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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** October 27, 2022  
**File No.:** Z22-0057  
**To:** Community Planning Services (BS)  
**From:** Development Engineering Manager (NC)  
**Subject:** 4644 Fuller Road Lot A Plan KAP39139 Carriage House RU1 to RU1c

**ATTACHMENT** A

This forms part of application  
# Z22-0057

Planner Initials BS

  
City of  
**Kelowna**  
DEVELOPMENT PLANNING

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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 two (2) years 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.

**2. Domestic Water and Fire Protection**

- a. The subject property is currently serviced with a 19mm PVC water service. One metered water service will supply both the main residence and the carriage house.  
A Mechanical Engineer to confirm service needed

**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). The service will be adequate for this application.

**4. Site Access**

- a. Only one driveway, with a maximum width of 6m, will be permitted per frontage.  
No parking is permitted within City boulevard.

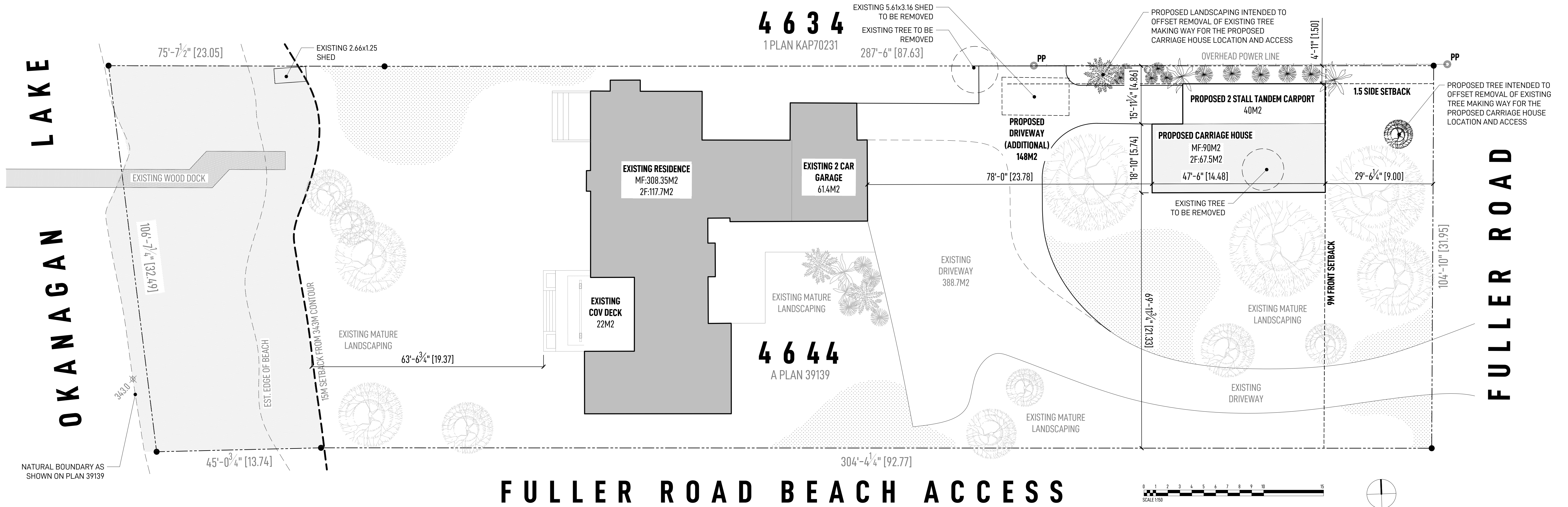
**5. Electric Power and Telecommunication Services**

- 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.

  
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Nelson Chapman, P.Eng.  
Development Engineering Manager

JF





ROCKWOOD.

**DAVIDSON RESIDENCE**  
 4644 FULLER ROAD, KELOWNA BRITISH COLUMBIA  
 LOT A SECTION 25 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 39139  
 PROPOSED REZONING SITE PLAN - JANUARY 06 2023



