

**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** July 25, 2017

**File No.:** A17-0006

**To:** Subdivision, Agriculture & Environment (MS)

**From:** Development Engineering Manager (SM)

**Subject:** 3317 McCulloch Rd Non- Farm Use

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The Development Engineering comments regarding this non-farm use application to operate a year round RV Park are as follows:

**Domestic water and fire protection.**

The subject property is within the service area of the South East Kelowna Irrigation District The developer is required to make satisfactory arrangements with the SEKID for these items.

Require hydrant protection – must ensure adequate fire flow for the proposed use

On-site servicing including the utilisation of existing or proposed services will be reviewed by Building & Permitting.

**Sanitary Sewer.**

This subject parcel is currently not within the City service area. Sanitary sewage is presently handled by an on-site sewage disposal system.

Existing and proposed on-site servicing will be reviewed by the Interior Health Authority and Building & Permitting.

**Roadways and Access.**

Dedicate a corner rounding of 10m radius at the property corner (Gulley and McCulloch Roads)

The Site will be limited to one access driveway that will be from Gulley Rd and will be located as far as possible from McCulloch Rd.

A Site layout plan shall be required that shows the access driveway, a parking lot layout and the ability for a SU-9 vehicle to manoeuvre on-site.

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James Kay, P.Eng.  
Development Engineering Manager  
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