

ZONING ANALYSIS - PROPOSED ZONE R1 - LARGE LOT HOUSING
 City of Kelowna Zoning Bylaw No. 10375

Section 11.4 - Subdivision Regulations

Lot Width:
 The minimum lot width is 10.5m

Lot Depth:
 The minimum lot depth is 30.0m

Lot Area:
 The minimum lot area is 450m²

Min. Building Envelope Area:
 The minimum building envelope area is 150m²

Section 11.5 - Development Regulations

Max. Site Coverage of all Buildings: 40%

Max. Site Coverage of all Buildings, Structures, and Impervious Surfaces: 70%

Setbacks:

Front Yard:
 The minimum site front yard setback is 4.5m
 0.5m for attached garages or carport

Parking Yard:
 The minimum site front yard setback is 4.5m

Side Yard:
 The minimum site side yard setback is 2.1m

Rear Yard:
 The minimum site rear yard setback is 7.5m



NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEER'S DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

REV. NO.	DESCRIPTION	DR	CH	DATE	APP
0	ISSUED FOR APPROVALS	DM	JA	24-01-17	JBC
1	ISSUED FOR APPROVALS	DM	JA	24-02-08	JBC



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 PERMIT TO PRACTICE: 198678

CLIENT:
 3221 OLD VERDIN ROAD, KELOWNA, BRITISH COLUMBIA, CANADA V1Y 4H9
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PROJECT:
PROPOSED SUBDIVISION
 1785 SWAINSON ROAD, KELOWNA, BRITISH COLUMBIA, CANADA V1P 1C5
 PID: 028-078-121

The location of existing underground utilities are shown on an approximate map only and are not shown to scale. The contractor shall determine the exact location of all existing utilities before commencing work and remain liable for any damage to any and all utilities which might be encountered by the contractor's failure to identify such utilities or any act of underground utilities.

TITLE: SITE PLAN / GRADING PLAN		DESIGN: DM	CHECK: JA
		DRAWN: DM	APPR: JBC
		ALPINE FILE: 2023-213	
PROJECT NO.	SCALE: HORZ. 1:500 VERT. -	DRAWING DATE: FEBRUARY 8, 2024	
DRAWING NO.	ALPINE DRAWING NO.	SHEET NO.: C-001	REV.: 1