

Letter of Rationale

1257 Rio Drive - Rezoning to RU6

To the City of Kelowna Staff and Councilors:

We, Scott and Shelley LaHay, the owners of 1257 Rio Drive, Kelowna, BC wish to apply to rezone this property to RU6. We want to build a two story house that is approximately 1500 sq feet in the backyard at the end of our current driveway that is beside our existing house. The back yard is shaped so that a small house just fits within the city's constraints:

- 2.3 meters from the side
- 7.5 meters from the back fence
- 4.5 meters from the back of the existing house.

In order to make these measurements fit we will need to take down our back porch/storage area. We will want to build a small mudroom on the back of the existing house to connect to the carport if we decide to convert it into a garage. This should still allow for 4.5 meters between the houses. This mudroom has been drawn on the photocopy of the survey.

Between the houses we will plant shrubs, a narrow evergreen, and if there is room a weeping birch. The property already has three mature fruit trees, two mature maple trees, and a perennial garden along the frontage. Much of the property is garden and will remain that way. A new cedar/wood deer fence will be installed on the rear border (this is what our rear neighbour wants) and a deer fence will divide the existing backyard in half so that each dwelling has a private yard..

Our goal is to stratify the property and sell one of the dwellings afterwards.

We have a developer in mind who provides the new home warranty.

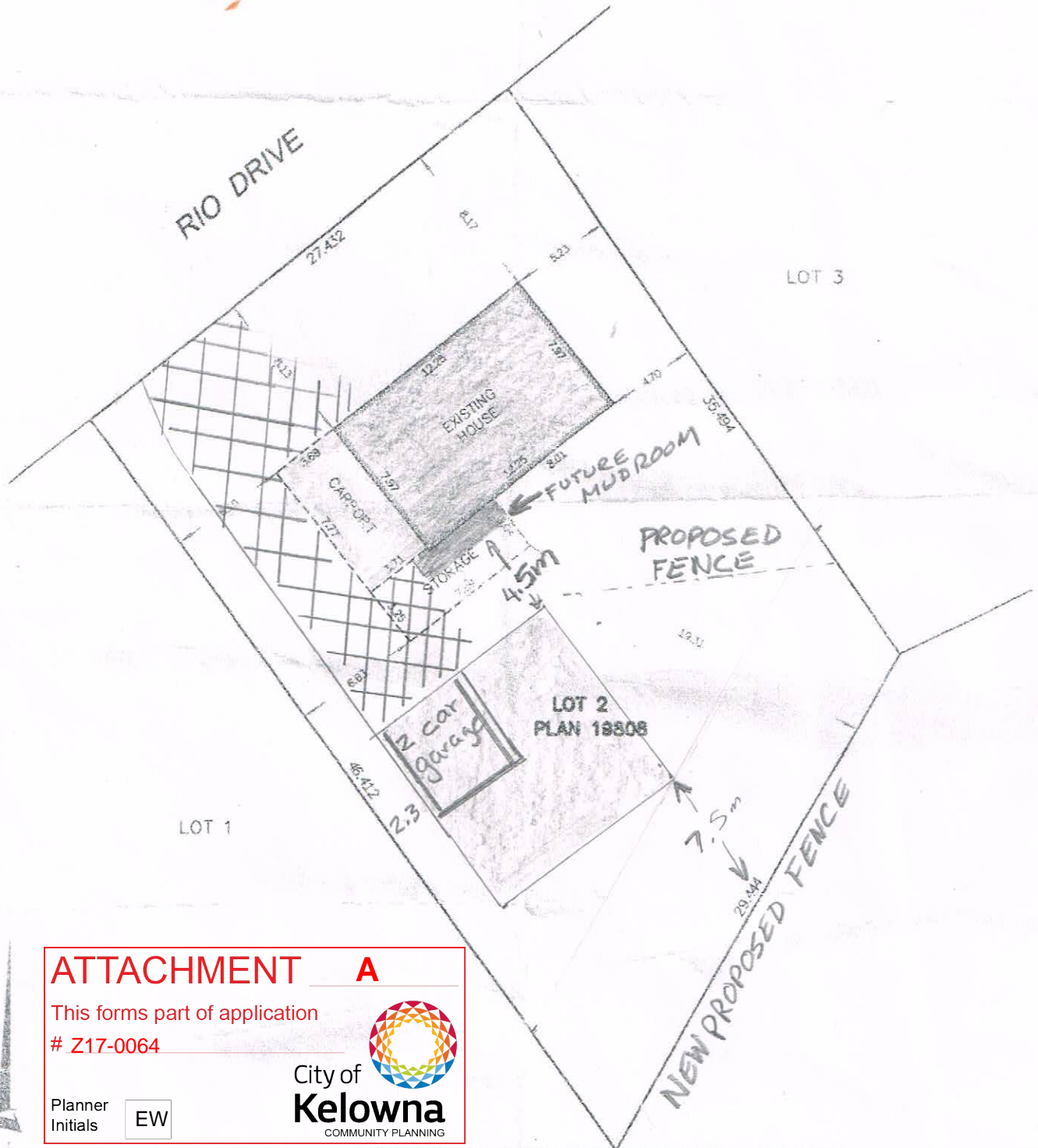
ATTACHMENT		A
This forms part of application		
# Z17-0064		
Planner Initials	EW	 City of Kelowna COMMUNITY PLANNING

B.C. LAND SURVEYOR'S CERTIFICATE

ON LOT 2, PLAN 19808,
SECTION 6, TOWNSHIP 23, O.D.Y.D.

SCALE 1:300 All distances are in metres.

CIVIC ADDRESS: 1257 RIO DRIVE



ATTACHMENT A

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Planner Initials **EW**

City of **Kelowna**
COMMUNITY PLANNING

LOT 1

CITY OF KELOWNA
MEMORANDUM

Date: July 11, 2017
File No.: Z17-0064
To: Community Planning (EW)
From: Development Engineering Manager(JK)
Subject: 1257 Rio Road Lot 2 Plan 19808 RR1 to RU6 Two Dwelling House

SCHEDULE A

This forms part of application
Z17-0064

Planner
Initials EW



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. Domestic Water and Fire Protection

Our records indicate that this property is currently serviced with a 19mm-diameter water service which is adequate for this application.

The property is within the Grainger Reservoir Exp. ESA 12 and is subject to associated fees. The current rate is \$895.00 per unit and carriage home are 0.5 of a unit at **\$447.50**

2. Sanitary Sewer

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service which is adequate for this application.

The Connection Area #16 (Rio/Terrace) charge is currently set by Bylaw at \$15,600.00 per Single Family Equivalent (SFE). This Bylaw is currently under review for an update that will be presented to Council in 2016.

determined by the following formula: one SFE is \$15,600.00 thereof equals 1 SFE. Thereafter 2.0 SFE's per lot of developed land.

2SFE = \$31,500.00

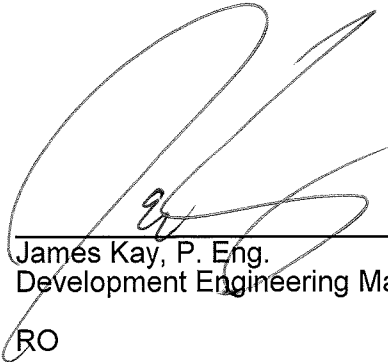
3. Development Permit and Site Related Issues

Direct the roof drains onto splash pads.

Driveway access permissible is one (1) per property as per bylaw.

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.



James Kay, P. Eng.
Development Engineering Manager
RO

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