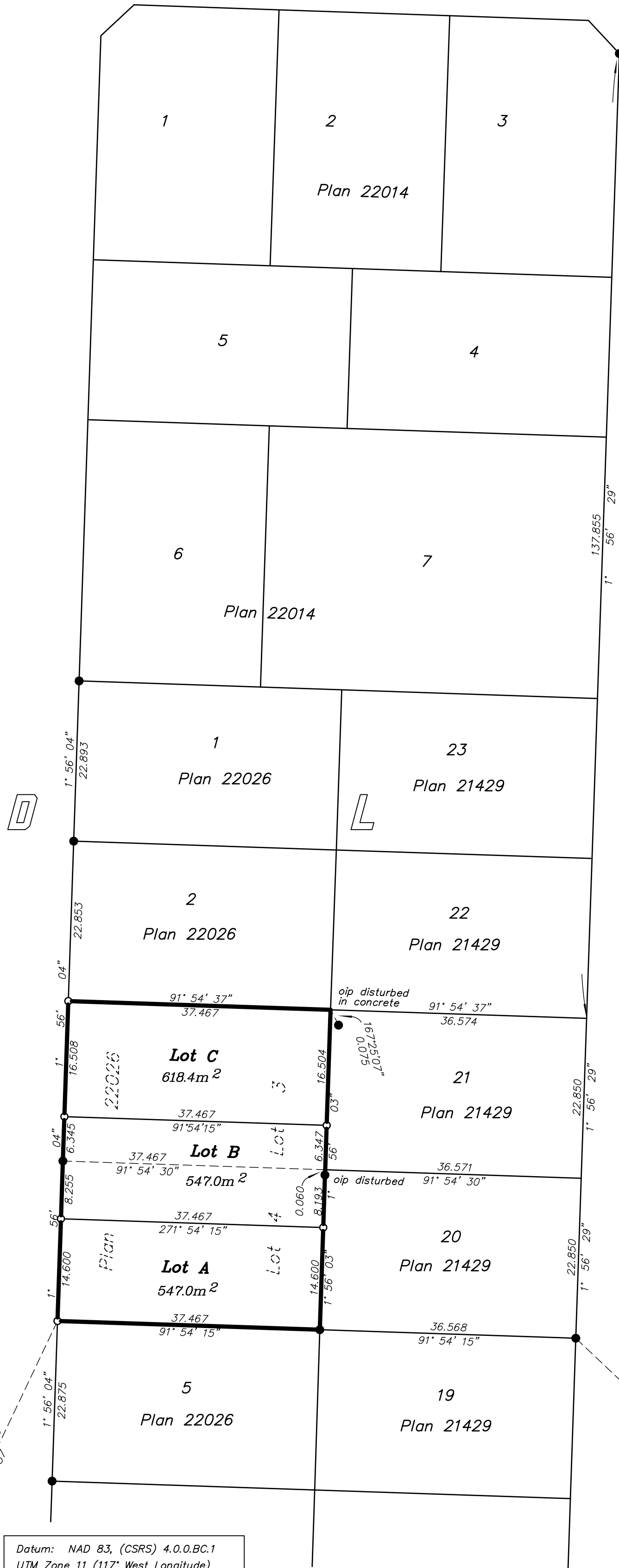


**PLAN OF SUBDIVISION OF LOTS 3 AND 4,
DL 143, ODYD, PLAN 22026.**

PLAN EPP63472.

BCGS 82E.083

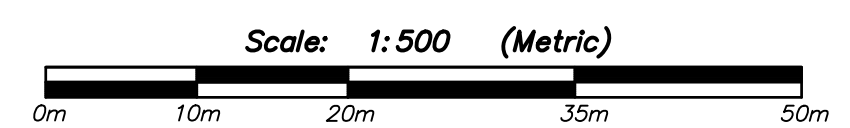
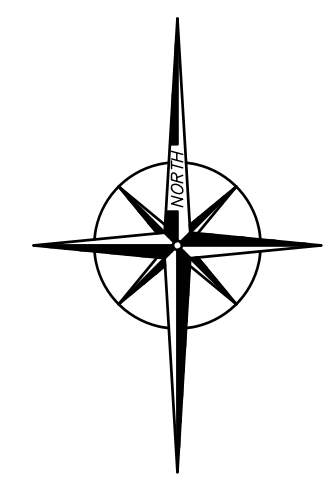
McCurdy Road



Franklyn Road

143

Franklyn Road



The intended plot size of this plan is 432mm in width by 560mm in height (Sheet size "C") when plotted at a scale of 1:500.

