
CITY OF KELOWNA

MEMORANDUM

Date: July 12, 2017
File No.: Z17-0049
To: Land Use Management Department (JR)
From: Development Engineering Manager
Subject: 521 Curlew Drive Lot 15 Plan 32591 RU1c Carriage House

Development Engineering has the following requirements associated with this application.

1. Domestic Water and Sanitary Sewer

This property is currently serviced with a 19mm-diameter water service. The service will be adequate for this application. One metered water service will supply both the main residence and the suite.

The property is within Water Extended Service Area 14. An additional \$2,014.50 (0.5 of \$ 4,029.00 ESA 14 charge) is required. Valid until 29-09-2017

2. Sanitary Sewer

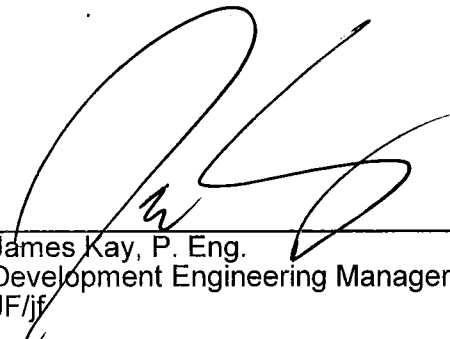
Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service complete with inspection chamber (IC). No service upgrades are required for this application.

3. 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.

4. Access and Parking Requirements

The proposed parking module location for the Carriage House must meet bylaw requirements.



James Kay, P. Eng.
Development Engineering Manager
JF/jf

SCHEDULE	A
This forms part of application # LUC17-0002 Z17-0049	
Planner Initials	<div style="border: 1px solid black; padding: 2px; display: inline-block;">JR</div>
 City of Kelowna <small>COMMUNITY PLANNING</small>	

OWNERS: DEREK & TAMMY CARTIER

STREET ADDRESS: 521 CURLEW DRIVE – KELOWNA, BC
LEGAL ADDRESS: LOT 15 – PLAN 32591 – SECTION 24
TOWNSHIP 28 – S.D.Y.D.

EXISTING RESIDENCE: 1927 ft2 [179 m2]
PROPOSED CARRIAGE HOME: 1073 ft2 [100 m2]
PROPOSED STORAGE SHED: 319 ft2 [30 m2]

PARCEL AREA: 13,290 ft2 [1235 m2]

SITE COVERAGE: 11% *CARRIAGE HOME, ACCESSORY BUILDING
25% *ALL BUILDINGS, INC. PRINCIPAL RESIDENCE

EXISTING ZONING: 'RR1' WITH 'LAND-USE CONTRACT' IN-PLACE
PROPOSED: DISCHARGE L.U.C. AND RE-ZONE TO 'RU1C' TO
PERMIT CONSTRUCTION OF PROPOSED CARRIAGE HOME.

CARTIER RESIDENCE

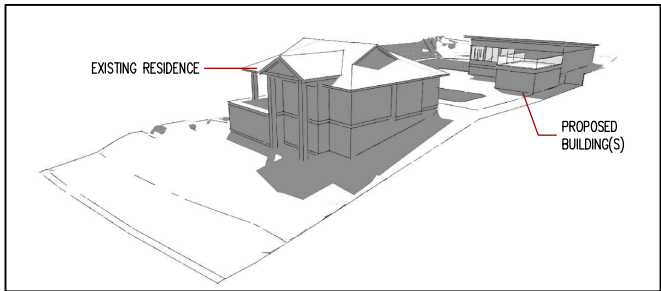
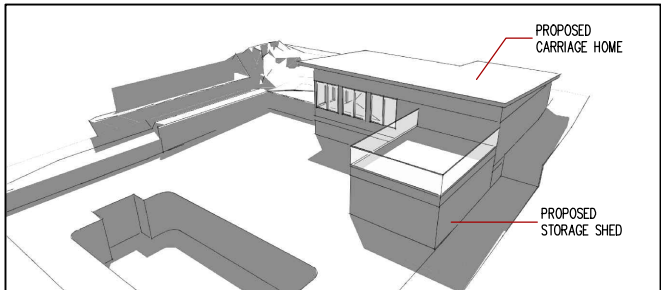
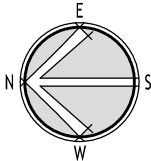
PROPOSED CARRIAGE HOME AT 521 CURLEW DRIVE – KELOWNA, BC

SCHEDULE B

This forms part of application

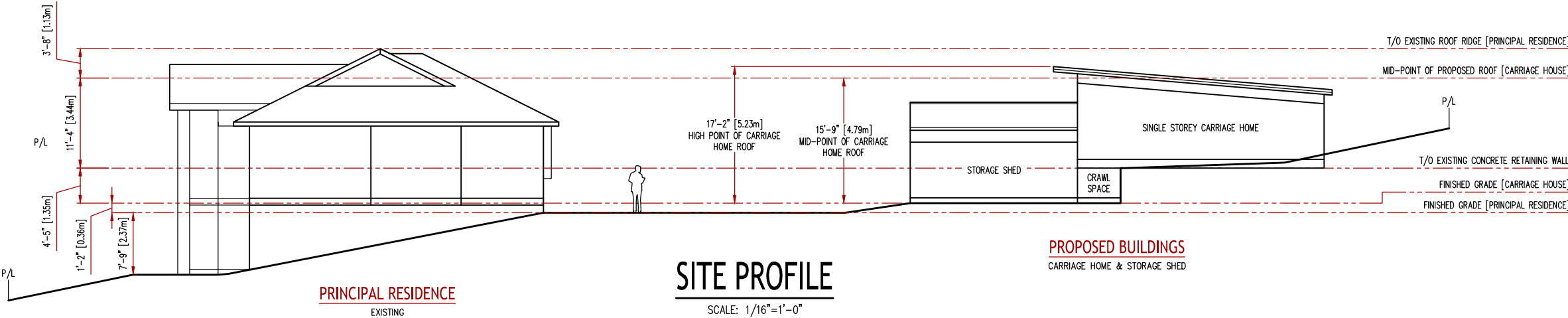
LUC17-0002
Z17-00049

Planner
Initials JR



SITE PLAN

SCALE: 1/16"=1'-0"



SITE PROFILE

SCALE: 1/16"=1'-0"

PROPOSED BUILDINGS
CARRIAGE HOME & STORAGE SHED

SCHEDULE

B

This forms part of application

LUC17-0002

Z17-00049

Planner
Initials

JR

City of
Kelowna
COMMUNITY PLANNING



521 Curlew Drive, Kelowna BC



Location of carriage house parking

Front view of the subject property.



View from proposed carriage house
to principal dwelling



Planned location for the carriage house. Existing pool
shed with be removed. Mechanical will be relocated into
new storage shed.





