
CITY OF KELOWNA

MEMORANDUM

Date: February 17, 2021
File No.: Z21-0012
To: Community Planning (TC)
From: Development Engineering Manager (JK)
Subject: 156 Snowsell St N

SCHEDULE

A

This forms part of application
Z21-0012

Planner
Initials

TC



RR3 to RU2

Development Engineering has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

- a. The subject lot is within the Glenmore Elision Irrigation District (GEID) water supply area. The Developer is required to make satisfactory arrangements with GEID 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.

2. Sanitary Sewer

- a. The existing 100mm diameter service will be utilized to service one of the proposed lots.
- b. The new Sanitary main to extend NW on Henkel Rd from the Henkel Rd / Snowsell St N intersection to new property line to service new lot.
- c. A new sanitary service should be provided at the applicants cost prior to subdivision approval.

3. Road Improvements

- a. Snowsell St N must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$42,160.20** not including utility service cost

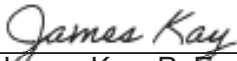
4. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Frontages will be required to be complete, new Conc. Letdown 6.0m Max and landscaped Boulevard.

5. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.


James Kay, P. Eng.
Development Engineering Manager
RO

SCHEDULE		A
This forms part of application		
# Z21-0012		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

A

Z21-0012



City of Kelowna
DEVELOPMENT PLANNING

Planner	TC
Initials	

LEGAL DESCRIPTION

PLAN 10855
LOT 9
156 SNOWSELL STREET NORTH
KELOWNA, BRITISH COLUMBIA

CURRENT
ZONING - RR3

APPLICATION FOR RE-ZONING TO RU 2

ALL DIMENSIONS AND ORIENTATIONS SHOWN
ON THIS DRAWING ARE PRELIMINARY ONLY
AND SUBJECT TO CHANGE ACCORDING TO
LEGAL SURVEY.

EXISTING SITE AREA = 996.5 m²

PROPOSED SUBDIVISION LOT A AREA = 574.0 M²
PROPOSED SUBDIVISION LOT B AREA = 426.83 M²

SITE COVERAGE:


EXISTING DWELLING = 109.0 M²
EXISTING GARAGE
(TO BE REMOVED) = 89.0 M²

TOTAL EXISTING COVERAGE = 198 M² OR 20%

SITE PLAN
SCALE: 1" = 100'

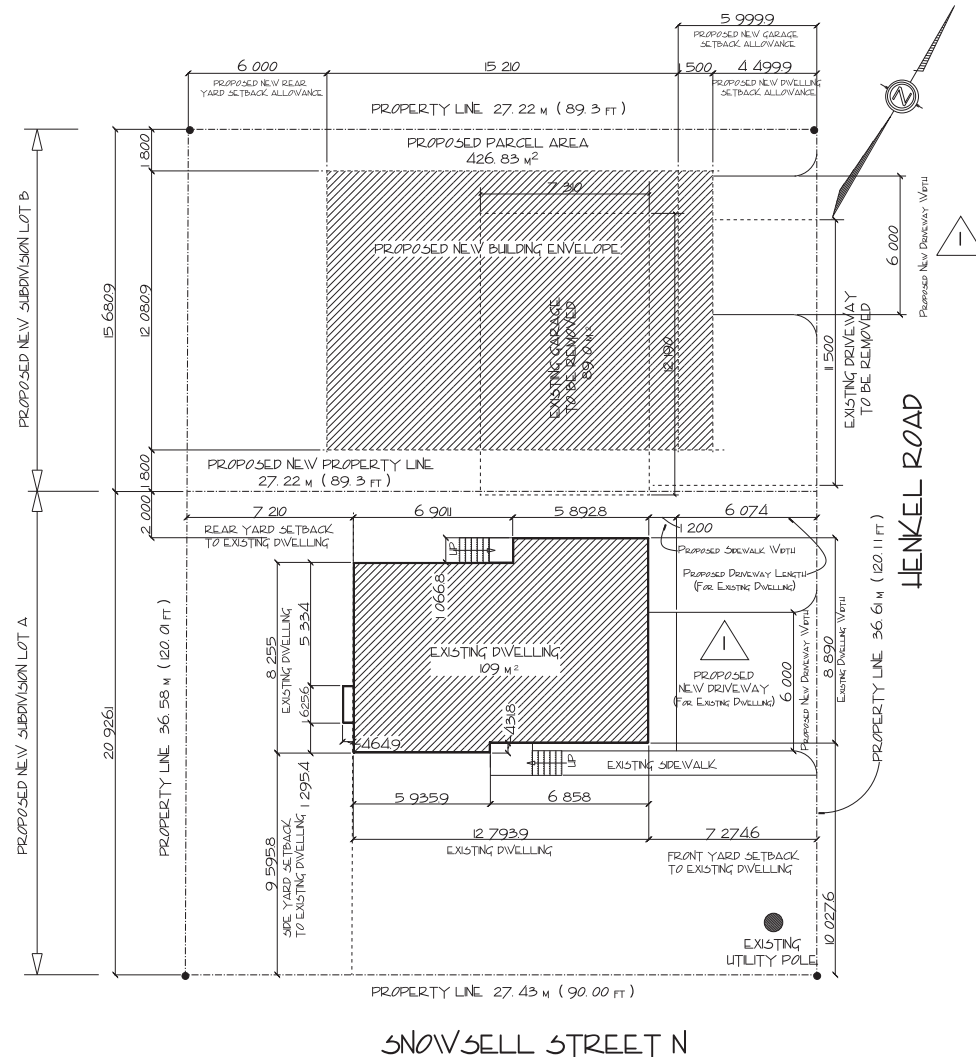
GENERAL NOTES
ALL WORK SHALL BE EQUAL IN ALL RESPECTS
TO GOOD BUILDING PRACTICES
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER
SCALED DRAWINGS
THESE PLANS ARE FOR THE SOLE PURPOSE OF
CONSTRUCTION ONLY THEY MAY NOT BE USED FOR
REPEAT CONSTRUCTION OR SOLD TO OTHERS FOR
ANY OTHER PROJECT THE DESIGN CONTAINED HEREIN IS
TO BE A QUICK ONLY AND CAN BE SUBJECT TO CHANGE
AT ANY TIME. PROTOCOL, HOME PLANNING & DESIGN
ITS EMPLOYEES OR PRINCIPALS WILL NOT BE HELD
LIABLE FOR ANY CHANGES DUE TO UNFORESEEN
CIRCUMSTANCES IN CONSTRUCTION BUILDING CODES
OR ENGINEERING THAT MAY AFFECT THE ORIGINAL
DESIGN OR OTHER CHANGES THAT MAY BE MADE
AFFECT THE OVERALL BUILDING OF THIS OR ANY
OTHER RELATED STRUCTURES ON THESE DRAWINGS

ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY BUILDING CONTRACTOR. LOCATIONS OF POST BEARING PADS & BEARING WALL FOOTINGS TO BE CONFIRMED & THESE LOCATIONS TO BE DETERMINED TO BE ADEQUATE WITH PROPER BEARING ON SUBSTRATE & POTENTIAL LATERAL SHIFT DUE TO VIBRATION AND / OR EARTH MOVEMENT. GEO-TECHNICAL SURVEY TO BE CONFIRMED TO VERIFY SUBSTRATE CONDITIONS REQUIRED.



AMENDED 07 APRIL 2021
AS PER TECHNICAL REVIEW SUMMARY
CITY DEPARTMENTS & EXTERNAL AGENCIES

1. DEVELOPMENT PLANNING
 - 1.1 GENERAL
 - 1.2 SITE LAYOUT
 - 1.2.1 THE SITE PLAN NEEDS TO SHOW THE ACCESS POINTS (DRIVEWAYS) FOR BOTH LOTS



ALL MAJOR STRUCTURAL COMPONENTS & RELATED SUPPORTS AND CONNECTIONS TO BE ENGINEER REVIEWED & CERTIFIED AS REQUIRED BY MUNICIPAL AUTHORITY HAVING JURISDICTION AND THE LATEST VERSIONS OF BOTH THE NATIONAL AND B.C. BUILDING CODES & AMENDMENTS THEREON.

PROTOCOL
Home Planning & Design

NOTE. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL BUILDING MEASUREMENTS AND COMPLIANCE TO B.C. BUILDING CODE REQUIREMENTS. MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH THE B.C. BUILDING CODE, AND THE B.C. BUILDING DEPARTMENT, AND ALL BUILDING CODES REGARDING FIRE, LIFE SAFETY, WIND LOADS, AND SMOKE LOADS FOR THE PROPOSED LOCATION OF THE BUILDING. SITE CONDITIONS TO BE TESTED AND APPROVED ACCORDING TO LOCAL BUILDING AUTHORITY REQUIREMENTS SUBMITTED FOR PERMIT. MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH THE B.C. BUILDING CODE, AND THE B.C. BUILDING DEPARTMENT, AND ALL BUILDING CODES REGARDING FIRE, LIFE SAFETY, WIND LOADS, AND SMOKE LOADS FOR THE PROPOSED LOCATION OF THE BUILDING. SITE CONDITIONS TO BE TESTED AND APPROVED ACCORDING TO LOCAL BUILDING AUTHORITY REQUIREMENTS SUBMITTED FOR PERMIT. MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH THE B.C. BUILDING CODE, AND THE B.C. BUILDING DEPARTMENT, AND ALL BUILDING CODES REGARDING FIRE, LIFE SAFETY, WIND LOADS, AND SMOKE LOADS FOR THE PROPOSED LOCATION OF THE BUILDING. SITE CONDITIONS TO BE TESTED AND APPROVED ACCORDING TO LOCAL BUILDING AUTHORITY REQUIREMENTS SUBMITTED FOR PERMIT.

SITE PLAN		Drawn By: LES COLLE
Scale: AS SHOWN	Approved By:	Checked By: SHAWN
Date: 24 JAN 2021		Drawing Number: 172000 2 = 0