

The proposed application meets the requirements of the RU1 – Large Lot Housing zone as follows:

Proposed Lot 1		
CRITERIA	PROPOSAL	RU1 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	1,080 m ²	550 m ²
Lot Width	25 m	16.5 m / 17.0 m for corner lot
Lot Depth	41 m	30.0 m
Proposed Lot 2		
CRITERIA	PROPOSAL	RU1 ZONE REQUIREMENTS
Subdivision Regulations		
Lot Area	3,410 m ²	550 m ²
Lot Width	31 m	16.5 m / 17.0 m for corner lot
Lot Depth	65 m	30.0 m

4.1 Site Context

The subject property is in the Fisher Road area, southeast of the cul de sac that marks the eastern extent of Fisher Road. In general, the surrounding properties are developed as larger lot single-family housing, on septic. This area is undergoing a transition to slightly higher densities, primarily through similar infill projects to that proposed for the subject property. This transition comes as a result of urban services being provided to the area. More specifically, the adjacent land uses are as follows:

- North- A1 – Agriculture 1 (single-family dwelling)
- East A1 – Agriculture 1 (Mission Creek Greenway)
- South A1 – Agriculture 1 (single-family dwelling, agriculture)
- West A1 – Agriculture 1 (single-family dwelling)

5.0 TECHNICAL COMMENTS

5.1 Environment Manager

Proposed lot # 2 contains a high rated wetland (Picco Pond) that covers almost 50% of the lot. A 7.5 meter no-disturb setback from the high water mark of the wetland must be maintained around the pond (City of Kelowna OCP).

The Environment Division is not opposed to the rezoning application if the intention is to maintain the required no-disturb setbacks from the pond and the pond itself is not disturbed

5.2 Parks Department

The OCP Table 7-1 states that the Riparian Management Area Setback for Mission Creek upstream of Gordon Drive is 50m from the top-of-bank. Ensure that the applicant's subject property conforms to this requirement.

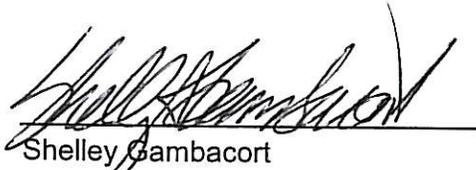
5.3 Works and Utilities Department

(See attached Works and Utilities Department Report, dated May 9, 2007

6.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

Policies with the Kelowna 2020 Official Community Plan provide support for the proposed project. That is, rezoning the subject property to the RU1 zone would be consistent with the Future Land Use designation of the area.

Staff has no concerns with the proposed rezoning. The requirements detailed in the Works and Utilities Department comments are to be completed prior to final approval of the subdivision.



Shelley Gambacort
Current Planning Supervisor
NW/nw

ATTACHMENTS

Location of subject property
Site Plan
Surveyor's Certificate of Location of Building on Proposed Lot 2
Works and Utilities Department Memo, dated May 9, 2007
Air Photo

CITY OF KELOWNA
MEMORANDUM

Date: May 9, 2007
File No.: S07-0057 Z07-0041
To: Planning and Development Officer (NW)
From: Development Engineering Manager (SM)
Subject: Subdivision Application – PLR Requirements

LOCATION: 2077 Fisher Road	ZONE A -1
APPLICANT: Remigio Picco	
LEGAL: Lot E D.L. 130 O.D.Y.D. Plan 18628	

WORKS AND SERVICES REQUIREMENTS

The City's Works & Utilities Department 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 Final 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) The application to rezone from A1 to RU-1 does not compromise Works and Utilities servicing requirements
- b) The environmental ramifications of setbacks of buildings from Mission Creek must be considered, but Development Engineering will defer comment on those issues to the City Environment Manager and the Provincial Government.
- c) 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.

.2 Geotechnical Report

- (a) Provide a modified geotechnical report (3 copies), 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. The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.
- (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 driveways, utilities and building structures.
 - (iv) Recommendations for roof drains and perimeter drains.
 - (v) Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - (vi) Recommendations for items that should be included in a Restrictive Covenant.
 - (vii) Any items required in other sections of this document.

.3 Water

- a) The property is located within a new City of Kelowna service area.
- b) Arrange for individual lot connections before submission of the subdivision plan; including payment of connection fees (provide copy of receipt).

.4 Sanitary Sewer

- a) Arrange for individual lot connections before submission of the subdivision plan; including payment of connection fees (provide copy of receipt).
- b) 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.

.5 Drainage

- a) 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.

.6) Roads

- a) Fisher Road does not meet the current urban development standard along the frontage of the property. The applicant is responsible to upgrade the Fisher Road frontage. The works consist of construction of: curb and gutter, sidewalk, including catchbasin and drywell, fillet pavement, street lights, and adjustment and/or re-location of existing utility appurtenances if required to accommodate this construction.

