



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
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CITY OF KELOWNA

MEMORANDUM

Date: November 17, 2015
File No.: S15-0083
To: Planning & Development Services Department (RR)
From: Development Engineer Manager (SM)
Subject: 200 Potterton Road Lot A, Plan 59703

Development Engineering has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. General

Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement structures may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.

2. Geotechnical Report

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) 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) Suitability of on-site disposal of storm water including effects upon adjoining lands.
- vi) Slope stability, rock fall hazard and slippage including the effects of drainage on the site.
- vii) Identify slopes greater than 30%.
- viii) Any items required in other sections of this document.

- ix) Recommendations for erosion and sedimentation controls for water and wind.
- x) Recommendations for roof drains and perimeter drains.
- xi) Recommendations for construction of detention or infiltration ponds if applicable.

3. Water

- a) The property is located within the City of Kelowna Water Supply Area and has been pre-serviced with a 300m water service located 157.6m east of the southwest iron pin.
- b) Remove or relocate any existing service connections encroaching on the proposed lots.
- c) Provide an adequately sized water system capable of supplying daily industrial demands industrial fire protection for the project in accordance with the Subdivision, Development & Servicing Bylaw.
- d) Arrange for individual lot connections before submission of the subdivision plan; including payment of connection fees (provide copy of receipt).
- e) Design drawings must be reviewed by the District of Lake Country prior to the City issuing the drawings for construction. Confirmation of their review must be provided to the City.

4. Sanitary Sewer

- a) Provide an adequately sized sanitary sewer system complete with individual lot connections.
- b) Arrange for individual lot connections before submission of the subdivision plan, including payment of connection fees (provide copy of receipt).
- c) Abandon and backfill existing septic tanks in accordance with Building Department requirements. Identify, on the Lot Grading Plan, the location of the existing tanks and fields.
- d) The subject property is located within the Sewer Connection Area # 32 is currently set by Bylaw at \$2,600 per Single Family Equivalent (SFE). This Bylaw is currently under review for an update that will be presented to Council in 2016. The value is determined by the following formula: the first 0.36 acres of developed land or portion thereof equals 1 SFE. Thereafter 2.8 SFE's per acre of developed land. The assessed value for this property is **\$125,559.00**
- e) Sewer Connection Area Charges will not be applied as a credit towards mains or services to be installed as part of these project requirements.

5. Drainage

- a) Provide an adequately sized drainage system complete with individual lot connections. 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.

- b) Provide the following drawings:
 - i) A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii) A detailed Stormwater Management Plan for this subdivision; and,
 - iii) An Erosion and Sediment Control Plan.
- c) Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- d) Arrange for individual lot connections before submission of the subdivision plan; including payment of connection fees (provide copy of receipt).

6. Roads

- a) All on-site roads are to be constructed to a character that is consistent with the previous phase of the Hiram Walker site development. The roads are designated urban Class 1 collector road without sidewalk. Dedicate and construct the road in accordance with City standard SS-R5, (20.0m dedication, 13.1 m. road).
- b) Provide traffic control and street name signs where required. The City will install all signs and traffic control devices at the developer's expense.
- c) Provide a Street Sign, Markings and Traffic Control Devices Drawing.
- d) Grade the fronting road boulevards in accordance with the standard drawing and provide a minimum of 50 mm of topsoil. Major cut/fill slopes must start at the property lines.
- e) Verify that physical driveway access will satisfy City requirements for all lots. For steeper lots (15% and greater), show driveways on the lot grading plan with grades or profiles.
- f) Re-locate existing poles and utilities, where necessary.
- g) Provide corner rounding or truncation dedication of 6 m radius at all intersections.

7. Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground in a character that is consistent with the previous phase of the Hiram Walker site development
- b) Street lights must be installed on all roads.
- c) Before making application for approval of your subdivision plan, please make arrangements with Fortis BC for the pre-payment of applicable charges and tender a copy of their receipt with the subdivision application.

- d) 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. DCC Credits

None of the required improvements qualify for DCC credit consideration, as these upgrades are not identified in the current DCC schedules.

11. Charges and Fees

Fees per the "Development Application Fees Bylaw" include:

Sewer Connection Area #32 (subject to Council approval) \$125,559.00

Street/Traffic Sign Fees: at cost if required (to be determined after design).

Survey Monument Fee: \$50.00 per newly created lot (GST exempt).

Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.

Engineering and Inspection Fee: 3% of construction value (plus GST).

Steve Muenz, P. Eng.
Development Engineering Manager

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