

# REPORT TO COUNCIL



**Date:** July 12, 2012  
**To:** City Manager  
**From:** Land Use Management, Community Sustainability (JM)  
**Application:** Z12-0030      **Owner:** City of Kelowna  
**Address:** Various (see *Attachment 1*)      **Applicant:** City of Kelowna (Parks & Public Places)  
**Subject:** Rezoning Application

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**Existing OCP Designation:** Major Park/Open Space (public)

**Existing Zone:** A1 - Agriculture 1  
RR2 - Rural Residential 2  
RR3 - Rural Residential 3  
RU1 - Large Lot Housing  
RU2 - Medium Lot Housing  
RU6 - Two Dwelling Housing  
I4 - Central Industrial

**Proposed Zone:** P3 - Parks and Open Space

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## 1.0 Recommendation

THAT Rezoning Application No. Z12-0030 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of those parcels or portions thereof shown on "Attachment 1" attached to the Report of the Land Use Management Department dated July 12, 2012, from the A1 - Agriculture 1, RR2 - Rural Residential 2, RR3 - Rural Residential 3, RU1 - Large Lot Housing, RU2 - Medium Lot Housing, RU6 - Two Dwelling Housing and I4 - Central Industrial zones to the P3 - Major Park / Open Space zone, as shown on Map "A" attached to the Report of the Land Use Management Department dated June 28, 2012, be considered by Council;

AND THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Zone Amending Bylaw be considered subsequent to the requirements of the Development Engineering Branch being completed to their satisfaction.

## 2.0 Purpose

The City of Kelowna, Parks and Public Places branch, is seeking to rezone the 24 subject properties in order to formalize in zoning their current parks use. All of the subject properties are owned by the City.

### **3.0 Land Use Management**

Land Use Management staff are supportive of the proposed rezoning application, as it clearly complies with the policy direction provided in the City's Official Community Plan (OCP), and recognizes the existing parks use of the subject properties. The application further complies with the direction found in the Knox Mountain Park Management Plan (2011). The Growth Management Strategy also emphasizes the value of recreational opportunities and seeks to enhance those opportunities.

Should the rezoning application be approved, it will avoid potential future challenges that could present themselves with parks uses taking place on parcels not zoned appropriately.

### **4.0 Proposal**

#### **4.1 Background**

Knox Mountain Park, Sutherland Bay Park, and Mt. Royal Open Space are comprised of many separate legal parcels. While most are currently zoned P3 - Parks and Open Space in keeping with their current parks use, some have remnant agricultural and residential zoning designations.

In November 2011, Council endorsed the Knox Mountain Park Management Plan 2011, directing staff to use it as a guide to follow in future planning for the park. Of the priority actions identified in the plan, the second priority in Phase 1 of the plan is the rezoning of all associated park properties to P3 - Parks and Open Space.

#### **4.2 Project Description**

The City of Kelowna, Parks & Public Places is seeking to rezone a total of 24 properties from a variety of remnant agricultural, industrial, and residential zones to P3 - Parks and Open Space to reflect their existing parks use. See *Attachment 1* for a detailed breakdown of each parcel and its existing zoning. As the P3 zone does not have minimum subdivision requirements, each of the subject parcels will meet the minimum criteria to be conforming to P3 zone standards. All of these parcels are City-owned and are designated as Major Park/Open Space (public) in the Official Community Plan (OCP).

No additional development is proposed in conjunction with this application. However, staff may proceed with lot consolidations in the near future.

#### **4.3 Site Context**

The 24 subject properties identified in *Attachment 1* all form part of the City's parks and open space network. Specifically, the parcels are part of Knox Mountain Park, Sutherland Bay Park, and Mt. Royal Open Space. None of the subject properties are within the Agricultural Land Reserve (ALR).

**Subject Property Map:** See attached Map "A".

### **5.0 Current Development Policies**

#### **5.1 Kelowna Official Community Plan (OCP)**

## **Regional Context - Parks and Natural Areas<sup>1</sup>**

It is the City of Kelowna's objective to protect and enhance natural areas and provide a variety of parks for people to pursue active, creative and healthy lifestyles. The objective includes creating an open space network that protects sensitive ecosystems and links important habitat areas.

## **Development Process**

**Public Use.**<sup>2</sup> Discourage the use of agricultural lands for public or institutional uses such as schools, parks and churches except as identified in the OCP.