Legend:

Grid Bearings are derived from observations between Geodetic Control Monuments 73H1854 and 86H2355.
Integrated Survey Area No. 4, City of Kelowna, NAD83, (CSRS), (4.0.0.BC.1)

This Plan shows horizontal ground-level distances, except where otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor, 0.99990365, which has been derived from Control Monuments 73H1854 and 86H2355.

- All distances are in metres and decimals, unless otherwise specified.

- - denotes standard iron post placed
- - denotes standard iron post found
- ⊙ - denotes control monument found

This Plan lies within the Central Okanagan Regional District.

This plan lies within the jurisdiction of the approving officer for the City of Kelowna.

The field survey represented by this plan was completed on the 17th day of June, 2016.

H.G. van Gorp, BCLS #696

Datum: NAD 83, (CSRS) 4.0.0.BC.1
UTM Zone 11 (117° West Longitude)
UTM Northing: 5,529,421.180
UTM Easting: 327,070.033
Estimated horizontal positional accuracy = 0.01 metres.
Point combined factor 0.9999088

Datum: NAD 83, (CSRS) 4.0.0.BC.1
UTM Zone 11 (117° West Longitude)
UTM Northing: 5,529,370.801
UTM Easting: 328,572.065
Estimated horizontal positional accuracy = 0.01 metres.
Point combined factor 0.9998985

VAN GURP & COMPANY
land surveyors
201-1470 St. Paul Street,
Kelowna, B.C. 250-763-5711

73H1854

86H2355

CITY OF KELOWNA
MEMORANDUM

Date: August 8, 2016
File No.: Z16-0035
To: Community Planning (LK)
From: Development Engineering Manager(PI)
Subject: 875 & 885 Mayfair Road RU1 to RU6

The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Jason Ough

1. Domestic Water and Fire Protection

- a) The property is located within the Black Mountain Irrigation District (BMID) service area. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw. The developer is responsible, if necessary, to arrange with BMID staff for any service improvements and, if necessary, the decommissioning of existing services.
- b) RU6 lots require two water services in accordance with the City of Kelowna domestic water servicing specifications. Existing water services may be adequate for use. Arrange for additional lot connections, and if necessary, disconnection and replacement of existing services before submission of the subdivision plan; including payment of connection fees (provide copy of receipt).

2. Sanitary Sewer

- a) Our records indicate both 875 and 885 Mayfair Road are currently serviced with 100mm-diameter sanitary sewer service lines. The proposed subdivision and creation of a third lot will require installation of an additional sewer service. Arrange for installation of the sewer service complete with inspection chamber (IC) and brooks box. Service upgrades can be provided by the City at the applicant's cost with a signed Third Party Work Order. For estimate inquiry's please contact Jason Ough by email jough@kelowna.ca or phone, 250-469-8721.
- b) These properties are located within Sewer Specified Area # 20. Records indicate that each property has paid out fees at a value of 1 Single Family Equivalent (SFE). The proposed 3 RU6 lots will have a total equivalency of 6 SFEs for single detached homes. The remaining fee is 4 SFEs X \$2458.33 (valid until March 31, 2017) for a total of **\$9,833.32**.

3. Storm Drainage

The developer must engage a consulting civil engineer to provide a storm water management plan for these sites which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plans, minimum basement elevations (MBE), if applicable, and provision of a storm drainage service and recommendations for onsite drainage containment and disposal systems.

4. Road Improvements

- a) Mayfair Road must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$30,144.00 not including utility service or driveway access works.**
- b) Only the service and driveway access works must be completed at this time. Upgrades to Mayfair Road fronting this development will be deferred. Cash-in-lieu of immediate construction is required.