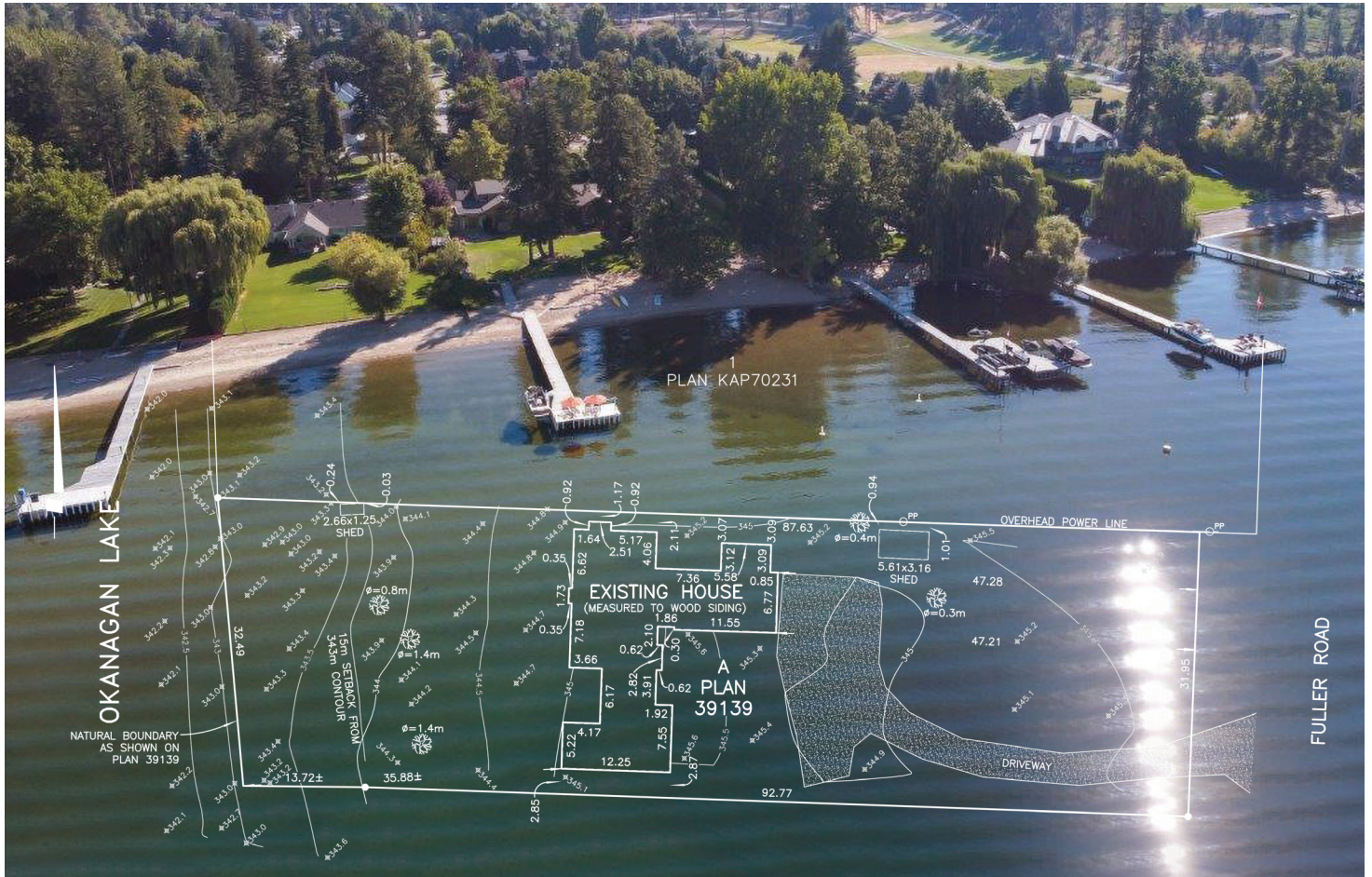
# REZONING RATIONALE 12/08/22

## Davidson Residence

4644 Fuller Road Kelowna

Lot A Section 25 Township 28

Similkameen Division Yale District Plan 39139



4644 Fuller Road is a remarkable property along the Okanagan Lake that has recently changed ownership with the receiving family looking to revise the existing property zoning from RU1 to RU1c, in hopes of building a separate accessory building or carriage house with the intention of it being fully compliant with the various land use and building code restrictions as required.

Considering that the city of Kelowna has now released its vision for the future of the area in its 2040 Official Community Plan, it is our position that we feel this request is a beneficial change not only to provide the family the ability to develop a carriage house in the future but to also reflect the intended forthcoming zoning for the property as identified in the 2040 OCP.

The property has ample space and existing access to house and support a carriage house. We have identified a proposed location within the middle north east portion of the property that would be perfect for a carriage house structure as it does not impact any of the existing residence or access and would be nestled into the existing mature trees and landscaping. The proposed structure would again comply with all necessary regulations and would also consider the existing structure on the subject parcel as well as the adjacent residences and their context to ensure that the overall design is in keeping with the neighborhood. When the time of executing the proposed development comes, it is our commitment to ensuring that the structure not only complies or meets the local building codes but exceeds them by completing the project to a high level of fit and finish.

We hope that you find merit in this rationale and approve the requested rezoning for 4644 Fuller Road.

Thank You,

Jeff Cote

Architectural Design Manager

403 9690386 jeff@rockwoodcustomhomes.com

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