## **Infrastructure Policies**

**Natural Area Parks and Open Space.**<sup>3</sup> Provide a city-wide network of natural area parks which meet the following criteria:

- contains representative Okanagan ecosystems;
- contains areas of outstanding natural beauty (including areas with high visual sensitivity and high visual vulnerability, such as rocky outcrops, ridge lines, hilltops, silt slopes, canyons, and water edges);
- the land area is contiguous and forms part of a larger open space network;
- contains conservation areas;
- protects viewshed corridors; and
- where appropriate, trails which maximize public safety while minimizing human impact on the most sensitive and vulnerable areas.

## **5.2 Growth Management Strategy for the Regional District of Central Okanagan<sup>4</sup>**

### **Vision Statement for the Central Okanagan**

[The Central Okanagan] Is a centre for arts, culture, tourism and recreation. Our parks, trail systems, recreation areas and sports venues are extensive and attract thousands of visitors a year.

### **Growth Management Objectives**

Improve the quality of life through enhancement of the arts, culture, tourism, and recreation opportunities within the region.

Protect the integrity of the agriculture and forest land base.

Protect the scenic quality of the region and preserve significant features, open space and cultural heritage resources.

### **Growth Management Policies**

Consideration is to be given to the social and economic benefits of arts, culture, tourism, and recreation amenities in public sector decision making.

<sup>1</sup> City of Kelowna Official Community Plan Bylaw No. 10500, Chapter 2 – Regional Context, "Parks and Natural Areas", pg. 2.2.

<sup>2</sup> City of Kelowna Official Community Plan Bylaw No. 10500, Chapter 5 – Development Process, Policy 5.34.4.

<sup>3</sup> City of Kelowna Official Community Plan Bylaw No. 10500, Chapter 7 – Infrastructure, Policy 7.12.2.

<sup>4</sup> Regional District of the Central Okanagan. Growth Management Strategy for the Regional District of the Central Okanagan, Schedule 'A' of Bylaw No. 851, 2000.

## 6.0 Technical Comments

### 6.1 Development Engineering Department

See attached Memoranda from the Development Engineering Branch.

## 7.0 Application Chronology

Date of Application Received: April 19, 2012

Report prepared by:



James Moore, Land Use Planner

Reviewed by:



Todd Cashin Manager, Manager, Environment & Land Use

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

### Attachments:

Attachment 1 - List of Subject Properties

Map "A" - Subject Property Maps

Development Engineering Branch Memoranda

## Attachment 1 - List of Subject Properties

Civic Address	Legal Description	Ownership	Current Zoning
336 Clifton Road	PARK, Plan 67653	City of Kelowna	RR2 / A1
326 Clifton Road	PARK, Plan 67749	City of Kelowna	RR2 / A1
256 Camelot Court	PARK, Plan 53041	City of Kelowna	RR3 / RU1
450 Broadway Avenue	Lot B, DL 219, ODYD, Plan 34306	City of Kelowna	RU1
696 Broadway Avenue	Lot 1, Block 23, DL 219, ODYD, Plan 1306	City of Kelowna	RU6
599 Poplar Point Drive	Lot A, DL 219, ODYD, Plan 34306	City of Kelowna	RU2
587 Poplar Point Drive (#1 of 2)	Lot 10, Block 22, DL 219, ODYD, Plan 1306	City of Kelowna	RU1
587 Poplar Point Drive (#2 of 2)	Lot 11, Block 22, DL 219, ODYD, Plan 1306	City of Kelowna	RU1
589 Poplar Point Drive	Lot 9, Block 22, DL 219, ODYD, Plan 1306	City of Kelowna	RU1
567 Poplar Point Drive	Lot 12, Block 22, DL 219, ODYD, Plan 1306	City of Kelowna	RU1
239 Poplar Point Drive	Lot A, DL 219, ODYD, Plan KAP56205	City of Kelowna	P3 / A1
610 Ellis Street	Lot 11, Block 18, DL 219, ODYD, Plan 1306	City of Kelowna	RU6
612 Ellis Street	Lot 12, Block 18, DL 219, ODYD, Plan 1306	City of Kelowna	RU6
622 Ellis Street	Lot 13, Block 18, DL 219, ODYD, Plan 1306	City of Kelowna	RU6
632 Ellis Street	Lot 14, Block 18, DL 219, ODYD, Plan 1306	City of Kelowna	RU6
638 Ellis Street	Lot 15, Block 18, DL 219, ODYD, Plan 1306	City of Kelowna	RU6
642 Ellis Street	Lot 16, Block 18, DL 9 and 219, ODYD, Plan 1306	City of Kelowna	RU6
650 Ellis Street	Those Portions of Cambridge Avenue and Lakeshore Drive to be closed in District Lots 9 and 219, ODYD, as shown on Plan B7808 lying adjacent to Lots 11, 12, 13, 14, 15 and 16, Block 18, Plan 1306	City of Kelowna	RU6
807 Ethel Street	Lot B, Section 30, Township 26, ODYD, Plan 20060	City of Kelowna	I4
(END OF) Royal View Drive	Lot 1, Section 30, Township 26, ODYD, Plan 11890, Except Plans 40293, 41127 and 41150	City of Kelowna	RU1
715 Royal View Drive	Lot 38, Section 30 and 31, Township 26, ODYD, Plan 43005	City of Kelowna	RU1
768 Trench Place	Strata Lots 1 and 2, Section 30, Township 26, ODYD, Strata	City of Kelowna	RU6

