
CITY OF KELOWNA
MEMORANDUM

Date: April 5, 2022
File No.: Z22-0026
To: Community Planning (JI)
From: Development Engineering Manager (NC)
Subject: 217 Merlin Ct

SCHEDULE		A
This forms part of application # Z22-0026		
Planner Initials	JI	 City of Kelowna <small>DEVELOPMENT PLANNING</small>
RU1 to RU1C		

The Development Engineering Branch has the following comments and requirements associated with this rezoning application to rezone the subject properties from RU1 to RU1c for the construction of a carriage home. The utility upgrading requirements outlined in this report will be a requirement of this development.

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.
- 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 lot is located within the City of Kelowna water supply area. The existing lot is serviced with a 19-mm diameter water service. The Applicant, at their cost, will arrange for the removal of the existing service and the installation of one new larger metered water service if one is required. Only one service will be permitted per legal lot.
- b. The Developer's Consulting Mechanical Engineer will determine the fire protection requirements of this proposed development and establish hydrant requirements and service needs. All fire flow calculations approved by the City of Kelowna are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.

3. Sanitary Sewer

- a. Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service off Brighton Rd. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted. If required, the applicant will arrange for the removal and disconnection of the existing service and the installation of one new larger service at the applicants cost.

4. Storm Drainage

- a. This property is located within an area identified by the City of Kelowna as having poor infiltration conditions. Service connection to the City Storm system may be required if site conditions do not provide for safe infiltration or dispersal of storm water on site. The safe use of infiltration is to be confirmed, at time of Building Permit, with submission of a geotechnical report provided by a Professional Engineer competent in the field of hydro-geotechnical engineering.
- b. If storm service connection is required, the Applicant can sign a Third-Party Work Order for the cost of the storm service and have the City complete installation. For estimate inquiries please contact Ryan O'Sullivan, by e-mail rosullivan@kelowna.ca or phone, 250-469-8519.

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.

6. Geotechnical Study

- a. At time of Building Permit, the Applicant is required to provide a comprehensive geotechnical report, prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below:
 - i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - ii. Site suitability for development.
 - iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - iv. Any special requirements for construction of roads, utilities, and building structures.
 - v. Recommendations for items that should be included in a Restrictive Covenant.
 - vi. Recommendations for roof drains and perimeter drains.
 - vii. Recommendations for erosion and sedimentation controls for water and wind.
 - viii. Any items required in other sections of this document.
- b. Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.


NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.

7. Site Access

- a. This property will be permitted only one driveway with a maximum width of 6m.


 Nelson Chapman, P.Eng
 Development Engineering Manager

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This forms part of application		
# Z22-0026		
Planner Initials	JJ	
		City of Kelowna DEVELOPMENT PLANNING

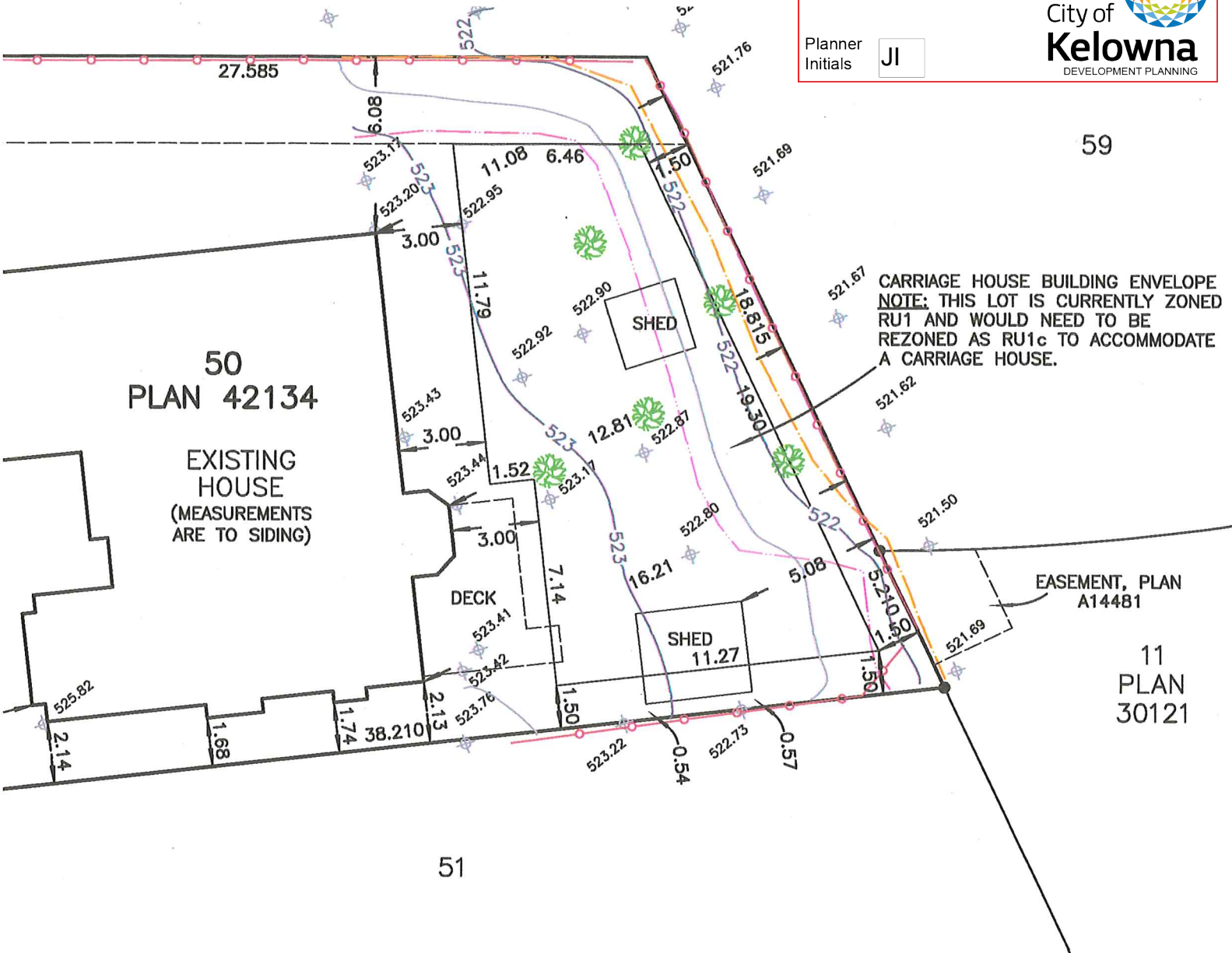
This forms part of application

Z22-0026



City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials **Jl**



NOTES		
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM RTK GNSS OBSERVATIONS.		
LOT DIMENSIONS ARE DERIVED FROM FIELD MEASUREMENTS AND LAND TITLE RECORDS.		
PROPERTY LINES ARE APPROXIMATE AND ARE SUBJECT TO A FULL LEGAL SURVEY.		
THIS PLAN IS FOR THE SOLE USE OF THE CLIENT FOR DESIGN PURPOSES ONLY AND IS NOT TO BE USED FOR RE-ESTABLISHMENTS OF PROPERTY LINES.		
CONTOURS ARE AT 0.5 METRES INTERVALS.		
DESCRIPTION	BY	DATE REVISED
DATE	RD	MARCH 16, 2022
DEVELOPMENT ENVELOPE ADDED	TSA	MARCH 21, 2022

JOB NO.: 22956	
DATE: MARCH 11, 2022	
SCALE: 1:200 METRES	
CLIENT: GIBSON, GEORGE	
FIELD CREW: RC/RQ	DRAWN BY: RD
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