

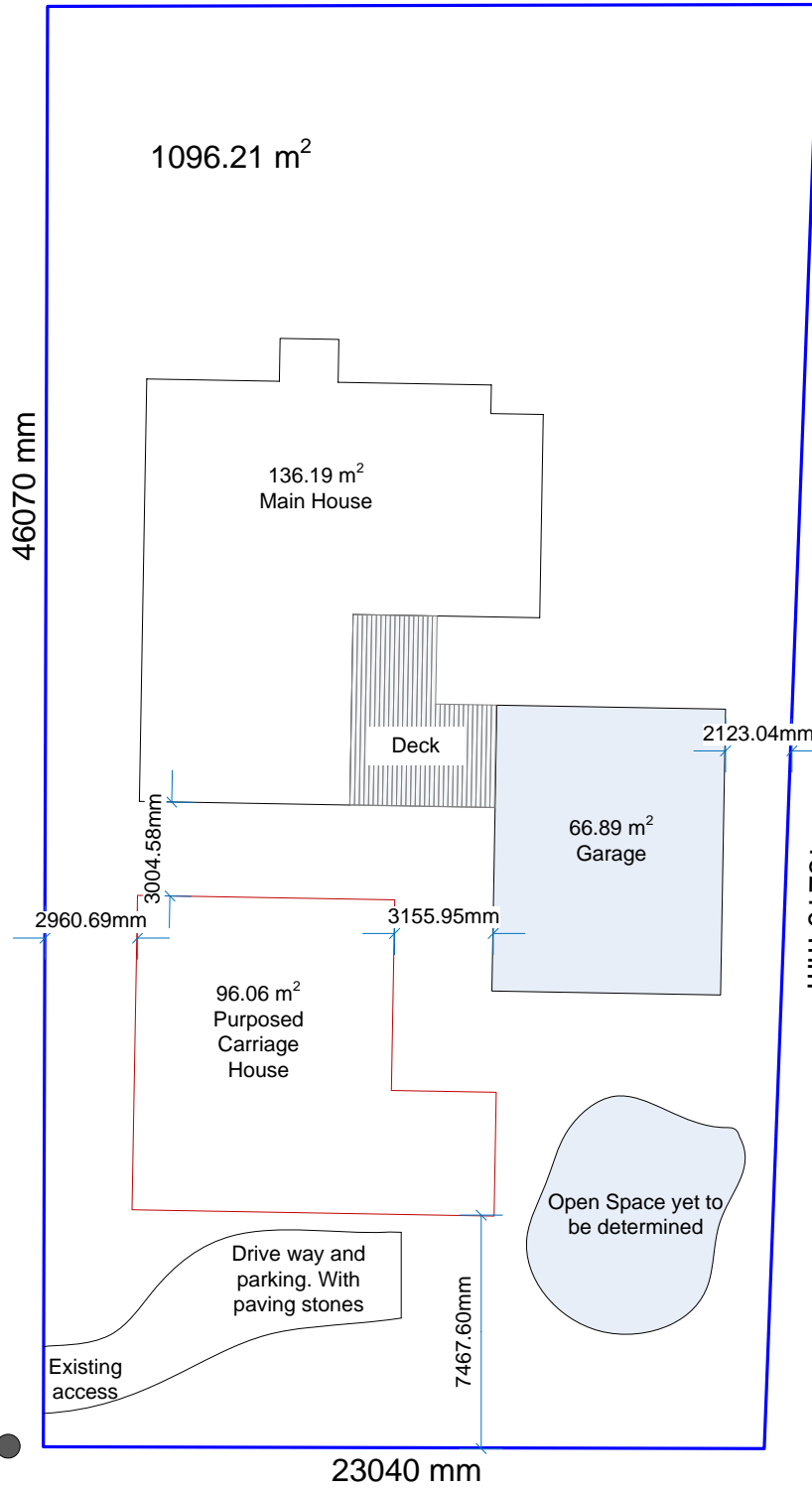


Collett Rd.

24490 mm

Utility Pole
with Light

Belleveue Rd.



1096.21 m²

136.19 m²
Main House

Deck

66.89 m²
Garage

96.06 m²
Purposed
Carriage
House

Open Space yet to
be determined

Drive way and
parking. With
paving stones

Existing
access

23040 mm

46070 mm

46210 mm

Total building coverage
299.14 m² or 27.29% lot
coverage

Carriage house 96.06 m² or
8.76% lot coverage

Southward down
hill grade.
Drop of about 1 m
over the entire
depth of the
property.



CITY OF KELOWNA
MEMORANDUM

Date: April 4, 2022
File No.: Z22-0018
To: Community Planning Services (GA)
From: Development Engineering Manager (NC)
Subject: 467 Collett Road Lot 1 Plan KAP7071 Carriage House RU1 to RU1c

SCHEDULE _____ A	
This forms part of application # Z22-0018	
Planner Initials	GA
 City of Kelowna DEVELOPMENT PLANNING	

The Development Engineering Branch has the following comments and requirements associated with this application to rezone application to rezone the subject property from RU1 to RU1c for the construction of a carriage house.

1. General

- a. The following requirements are valid for one (1) year from the reference date of this memo, or until the application has been closed, whichever occurs first.
The City of Kelowna reserves the rights to update / change some or all items in this memo once these time limits have been reached.
- b. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

2. Domestic Water and Fire Protection

- a. The subject property is currently serviced with a 19mm PVC water service. One metered water service will be required for the development. The disconnection of the existing small diameter water services and the tie-in of a larger new 25mm service can be provided by City forces at the developer's expense.
The developer will be required to sign a Third-Party Work Order and pre-pay for the cost of all service upgrades.
- b. For estimate inquiries please contact John Filipenko by email jfilipenko@kelowna.ca.

3. Sanitary Sewer

- a. Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC).
- b. A brooks box shall be installed over the inspection chamber if one does not exist.

4. Road Improvements, Dedication, and Site Access

- a. Dedicate a property line corner rounding that has a radius of 6.0m.
- b. Only one driveway, with a maximum width of 6m, will be permitted per frontage. No parking is permitted within City boulevard.

5. Electric Power and Telecommunication Services

- a. 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.
- b. 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.



Nelson Chapman, P.Eng.
Development Engineering Manager

JF

**Design Rationale Statement**

Lot 1, Sec. 25, Twp. 28, Plan KAP 7071

467 Collett rd. Kelowna BC V1W1K8

Mark and Cathy Graham

Peiter Blom (Peter)

The design rationale is very simple.

We Plan to build an inobtrusive single floor 96 m² Carriage home that will have as little visual impact as possible. We plan to use earth tone Hardy Plank on the walls with white trim and a grey shingle roof (depending on what is available at the time). We have no intention to remove any trees around the build site.

In short, we plan to have as little visual impact on the neighbour hood as possible.

To our knowledge, there are no policies with respect to:
form, materials, context, objectives, design philosophy, relationship to adjacent development, or any other requirements connected to this property.

Thank you

Mark Graham