	Plan K554 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1		
796 Trench Place	Strata Lots 1 and 2, Section 30, Township 26, ODYD, Strata Plan K693 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1	City of Kelowna	RU6
1245 Rio Drive S	Lot 1, Section 31, Township 26, ODYD, Plan KAP44110, Except Plans KAP53041, KAP54128, KAP54129 and KAP58729	City of Kelowna	RU1





W1

P4

RR3

RU1H

P3

RU2H

P3

TERRACE DR

RIALTO DR

CLEAR POND PL

RU2H

RU1SRU1

P3

A1S

GRAINGER RD

RR3

A1

RU1

P4

P3

A1

RR3

RU1

A1

RR3

P4

P3

#### Subject Property Notes:

- Rezone the subject properties or a portion of the subject properties from one of the following:

A1 Agricultural

I4 Central Industrial

RR2 Rural Residential 2

RR3 Rural Residential 3

RU1 Large Lot Housing

RU2 Medium Lot Housing

RU6 Two Dwelling Housing

and Rezone to:

P3 - Parks & Open Space

#### MAP "A" PROPOSED ZONING

Application #Z12-0030

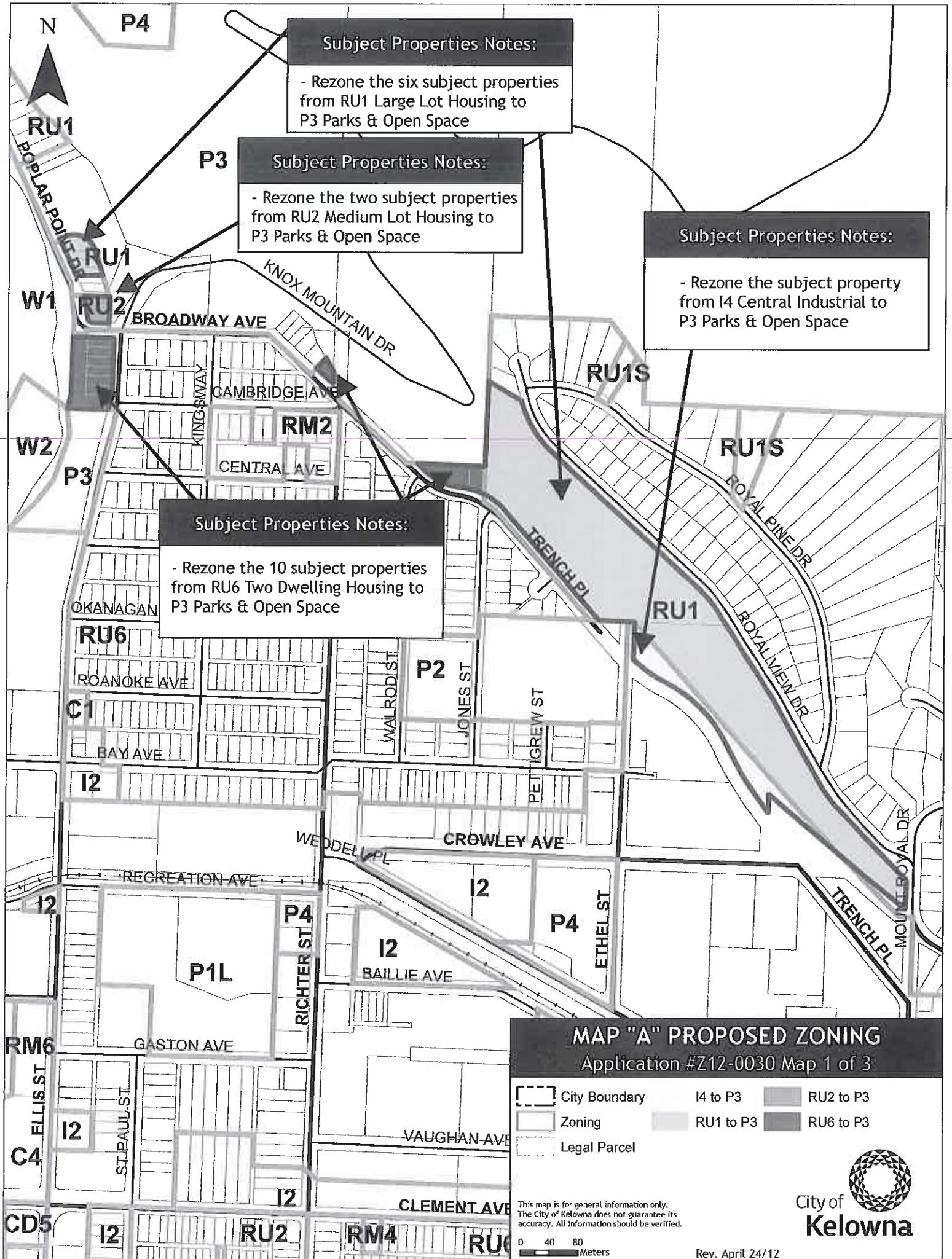
- |  |               |  |                                     |
|--|---------------|--|-------------------------------------|
|  | City Boundary |  | Subject Properties                  |
|  | Zoning        |  | Rezone to P3 (Parks and Open Space) |
|  | Legal Parcel  |  |                                     |

