CITY OF KELOWNA

MEMORANDUM

SCHEDULE A
This forms part of application
Z19-0072
Planner Initials BC
City of Kelowna DEVELOPMENT PLANNING

Date: June11, 2019

File No.: Z19-0072

To: Planning & Development Services Department (BC)

From: Development Engineer Manager (JK)

Subject: 2996 Sexsmith Rd., Lots 32, Plan 18861 A1 – I6

Development Engineering has the following comments and requirements associated with this rezoning application to rezone the subject property from A1 – Agriculture 1 to I6 – Low Impact Transitional Industrial to allow outdoor storage.

1. General

a) Access to the subject lots must ultimately be achieved off of Palomino Road as Sexsmith Road is designated as a 4 lane arterial and access will be restricted. Until such time that Palomino Road is built, the subject property is granted access onto Sexsmith Road under the condition.

2. Geotechnical Study

We recommend that a comprehensive geotechnical study be undertaken over the subject property. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any surface springs and the suitability of the lands for disposal of site generated storm drainage. In addition, this study must describe soil sulphate contents, the presence or absence of swelling clays.

3. Sanitary Sewer System

a) The developer's consulting mechanical engineer will determine the development requirements of the proposed development and establish the service needs. Only one service per lot will be permitted for this development. There is an existing 100mm PVC sanitary service to lot.

a) The Connection Area #35 charge is currently set by Bylaw at $13,300 per Single Family Equivalent (SFE). This Bylaw was reviewed for and accepted by Council in 2018.

determined by the following formula: the first 0.36 acres of developed land or portion thereof equals 1 SFE. Thereafter 2.8 SFE's per acre of developed land.

The assessed value is 5.144 Acres is **$68,415.20**

4. Water Servicing Requirements

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

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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.

5. Storm Drainage

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual By-Law 7900 is required.

A 1.5m Drainage Statutory Right of Way will be required on West property line.

6. Road Improvements

a.) The frontage of Sexsmith Road will be upgraded to a full 4 lane arterial urban standard (SS-R9) in accordance with Bylaw 7900, complete with curb and gutter, storm works, sidewalk, fillet paving, landscaped and irrigated boulevard, lane markings, street lighting, removal and/or relocation existing utilities as may be required, etc. This construction will be deferred until Sexsmith Road is upgraded to a 4 lane standard and a cash in lieu of construction payment of **$73,209.38** is required for the combined frontage of the subject property.

b.) Palomino Road at the rear of the property will be constructed to a full urban Standard (SS-R5) in accordance with Bylaw 7900, complete with curb, gutter, sidewalk, fillet paving, storm drainage works which extends and connects to the municipal system, landscaped and irrigated boulevard, lane markings, street lighting, removal and/or relocation existing utilities as may be required, etc. The developer is responsible for contributing for their half of Palomino road for the combined frontage of the subject property. The cash in lieu of construction for these works is **$80,546.25**

7. Road Dedication and Subdivision Requirements

(a) The developer is required dedicate 5m of roadway fronting Sexsmith Road to achieve the 4 lane arterial urban standard width in accordance with Bylaw 7900

(b) Grant Statutory Rights Of Way if required for utility services.

(c) If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, TELUS, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.

8. Power and Telecommunication Services

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

9. 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.

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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.

10. Servicing Agreements for Works and Services

a) A Servicing Agreement is required for all 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.

11. DCC Credits

None of the required improvements qualify for DCC credit consideration, as these levies are collected as cash in lieu.

