

N



RR3

RR1

Barnaby Rd

Subject Property Notes:

Rezone a portion of the subject property
from RR2 Rural Residential 2 to
RU1 Large Lot Housing.

Subject Property Notes:

Rezone a portion of the subject property
from RR2 Rural Residential 2 to
RU6 Two Dwelling Housing.

RR2

RU5

MAP "B" PROPOSED ZONING
File Z16-0063

- RR2 to RU1
- RR2 to RU6

This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.

0 15 30 Metres

Rev. Thursday, January 05, 2017



CARMEL CR

PROPOSED SUBDIVISION OF LOT A D.L. 357 S.D.Y.D. PLAN 10457

Civic Address:
769 Barnaby Road
Kelowna, BC

ATTACHMENT B

This forms part of application
Z16-0063

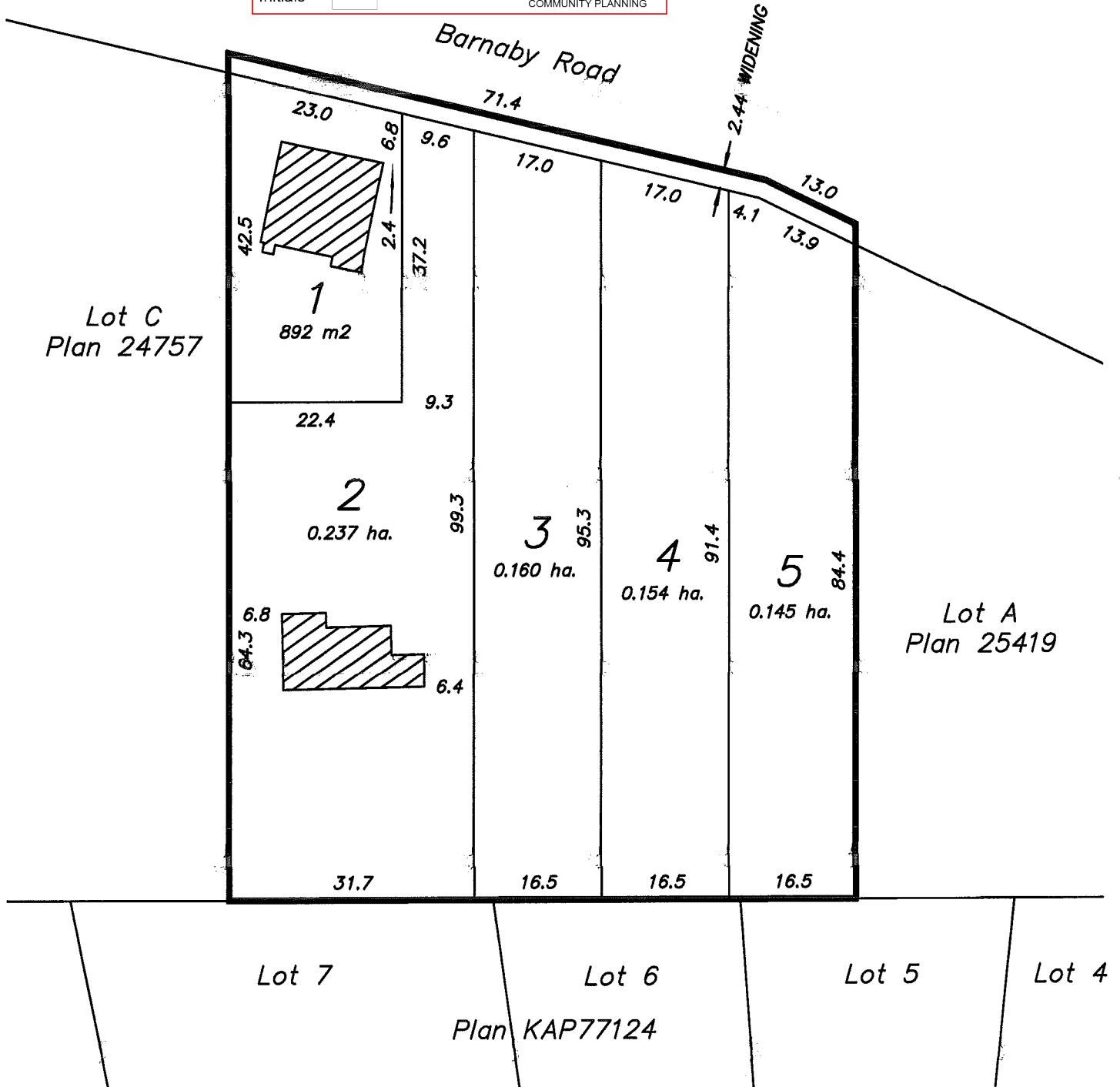
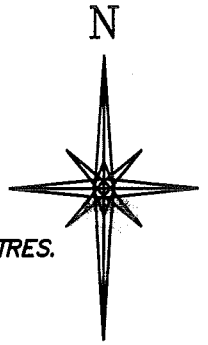
Planner
Initials EW

City of
Kelowna
COMMUNITY PLANNING



SCALE 1:750

DISTANCES ARE IN METRES.



file 17123 fb 386
Thomson Dwellings
September 14, 2016.