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

0 50 100  
Meters

Rev. June 18/12









W1

P4

POPLAR POINT DR

CHAPIN RD

HERBERT HEIGHTS RD

RU1

A1

P3

Subject Properties Notes:

- Rezone a portion of the subject property from A1 Agriculture to P3 Parks & Open Space

MAP "A" PROPOSED ZONING

Application #Z12-0030 Map 2 of 3

- City Boundary
- Zoning
- Legal Parcel

A1 to P3

P4

KNOX

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

0 40 80  
Meters



Rev. April 24/12

N



RR3

**Subject Property Notes:**

- Rezone the northern portion of the subject property from RR3 Rural Residential 3 to P3 Parks & Open Space and Rezone the Southern portion of the property from RU1 Large Lot Housing to P3 Parks & Open Space

P3

**Subject Property Notes:**

- Rezone the subject property from RU1 Large Lot Housing to P3 Parks & Open Space

RU1H

RR3

RU1

P3

**Subject Property Notes:**

- Rezone a portion of the subject property from A1 Agricultural to P3 Parks & Open Space

**Subject Properties Notes:**

- Rezone a portion of the subject properties from RR2 Rural Residential 2 to P3 Parks & Open Space

RU1S

RR1

RU1S

RU1

A1

RR2

P3

A1S

A1

P3

**Subject Property Notes:**

- Rezone a portion of the subject property from A1 Agriculture to P3 Parks & Open Space

**MAP "A" PROPOSED ZONING**

Application #Z12-0030 Map 3 of 3

	City Boundary		A1 to P3		RR3 to P3
	Zoning		RR2 to P3		RU1 to P3
	Legal Parcel				

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

0 40 80 Meters

Rev. April 24/12



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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** June 12, 2012  
**File No.:** Z12-0030  
**To:** Land Use Management (JM)  
**From:** Development Engineering Manager (SM)  
**Subject:** 599 Poplar Point Drive 450 Broadway Ave                      Lots A, B Plan 34306

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Development Engineering comments and requirements regarding this application to rezone the subject property from RU2 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.  
Lot consolidation

2. Domestic water and fire protection.

The subject properties are within the service area of the City of Kelowna. Our records indicate that Both lots are serviced with 19mm dia services.

3. Sanitary Sewer.

The subject properties are within the service area of the City of Kelowna. Both Lots are serviced with 100mm dia services.

**Site servicing issues will be further addressed when development of the park occurs or when lots are consolidated.**

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The Popular Point Drive and Broadway Avenue road frontages are rural.



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Steve Muenz, P. Eng.  
Development Engineering Manager

JF

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** June 11, 2012  
**File No.:** Z12-0030  
**To:** Land Use Management (JM)  
**From:** Development Engineering Manager (SM)  
**Subject:** 239 Poplar Point Drive

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Development Engineering comments and requirements regarding this application to rezone the subject property from A1 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.  
Lot consolidation with (E of ) Poplar Point Drive.