12. Bonding and Levies Summary

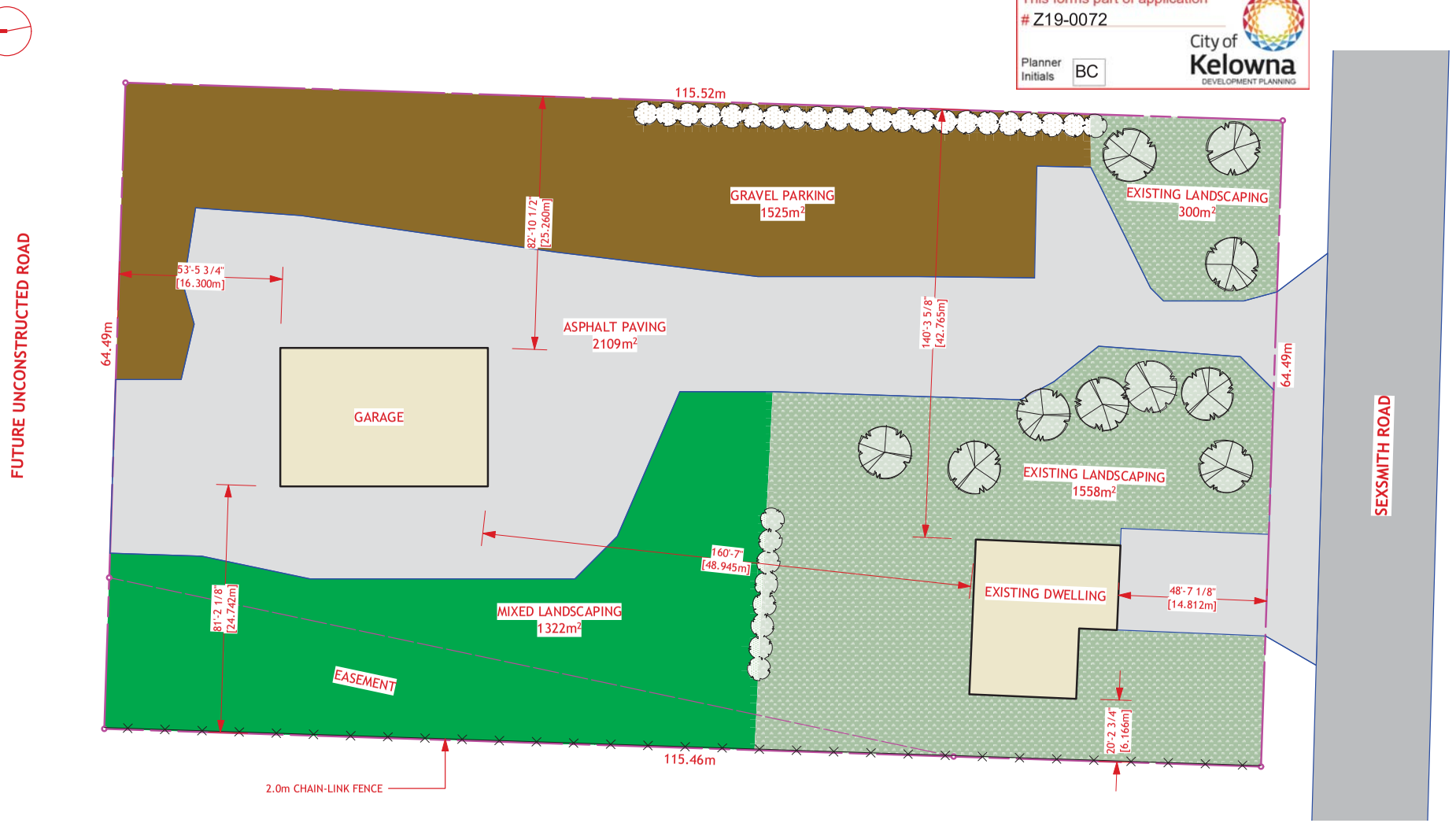
Levies

Sexsmith Road upgrades	$73,209.38
Palomino Road construction	$80,546.25
Connection. Area #35	$68,415.20
Total levies	$222,170.83

James Kay

James Kay, P. Eng.
Development Engineering Manager
RO

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2996 SEXSMITH ROAD, KELOWNA, BC

PRELIMINARY THREE-BAY CARWASH MASTER PLAN

SITE PLAN

1392 MINE HILL DRIVE
KELOWNA, BC V1P 1S5
(250) 212-7938
www.ihsdesign.com

FEBRUARY 21, 2019
SCALE: 3/16" = 1'-0"
1 OF 1

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URBAN OPTIONS
Planning & Permits

February 21, 2019

City of Kelowna
Planning Department
1435 Water Street
Kelowna, BC

RE: Rezoning of 2996 Sexsmith Road

Dear Urban Planning Department:

This application seeks to rezone the property at 2996 Sexsmith Road to the "I6 – Low-Impact Transitional Industrial" zone to permit compatible industrial uses on the property. The proposed uses include:

- single dwelling housing
- contractor services, general (Cota Top Coat Seal)
- outdoor storage (associated with contractor services, general use and storage of vehicles)

The property is large enough to meet the minimum lot size requirements of the "I6 – Low-Impact Transitional Industrial" zone, and there are appropriate utility services available. The existing dwelling and landscaping will remain, as well as the existing accessory building located in the rear yard,

Many of the Official Community Plan objectives are met with the planned project, including:

- The proposed zone is consistent with the future land use designation of "Industrial – Light" for the area,
- Provides needed industrial space,
- Provides the potential for additional industrial space in the future.

There have been several properties fronting onto Sexsmith Road that have been rezoned to the I6 zone in close to the subject property. Given that this area is changing to a much-needed Industrial area we ask that you support the project.

Sincerely Yours,

Birte Decloux

Urban Options Planning & Permits • Kelowna, BC • ☎250.575.6707 • ✉birte@urbanoptions.ca