Item	Cost
Drainage	\$7,813.00
Curb &Gutter	\$4,500.00
Sidewalk	\$5,625.00
Street Lighting	\$1,519.00
Road Fillet	\$9,844.00
Blvd Landscaping	\$844.00
Total	\$30,144.00

5. Geotechnical Report

As a requirement of this application the owner must provide a geotechnical report prepared by a Professional Engineer qualified in the field of hydro-geotechnical survey to address the following:

- a) Area ground water characteristics.
- b) Site suitability for development, unstable soils, etc.
- c) Drill and / or excavate test holes on the site and install pisometers if necessary. Log test hole data to identify soil characteristics, identify areas of fill if any. Identify unacceptable fill material, analyse soil sulphate content, Identify unsuitable underlying soils such as peat, etc. and make recommendations for remediation if necessary.
- d) List extraordinary requirements that may be required to accommodate construction of roads and underground utilities as well as building foundation designs.
- e) Additional geotechnical survey may be necessary for building foundations, etc.

6. Development Permit and Site Related Issues

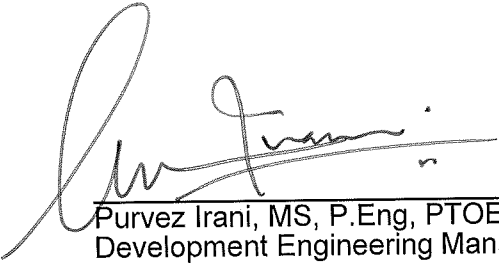
- a) Direct the roof drains into on-site rock pits or splash pads.
- c) Subdivision application is required.
- d) Grant statutory rights-of-way if required for utility services.

7. Power and Telecommunication Services and Street Lights

- a) If the existing area is served by overhead wiring, the service connections may be provided overhead provided that there are no new poles required and service trespasses will not be created. If either of these conditions is not satisfied, then underground service will be required for that lot.
- b) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- c) Before making application for approval of your subdivision plan, please make arrangements with Fortis for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application for final approval.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

8. Charges and Fees

- a) Development Cost Charges (DCC's) are payable.
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Survey Monument Fee: **\$50.00 per newly created lot** (GST exempt).
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
- c) A hydrant levy charge of **\$250.00** (250.00 per new lot).
- d) Sewer Specified Area # 20 fees: **\$9,833.32**
- e) Utility services upgrades; **to be determined.**
- f) The City will defer the construction of frontage improvements on Mayfair Rd which is premature at this time. The cash-in-lieu amount is determined to be **\$30,144.00**



Purvez Irani, MS, P.Eng, PTOE
Development Engineering Manager
jo



Office: (250) 765-5169
Fax: (250) 765-0277
www.bmid.ca

WATER SERVICE CERTIFICATE

TO: CITY OF KELOWNA

BMID File 2013.22

CITY File: 512-0531

Attention: _____

Date: Oct 5, 2016

Owner/Agent: Ricky Dhillon

Service Address: 875 & 885 Mayfair Rd

Project Description / Phase: Subdivision

Legal Description: Lot 4 & 3 Plan 22026

THE APPLICATION FOR THE FOLLOWING PURPOSE SET OUT BELOW HAS BEEN APPROVED BY THE WATER DISTRICT:

This is to certify that arrangements have been made with the Black Mountain Irrigation District to satisfy district requirements for the process indicated below. This does not confirm installation of works as of the above date.

PLANNING AND DEVELOPMENT SERVICES Fax No. 862-3320

- Zoning Application
- Development Permit Application
- Subdivision Application
- Other

BUILDING DEPARTMENT Fax No. 862-3314

- Building Permit (Water Letter has been issued to Applicant)
- Other
-

BLACK MOUNTAIN IRRIGATION DISTRICT;

Dawn Williams

Administrator

Water District requirements have been met only for the process indicated. It is the applicant's responsibility to be aware of and comply with the applicable district bylaws as they pertain to this application.