

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.





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Project File Name and Location

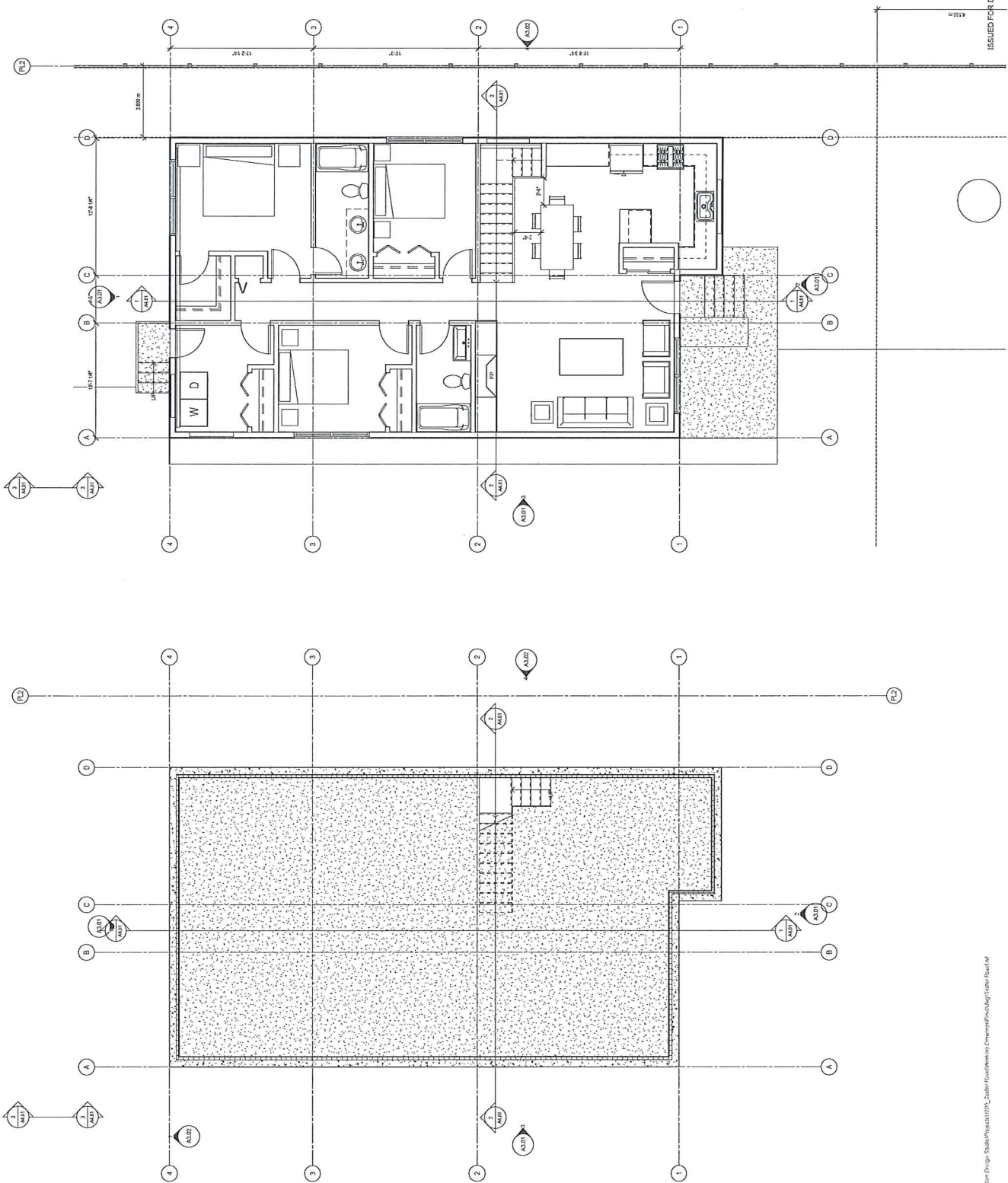
ISSUED FOR DEVELOPMENT PERMIT

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<input type="checkbox"/>	A CONTROLLED document. Revisions will be advised.
<input type="checkbox"/>	The first issue of the document.
<input type="checkbox"/>	A complete revision. Removes previous issues from use.
<input type="checkbox"/>	A partial revision. Removes previous issues of corresponding sheets / pages from use.
<input type="checkbox"/>	Not for Construction.

