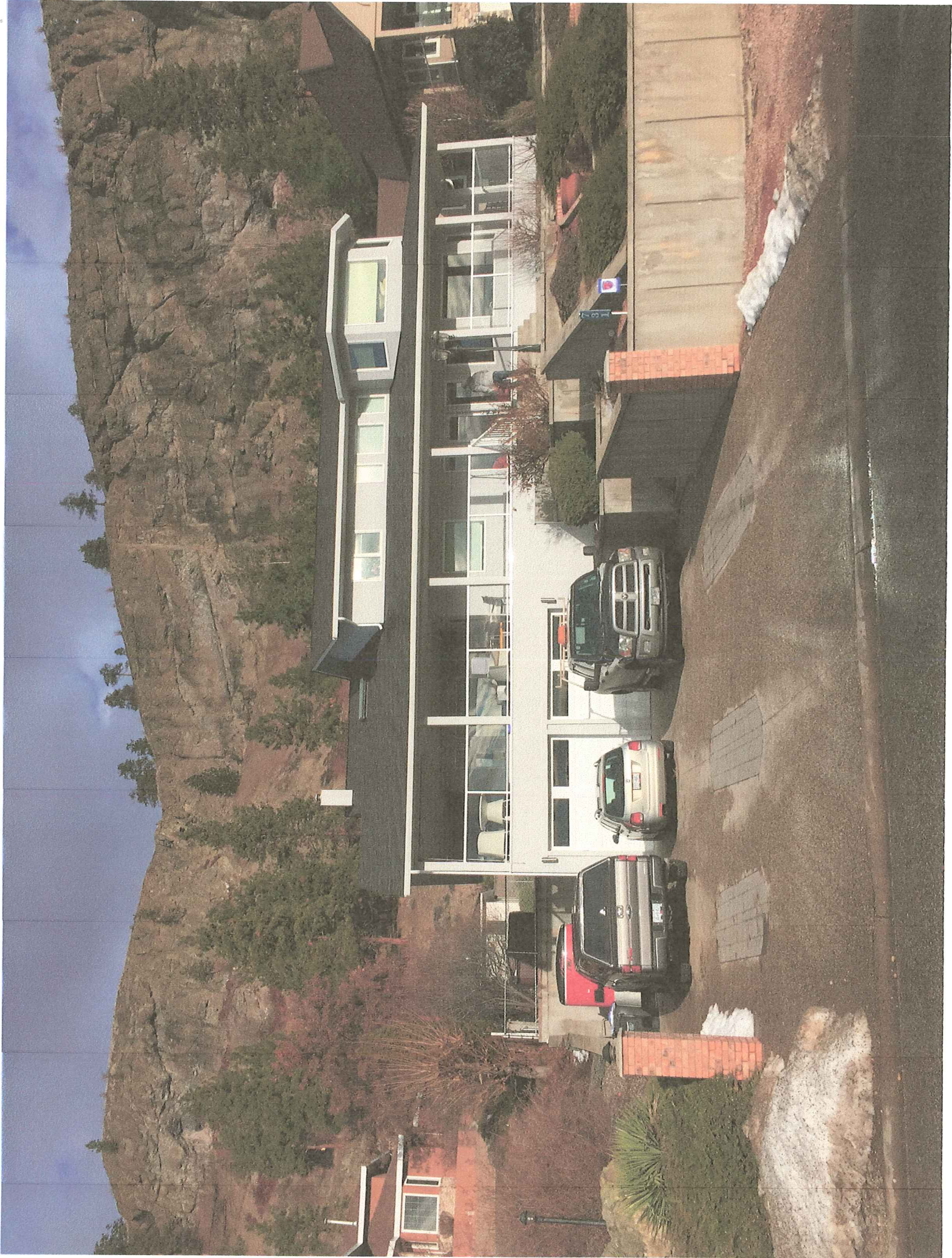
5.92 m HIGH
CARRIAGE HOUSE

-2.3m HIGH RETAINING WALL

LIMITING DISTANCE		AREA OF COMPARTMENT		OPENING PROVIDED		LIM. DISTANCE		OPENING ALLOWED			
WEST ELEVATION		32.6 SQ.M		3.2 SQ.M		9.8 %		2.0 m +		11.0 %	