The construction of the full urban upgrade of Fisher Road fronting this property will be deferred. A one-time cash payment shall be collected from the developer to pay for the future urban upgrade.

.7) Power and Telecommunication Services and Street Lights

- a) If the existing area is served by overhead wiring, the service connections may be provided overhead provided that there are no new poles required and service trespasses will not be created. If either of these conditions is not satisfied, then underground service will be required for that lot.
- b) Streetlights must be installed on all roads.
- 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.
- d) 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.
- e) Re-locate existing poles and utilities, where necessary.
- f) Remove aerial trespass(es),

.8) 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 B.C. 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.

- c) The property is located in new Sewer Specified Area No 26, (Water Specified Area 26) and therefore, the parent parcel and the created lot will be subject to sewer Specified Area charges. The Sewer Spec. area charge for the parent lot and the created lot must be paid in full at the time of Subdivision Approval. The cash commute amount is \$13,400.00 per lot. The total cash commute amount is **\$26,800.00**

.9) Charges and Fees

- a) Development Cost Charges (DCC's) are payable
- b) Fees per the "Development Application Fees Bylaw" include:
 - i) Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
- c) A hydrant levy charge of \$250.00 per lot (not required if developer installs a fire protection system – mains and hydrants).
- d) As per Item 8 c) Sewer Specified Area Fees **\$26,800.00**
- e) Levies
 - Fisher Road Frontage improvements
 - One-time cash payment for future urban upgrading. **\$14,424.00**

Steve Muenz, P.Eng.
Development Engineering Manager
JF

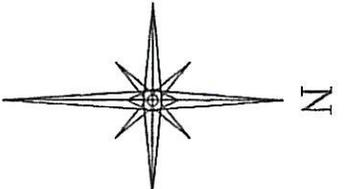
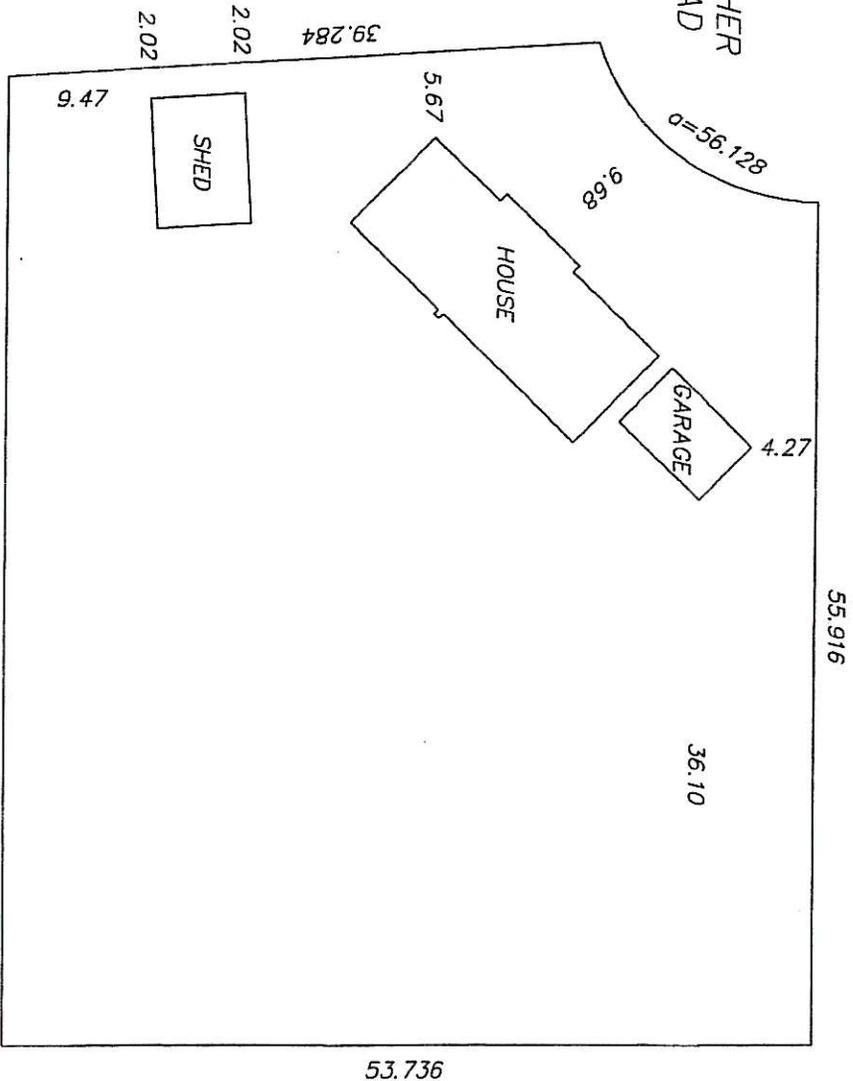
**B.C. LAND SURVEYOR'S CERTIFICATE OF
LOCATION OF BUILDING ON PROPOSED LOT 2
PLAN KAP _____ D.L. 130 O.D.Y.D.**

SCALE 1:500

DISTANCES ARE IN METRES.