2. Domestic water and fire protection.

This subject property is within the service area of the City of Kelowna. This property is not serviced at this time.

3. Sanitary Sewer.


The subject property is within in the service area of the City of Kelowna. This property is not serviced by the Municipal Wastewater collection system.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The Poplar Point Drive / Herbert Heights Drive road frontage is rural.



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Steve Muenz, P. Eng.  
Development Engineering Manager

JF

**Date:** June 12, 2012  
**File No.:** Z12-0030  
**To:** Land Use Management (JM)  
**From:** Development Engineering Manager (SM)  
**Subject:** 589 – 567 Poplar Point Drive                      Lots 9, 10, 11, 12 Plan 1306

1. Subdivision.

2. Domestic water and fire protection.

### 3. Sanitary Sewer.

#### 4. Drainage.

5. Road improvements.

Steve Muenz, P. Eng.  
Development Engineering Manager

JF



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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** June 12, 2012  
**File No.:** Z12-0030  
**To:** Land Use Management (JM)  
**From:** Development Engineering Manager (SM)  
**Subject:** 768, 796 Trench Place CP K554 K 693 Park

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Development Engineering comments and requirements regarding this application to rezone the subject property from RU6 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.  
Lot consolidation

2. Domestic water and fire protection.

The subject properties are within the service area of the City of Kelowna. Our records indicate that these lots are not serviced.

3. Sanitary Sewer.

The subject properties are within the service area of the City of Kelowna. Our records indicate that these lots are not serviced by the Municipal wastewater collection system.

**Site servicing and access issues will be further addressed when development of the park occurs.**

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The Trench Place road frontage is rural.



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Steve Milenz, P. Eng.  
Development Engineering Manager

JF

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** June 11, 2012  
**File No.:** Z12-0030  
**To:** Land Use Management (JM)  
**From:** Development Engineering Manager (SM)  
**Subject:** 807 Ethel St., Trench Pl

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Development Engineering comments and requirements regarding this application to rezone the subject property from I4 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.  
Lot consolidation with (E of ) Royal View Drive.

2. Domestic water and fire protection.

This subject property is within the service area of the City of Kelowna. This property is not serviced at this time.

**Site servicing issues will be further addressed when development of the park occurs or when lots are consolidated.**

3. Sanitary Sewer.

The subject property is within in the service area of the City of Kelowna. This property is not serviced by the Municipal Wastewater collection system.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The Ethel Street / Trench Place roads are un-constructed.



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Steve Muenz, P. Eng.  
Development Engineering Manager

JF

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** June 12, 2012  
**File No.:** Z12-0030  
**To:** Land Use Management (JM)  
**From:** Development Engineering Manager (SM)  
**Subject:** 610 – 650 Ellis Street                      Lots 11–19 Plan 1306 DL 9 Plan B7808

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Development Engineering comments and requirements regarding this application to rezone the subject property from RU6 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.  
Provide a statutory rights of way over the existing water trunk main.  
Lot consolidation  
Corner rounding  
Dedication for road curvature as may be required.

2. Domestic water and fire protection.

The subject properties are within the service area of the City of Kelowna. Our records indicate that two of the subject lots have services.

3. Sanitary Sewer.

The subject properties are within the service area of the City of Kelowna. One of the existing lots is serviced with a 100mm diameter service.


**Site servicing issues will be further addressed when development of the park occurs or when lots are consolidated.**

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The Ellis Street roadway frontage is rural.

  
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Steve Muenz, P. Eng.  
Development Engineering Manager  
JF

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** June 12, 2012  
**File No.:** Z12-0030  
**To:** Land Use Management (JM)  
**From:** Development Engineering Manager (SM)  
**Subject:** 696, 768, 796 Broadway Ave      Lot 1 Plan 1306 CP K554 K 693      Park

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Development Engineering comments and requirements regarding this application to rezone the subject property from RU6 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.  
Lot consolidation

2. Domestic water and fire protection.

The subject properties are within the service area of the City of Kelowna. Our records indicate that these lots are not serviced.

3. Sanitary Sewer.

The subject properties are within the service area of the City of Kelowna. Our records indicate that these lots are not serviced by the Municipal wastewater collection system.

**Site servicing and access issues will be further addressed when development of the park occurs.**

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The Broadway Avenue road frontage is rural.