Sadler Road House  
205 Sadler Road, Kehlma, British Columbia

Original	PS	Scale	$1/4" = 1'-0"$
Revised	BD		
Drawing No.			
A2.01			27-10-2011 10:40 AM

ISSUED FOR DEVELOPMENT PERMIT







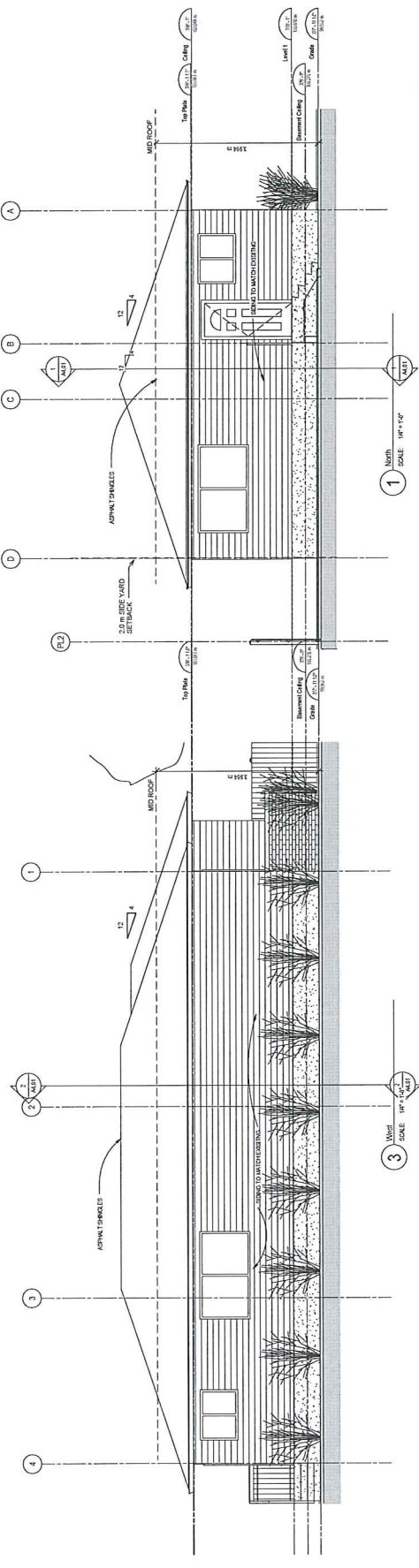
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<input type="checkbox"/>	Not for Construction.

**NOVATION**  
101-1065 DILLWORTH DR., SUITE 400  
KELOWNA, B.C. V1Y 0T1

285 Sadler Road, Kelowna, British Columbia  
project no. 1509

disagreed	PS	$1/4^{\circ} = 1^{\circ} 0^{\circ}$
agreed	PS	
disagreed		
agreed		

ISSUED FOR DEVELOPMENT PERMIT





## CITY OF KELOWNA

### MEMORANDUM

**Date:** July 17, 2015  
**File No.:** Z15-0032  
**To:** Land Use Management Department (LB)  
**From:** Development Engineer Manager (SM)  
**Subject:** 285 Sadler Road – Lot 1, Plan 8519, Sec. 26, Twp. 26, ODYD

The Works & utilities Department comments and requirements regarding this application to rezone from RU-1 to RU-6 are as follows:

1. Subdivision

Provide easements as required

2. Geotechnical Study.

*A geotechnical study is required over the proposed building site. 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 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 and the recommendation for footing and foundation construction.*

3. Domestic water and fire protection.

This development is within the service area of the Rutland Waterworks District (RWWD). A second service is required in order to meet current policies. The developer is required to make satisfactory arrangements with the RWWD for these items. All charges for service connection and upgrading costs are to be paid directly to the RWWD. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements. A second service is required to meet current policy for Duplex properties.

4. Sanitary Sewer.

The property is located within Specified Area # 1 therefore there are no Specified Area charges associated with this application.



5. 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.

6. Road improvements.

Sadler Road must be upgraded to a full urban standard including a sidewalk curb and gutter, piped storm drainage system, fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction. The cost of this frontage upgrade is estimated at **\$22,900.00** and is inclusive of a bonding escalation.

7. Engineering.

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.

8. 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.
- 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.

9. 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.

10. Bonding and Levies Summary.

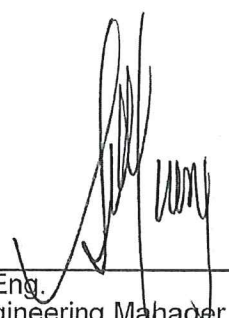
## a) Performance Bonding

Sadler Road frontage upgrade **\$22,900.00**

Note that the applicant is not required to do the construction. The construction can be deferred and the City will initiate the work later at its own construction schedule, the cost would be reduced to **\$13,560.00**. and the Admin.& Inspection fee would be waived

b) levies

3% Administration & Inspection fee **\$ 575.82** (\$548.40 + \$27.42 GST)

  
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Steve Muenz, P.Eng.  
Development Engineering Manager