Civic Address:
2077 Fisher Road
Kelowna, BC

FISHER
ROAD



(C)

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

CERTIFIED CORRECT

this 6th day of March, 2007.

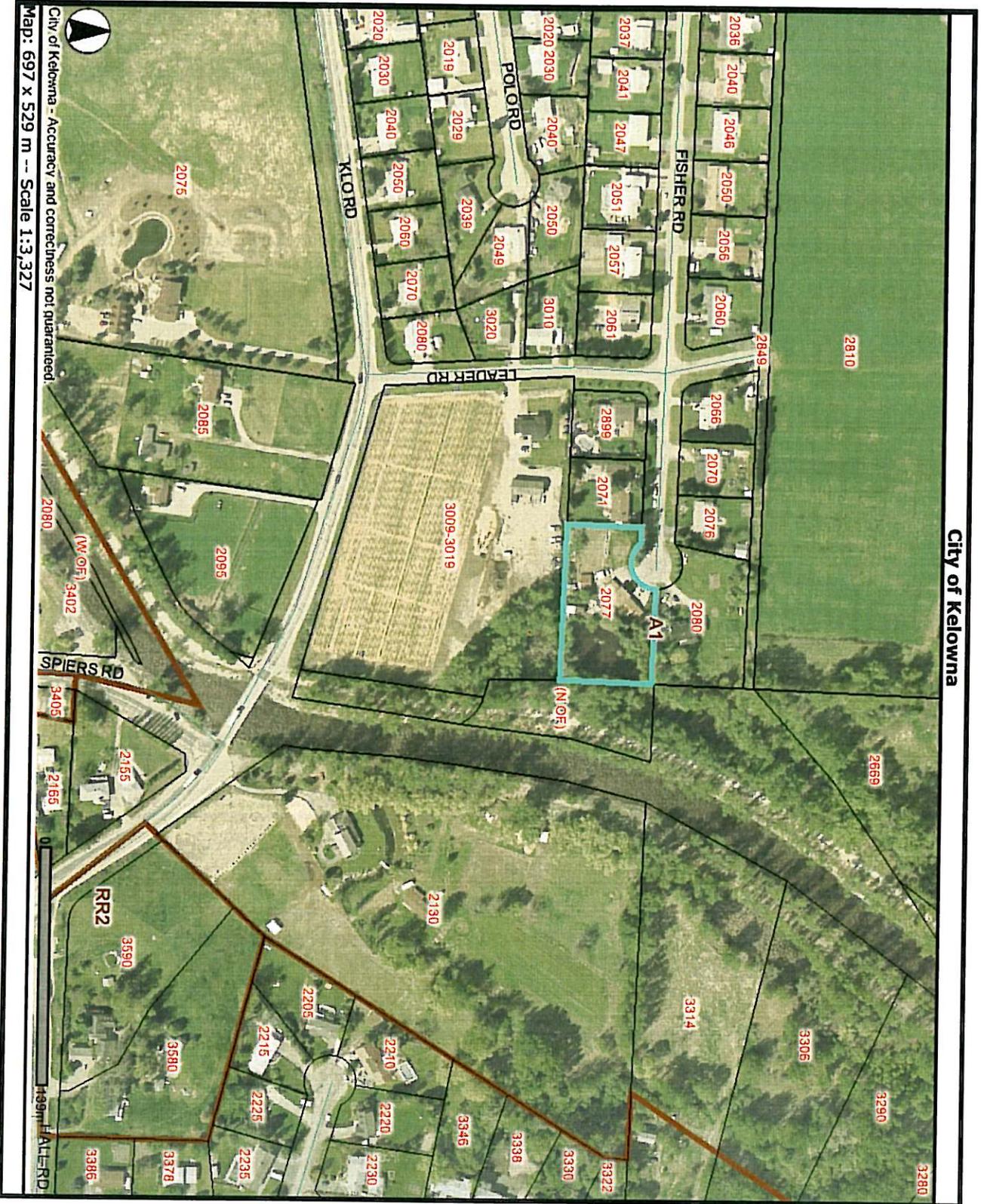
[Handwritten Signature]

D.A. Goddard BCLS

**FILE 14107 FB 303
RE: Picco**

THIS PLAN IS FOR MORTGAGE OR
MUNICIPAL PURPOSES ONLY AND IS
NOT TO BE USED TO DEFINE THE
BOUNDARIES OF THIS LOT.

D.A. Goddard Land Surveying Inc.
103-1358 ST. PAUL STREET KELOWNA



City of Kelowna - Accuracy and correctness not guaranteed.
Map: 697 x 529 m -- Scale 1:3,327

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