

**CITY OF KELOWNA
MEMORANDUM**

Date: November 2, 2020
File No.: Z20-0089
To: Land Use Planning Manager (BW)
From: Development Engineering Manager (JK)
Subject: Bedford Road 4255 Lot 2 Plan 76256 RR1 to RR1C

Development Engineering has the following comments and requirements associated with this application.

1. Domestic water and fire protection.
 - a) The subject property is within the service area of the former South East Kelowna Irrigation District (SEKID). The utilisation of existing services, as well as fire protection will be reviewed by Building & Permitting.

2. Sanitary Sewer.
 - a) This subject parcel is currently not within the City service area. Sanitary sewage is presently handled by an on-site sewage disposal system.
 - b) Existing and proposed on-site servicing will be reviewed by the Interior Health Authority and Building & Permitting.

3. General and Access
 - a) Adjust the driveway approach angle so that the driveway is perpendicular to Bedford Road.
 - b) The berm will need to be modified to ensure that when egressing the property sightlines in both directions are not obstructed

James Kay, P.Eng.
Development Engineering Manager
JF

This forms part of application
Z20-0089

Planner Initials **BW**



NIDO.
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SITE DETAILS	ZONING REQUIREMENTS		PROPOSED PROJECT	
	RR1 Rural Residential 1 (SINGLE-DWELLING/INDUSTRIAL)	RR1c Rural Residential 1 with Carriage House (SINGLE-DWELLING + CARRIAGE HOUSE)		
SITE DIMENSIONS				
LOT AREA	METRES	FEET	METRES	FEET
	10000.0	107,639.1	10,500.1	113,022.2
LOT DEPTH	30.0	98' 5"	33.1	109' 2"
LOT WIDTH	40.0	131' 3"	114.3	375' 1"
SITE COVERAGE				
PRIMARY RESIDENCE	%	50.00%	%	50.00%
CARRIAGE HOUSE	-	-	-	360.5
ALL BUILDINGS	10.0%	1,600.0	4.2%	454.5
BUILDING HEIGHT				
PRINCIPAL BUILDING	METRES	FEET	METRES	FEET
	9.5	31' 2" 8"	9.5	31' 2"
BUILDING SETBACKS				
FRONT (SOUTH)	METRES	FEET	METRES	FEET
SIDE	3.0	9' 10" 8"	3.0	10' 0"
REAR	10.0	32' 10"	10.0	32' 8"

- GENERAL NOTES**
1. BASED ON TOPOGRAPHIC SITE PLAN OF LOT A. PLAN KAP16954 PREPARED BY FURGESON LAND SURVEYING LTD., DATED MAY, 17, 2005
 2. BUILDING FOOTPRINTS ARE ONLY SUGGESTIVE FOR PURPOSES OF A RE-ZONING APPLICATION
 3. LANDSCAPING TO BE DESIGNED AND INSTALLED BY OTHERS

SERVICES SPECIFICATIONS

ELECTRICAL SERVICE =	AMPERAGE TO BE CONFIRMED
(BUILDER TO COVER)	
SECURITY ROUGH-IN =	YES
ELECTRICITY	MUNICIPAL
WATER	MUNICIPAL
SEWER	(CONFORM)
GAS	MUNICIPAL
COMMUNICATIONS	MUNICIPAL

PROPOSED 2-STORY CARRIAGE HOUSE
50 SQ. M (538 SQ. FT.) FOOTPRINT
GARAGE & SERVICE SPACE ON MAIN LEVEL & SUITE ABOVE

1.5M (4'-11") CARRIAGE HOUSE SIDE YARD SETBACK

PROPOSED PRIMARY SINGLE FAMILY DWELLING
360.5 SQ. M (3880 SQ. FT.) FOOTPRINT

DETACHED 3-CAR GARAGE
100.3 SQ. M (1080 SQ. FT.) FOOTPRINT

GENERAL CONDITIONS:
Check and verify all critical details and dimensions prior to the start of construction and confirm the choice of any location is correct. Where dimensions are shown, they represent the net dimensions. This drawing shall be used in conjunction with all drawings. NIDO shall be responsible for the design. Contractor is responsible to verify proper clearances and design instructions.

CONTRACT INFORMATION:
This drawing is an instrument of service and the property of NIDO Design Inc. The use of this drawing shall be restricted to the original application for which it was prepared. In the event, the name of this company must appear on any reproduction of this drawing.

SITE NORTH	PROJECT NORTH
DATE	ISSUED FOR
2020-10-05	REZONING APPLICATION

PROJECT TITLE
Weirioch Residence

4255 Bedford Road
Kelowna, BC

SHEET TITLE

Site Plan
SCALE 1:3000
DRAWING NUMBER