D.A. Goddard Land Surveying Inc.
103-1358 St. Paul Street, Kelowna
Phone (250) 763-3733

CITY OF KELOWNA

MEMORANDUM


Date: November 15, 2016
File No.: Z16-0063
To: Land Use Management (EW)
From: Development Engineer Manager (SM)
Subject: 769 Barnaby Road Lot A Plan 10457

ATTACHMENT A	
This forms part of application # Z16-0063	
Planner Initials	<div>EW</div>
 City of Kelowna <small>COMMUNITY PLANNING</small>	

The Development Engineering comments and requirements regarding this application to rezone from RR2 to RU1 & RU6 are as follows:

1. General.

- a) All the offsite infrastructure and services upgrades are addressed in the Development Engineering Report under file S16-0103.



Steve Muenz, P. Eng.
Development Engineering Manager

JF

CITY OF KELOWNA

MEMORANDUM

Date: November 14 2016
File No.: S16-0103
To: Land Use Management Department (RS)
From: Development Engineering Manager (SM)
Subject: Subdivision Application – PLR Requirements

ATTACHMENT A	
This forms part of application # Z16-0063	
Planner Initials	EW
 City of Kelowna <small>COMMUNITY PLANNING</small>	

LOCATION: 769 Barnaby Road	ZONE
APPLICANT: Thompson Dwellings Inc	
LEGAL: LOT A, PLAN 10457	

WORKS AND SERVICES REQUIREMENTS

The City's Development Engineering Branch will handle the Works & Services requirements identified below between time of Preliminary Layout Review (PLR) and application for Subdivision Approval. Arrangements for construction must be made before making application for Approval of a subdivision plan.

The Development Engineering Technologist for this project is John Filipenko. ASCT

The following Works & Services are required for this subdivision:

.1 General

- a) Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement homes may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b) Provide the Consulting Engineer with a copy of the PLR that details the Subdivision requirements.

.2 Geotechnical Report

- a) Provide a comprehensive geotechnical report, prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **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.**
 - (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) Any special requirements for construction of roads, utilities and building structures.
- (iv) Recommendations for items that should be included in a Restrictive Covenant.
- (v) Any items required in other sections of this document.
- (vi) Recommendations for roof drains and perimeter drains.

.3 Water

- a) The property is located within the City of Kelowna water service area.
 - i) Arrange for new individual lot connections before submission of the subdivision plan, including payment of connection fees (provide copy of receipt). The existing 19mm PVC water services are substandard and therefore will need to be disconnected at the main.
 - ii) Remove any existing shared services (cross-connections)

.4 Sanitary Sewer

- a) Arrange for the installation of a 100mm diameter service connection to each lot before submission of the subdivision plan. Including payment of connection fees (provide copy of receipt). The existing service if utilized, will require the relocation of the inspection chamber to the new property line.
- b) Remove any existing septic tanks or service trespasses.

.5 Drainage

- a) The property is located within the City of Kelowna drainage service area. The Subdivision, Development and Servicing Bylaw requires that each lot be provided with an individual connection; however, the City Engineer may permit use of individual ground water disposal systems, where soils are suitable. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems for each lot.
- a) Provide a detailed Lot Grading Plan.

.6 Roads

- a) Barnaby Road is designated as urban class 1 collector road (City Standard SS-R5.)
- b) Dedicate road widening as indicated in the S.W. Mission Road Study (drawing A3674-68 attached). Upgrade the road frontage to a full urban standard including fillet pavement, curb and gutter, sidewalk, piped drainage system including drywells and catch-basins, street lights, and street trees. Adjust and/or re-locate existing utility appurtenances if required to accommodate this construction.

- c) Boulevards to be landscaped by the homeowner.
- d) Verify that the physical driveway access locations for the proposed lots will satisfy City requirements. Re-locate existing poles and utilities, where necessary.

.7) Power and Telecommunication Services and Street Lights

- a) The existing house is served by overhead wiring. These services must be converted to underground connections. The proposed new lot must also be serviced with underground connections.
- b) Before making application for approval of your subdivision plan, please make arrangements with FortisBC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application for final approval.
- c) 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.

.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.

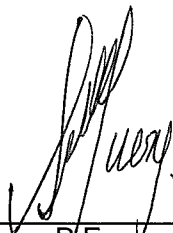
.10) Other Engineering Comments

- a) Provide all necessary Statutory Rights-of-Way for any utility corridors required, including those on proposed or existing City Lands.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Fortis, Gas, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.

.11) Charges and Fees

Development Cost Charges (DCC's) are payable

- a) 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.
 - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).
- b) A hydrant levy charge of **\$250.00** per lot (not required if developer installs a fire protection system – mains and hydrants).



Steve Muehzy, P.Eng.
Development Engineering Manager

JF