
CITY OF KELOWNA

MEMORANDUM

Date: July 14, 2016
File No.: Z16-0038
To: Community Planning (ME)
From: Development Engineering Manager (PI)
Subject: 1 395 Hereron Rd. A1 to A1T

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 Ryan O'Sullivan

1. Domestic Water and Fire Protection

The property is located within 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 the decommissioning of existing services.

2. Sanitary Sewer

- (a) The existing sanitary sewer system (low pressure, shallow, 2" poly main) on Hereron Road is substandard. Development Engineering cannot support the additional sanitary loading.
- (b) Hydro geotechnical conditions in this area are not favorable for onsite sewage disposal.

3. Development Permit and Site Related Issues

Direct the roof drains into on-site rock pits or splash pads.

A sight line issue at the current driveway due to road curve as well as vegetation has been identified. With more, large, slow moving vehicles this could become a safety concern at the corner of Acland and Hereron Rd.

4. Electric Power and Telecommunication Services

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

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