

**CITY OF KELOWNA
MEMORANDUM**

Date: July 5, 2021
File No.: Z21-0053
To: Land Use Planning Manager (TC)
From: Development Engineering Manager (RO)
Subject: 384 Braeloch Rd Plan KAP18996 Lot 1

The Development Engineering Branch has the following requirements regarding this application to rezone the subject property from RR2 - Rural Residential to RU1 - Large Lot Housing. The Development Engineering Technologist for this project is John Filipenko. AScT.

1. Domestic water and fire protection.

- a. This proposed development site is currently serviced by a private water system (Braeloch water user's group). The property borders the City water service area. The developer has the option of making satisfactory arrangements with the City for a municipal water service connection. The service connection costs shall be the responsibility of the developer.

2. Sanitary Sewer.

- a. This proposed development site is currently not within the City service area. Sanitary sewage is presently handled by an on-site sewage treatment and disposal system.
- b. The municipal sewer collection system borders the subject property. The applicant's Civil Consulting engineer will determine the requirements of the proposed development and establish the service needs. The extension of the sewer system to provide a service connection shall be at the developer's cost.

3. 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 Development Engineer Manager. 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 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.
- f. Provide a detailed Lot Grading and Erosion and Sediment Control. Plan

4. Servicing Agreement and Fees

- 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.

5. Bonding, Fee and Levy Summary


- a. Servicing Agreement Bonding To be Determined
- b. Engineering and Inspection Fee: 3.5% of construction value (plus GST)

6. Parks Comments

- a. In accordance to the OCP Amendment and Municipal Environmental Guidelines the former retaining wall and dock access are now in non-conformance. Required improvements by the developer include the following:
 - i. The stairs from the upper lawn onto the beach shall be inserted into the retaining wall.
 - ii. Lower the existing dock to allow public accessibility across the Provincial foreshore in front of the property.
- b. Ensure that drainage and pool seasonal maintenance is sustained within the property and not drained directly into Okanagan Lake.
- c. The portion of chain-link fence that extends onto the beach beyond the applicant’s north property line will be removed by Parks Operations to better facilitate public access.

Ryan O'Sullivan

Ryan O’Sullivan.
Development Engineering Manager
JF

SCHEDULE		A
This forms part of application		
# Z21-0053		
Planner Initials	TC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

ATTACHMENT A

This forms part of application
Z21-0053

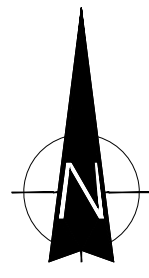
Planner Initials **TC**



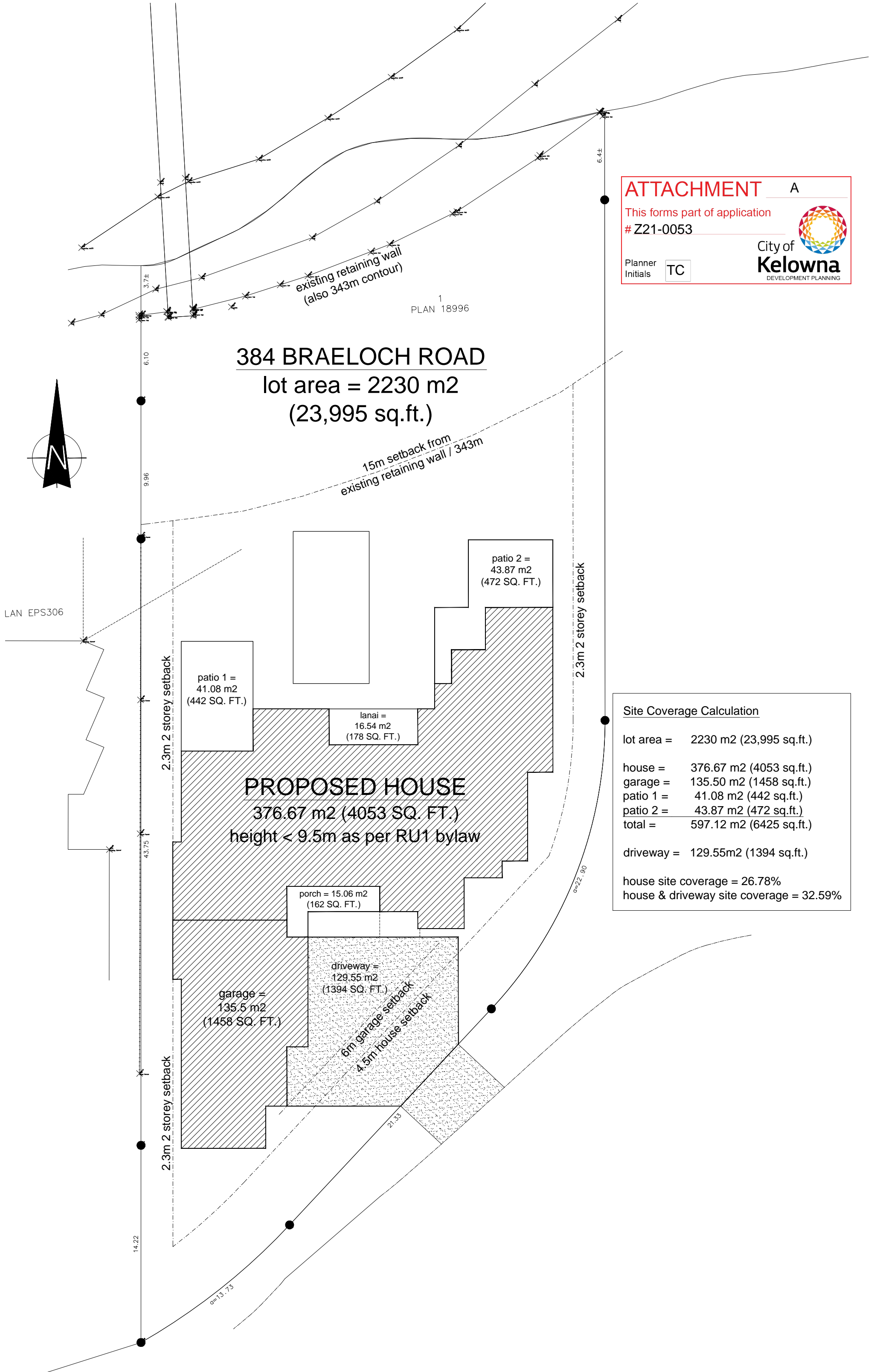
City of
Kelowna
DEVELOPMENT PLANNING

PLAN 18996

384 BRAELOCH ROAD
lot area = 2230 m²
(23,995 sq.ft.)



LAN EPS306



Site Coverage Calculation

lot area =	2230 m ² (23,995 sq.ft.)
house =	376.67 m ² (4053 sq.ft.)
garage =	135.50 m ² (1458 sq.ft.)
patio 1 =	41.08 m ² (442 sq.ft.)
patio 2 =	43.87 m ² (472 sq.ft.)
total =	597.12 m ² (6425 sq.ft.)
driveway =	129.55m ² (1394 sq.ft.)
house site coverage =	26.78%
house & driveway site coverage =	32.59%