ERRORS AND OMISSIONS:
SOURCES HAVE DESIGN SHALL NOT BE RESPONSIBLE FOR ANY VARIANCES FROM THE MATERIAL, DIMENSIONS AND SPECIFICATIONS, OR ADJUSTMENTS REQUIRED RESULTING FROM CONDITIONS ENCOUNTERED AT THE JOB SITE, AND IS THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
SOURCES HAVE DESIGN HAS EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE CONSTRUCTION DIMENSIONS; HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. THE CONTRACTOR SHALL MAKE FAMILIAR WITH THE DIMENSIONS BEFORE COMMENCING CONSTRUCTION. IT IS THE RESPONSIBILITY OF ALL TRADES AND SUB-CONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE COMMENCING WITH THEIR PORTION OF THE CONSTRUCTION. ANY DISCREPANCIES SHOULD BE REPORTED TO THE PROJECT MANAGER IMMEDIATELY. ANY DISCREPANCIES SHOULD BE REPORTED TO THE PROJECT MANAGER IMMEDIATELY. ANY DISCREPANCIES SHOULD BE REPORTED TO THE PROJECT MANAGER IMMEDIATELY.

<p>COMMIT 2016</p> <p>800-8-REPAIR 800-8-51-5819</p> <p><small>Office and Home Repairs • 24 Hours • No Franchise Fee</small></p>		<p>PROJECT NAME DOWNHILL REPAIR</p> <p>SUTTON RESERVE 7210 DALLAS ROAD FLEMING, NC</p> <p>SHEET NO. SHEET 1</p>		<p>ISSUE DATE: OCT. 2015</p> <p>DESIGN BY: S.S.</p> <p>PROJECT NO. 15-00</p>	
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April 26, 2016.

Re: Update @731 Royal Pine Drive-Rezoning and Development Permit

Dear Neighbour,

This letter is to inform you of our development application at 731 Royal Pine Drive. Our development proposal is to rezone the property from its current designation of RU1 (large lot housing) to RU1c (large lot housing with carriage house)

As you can see from the pictures below, we desperately need to construct a new retaining wall. The existing retaining walls were never properly engineered, using a 4 foot wall and then a couple rows of unfilled concrete blocks. The result is unsightly, unsafe and at this point, barely functional.

This will be corrected so that it is safe, is aesthetically pleasing without losing too much green space, but requires a height variance for the wall.

As luck would have it, the liner of the pool collapsed and the old pool boiler finally quit working last season. Between equipment and labour for the pool and retaining wall we thought it was a good idea to bring the whole backyard up to current standards.

The old pool house had a change area, 3 piece bathroom and equipment area. We want to construct a brand new pool house. This is a downsize from what we proposed initially. The previous plan was a 1074 sq.ft pool house that would have required a size variance. At 856 sq.ft., no size variance will be required. A height variance will be required, but it's only 4 feet higher than the current pool house and many, many feet lower than the existing building and trees adjacent to it.

We truly wish the City had a RU1 (ph-pool house) designation as carriage house often has the connotation of rental associated with it, but we will not be renting the pool house. As most of you know, we host family and friends and it'll be so nice to have the extra space and a bit more privacy.

If you have any questions or concerns, please contact either Rich or Jenn @ 250.869.2655 or email Jennifer.sutton@apexgcs.ca or Richard.sutton@apexgcs.ca

If you are in support of our application, it would be appreciated if you could call or email us with confirmation. If you have any questions or concerns, please don't hesitate to contact us.

Thank you for your consideration,

Rich Sutton



CITY OF KELOWNA
MEMORANDUM

Date: March 16, 2016
File No.: DVP16-0053

To: Land Use Management Department (PMcV)


From: Development Engineering Manager

Subject: 731 Royal Pine Drive Lot 25 Plan 40293 RU1C Carriage House

Development Engineering has the following requirements associated with this application.

Requirements addressed in rezoning file Z16-0013 must be satisfied prior to the issuance of this Development Variance Permit.

The Development Variance Permit to allow increased accessory building size from 90m² to 100m² proposed, increase building height from allowed 4.8m to proposed 5.97m and increase retaining wall height from permitted 1.2m does not compromise municipal servicing requirements.



Steve Muenz, P. Eng,
Development Engineering Manager
JF/jf