  
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Steve Muenz, P. Eng.  
Development Engineering Manager

JF

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** May 16, 2012  
**File No.:** Z12-0030  
**To:** Land Use Management (JM)  
**From:** Development Engineering Manager (SM)  
**Subject:** (END OF) Royal View Drive

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Development Engineering comments and requirements regarding this application to rezone the subject property from RU1 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.

2. Domestic water and fire protection.

This development is within the future service area of the City of Kelowna. This property is not serviced at this time.

3. Sanitary Sewer.

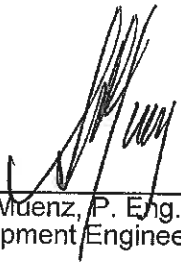
The subject property is not serviced by the Municipal Wastewater collection system.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The Royal View Drive road frontage has been urbanized. The Trench Place road frontage is rural.



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Steve Muenz, P. Eng.  
Development Engineering Manager

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** May 16, 2012  
**File No.:** Z12-0030  
**To:** Land Use Management (JM)  
**From:** Development Engineering Manager (SM)  
**Subject:** 715 Royal View Drive

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Development Engineering comments and requirements regarding this application to rezone the subject property from RU1 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.

2. Domestic water and fire protection.

This development is within the future service area of the City of Kelowna. This property is not serviced at this time.

3. Sanitary Sewer.

The subject property is not serviced by the Municipal Wastewater collection system.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The Royal View Drive road frontage has been urbanized. The Trench Place road frontage is rural.



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Steve Muenz, P. Eng.  
Development Engineering Manager

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** May 15, 2012  
**File No.:** Z12-0030  
**To:** Land Use Management (JM)  
**From:** Development Engineering Manager (SM)  
**Subject:** 1245 Rio Drive S

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Development Engineering comments and requirements regarding this application to rezone the subject property from RU1 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.

2. Domestic water and fire protection.

This development is within the service area of the City of Kelowna. This property is serviced at this time.

3. Sanitary Sewer.

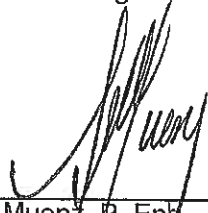
The subject property is serviced by the Municipal Wastewater collection system.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The road frontage has been urbanized.



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Steve Muenz, P. Eng.  
Development Engineering Manager

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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** May 15, 2012  
**File No.:** Z12-0030  
**To:** Land Use Management (JM)  
**From:** Development Engineering Manager (SM)  
**Subject:** 256 Camelot Court

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Development Engineering comments and requirements regarding this application to rezone the subject property from RR3/RU1 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.

2. Domestic water and fire protection.

This development is within the future service area of the City of Kelowna. This property is not serviced at this time.

3. Sanitary Sewer.

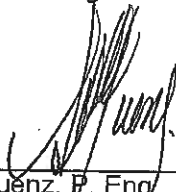
The subject property is not serviced by the Municipal Wastewater collection system.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The road frontage has been urbanized.



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Steve Muenz, P. Eng.  
Development Engineering Manager

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**CITY OF KELOWNA**  
**MEMORANDUM**

---

**Date:** May 15, 2012  
**File No.:** Z12-0030  
**To:** Land Use Management (JM)  
**From:** Development Engineering Manager (SM)  
**Subject:** 326 Clifton Road

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Development Engineering comments and requirements regarding this application to rezone the subject property from A1/RR2 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.

2. Domestic water and fire protection.

This development is within the future service area of the City of Kelowna. This property is not serviced at this time.

3. Sanitary Sewer.


The subject property is not serviced by the Municipal Wastewater collection system.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The subject property has no road frontage.



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Steve Muenz, P. Eng.  
Development Engineering Manager

SS

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**CITY OF KELOWNA**  
**MEMORANDUM**

---

**Date:** June 28, 2012  
**File No.:** Z12-0030  
**To:** Land Use Management (JM)  
**From:** Development Engineering Manager (SM)  
**Subject:** 336 Clifton Road

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Development Engineering comments and requirements regarding this application to rezone the subject property from A1/RR2 to P3 are as follows:

1. Subdivision.

Provide easements as may be required.

2. Domestic water and fire protection.

This development is within the future service area of the City of Kelowna. This property is not serviced at this time.

3. Sanitary Sewer.

The subject property is not serviced by the Municipal Wastewater collection system.

4. Drainage.

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual will be a requirement of any future development on the subject property.

5. Road improvements.

The subject property has no road frontage.



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Steve Muenz, P. Eng.  
Development Engineering Manager

SS