



NOTES:

- ALL EXISTING GRADES AND SURVEY INFORMATION BASED ON SURVEY FILE BY FERGUSON LAND SURVEYING DATED OCTOBER 22, 2020.
- ALL SERVICING IS APPROX. CIVIL TO CONFIRM UPON BUILDING PERMIT APPROVAL.

ZONING SUMMARY		1724 WESTSIDE RD	
ADDRESS	1728 WESTSIDE RD, KELOWNA, BC V1Z 3T4		
LEGAL DESCRIPTION	LOT A, PLAN EPP17004, ODYD		
DEVELOPMENT PERMIT AREA	N/A		
EXISTING ZONING	RU4		
PROPOSED ZONING	RU4 (NO CHANGE)		
EXISTING LEGAL USE	SINGLE FAMILY HOME		
PROPOSED LEGAL USE	SINGLE FAMILY HOME		

ZONING REQUIREMENTS			MAIN BUILDING	
	ZONING STANDARD	PROPOSED		
FRONT SETBACK	6.0m	54.59m		
SIDE SETBACK	3.0m	2.0m (VARIANCE REQ'D)		
REAR SETBACK	3.0m	3.0m		
PARCEL SIZE	1.25 acre (5,018 sm)	5,143 sm (55,364 SF)		
BUILDING HEIGHT	9.0m or 3 storeys	6.73m (22' - 1 1/8")		
LEVEL 1 PARCEL COVERAGE AREA	513.4 SM (10%)	232.8 SM (2,506 SF)		
TOTAL PARCEL COVERAGE %	20%	+/- 5%		

PARCEL SIZE		
Name	Area	Area (SM)
PARCEL SIZE	55,364 SF	5,143.5 m ²
	55,364 SF	5,143.5 m ²

TOTAL BUILDING AREA		
Name	Area	Area (SM)
ADDITION	1,362 SF	126.5 m ²
EXIST. HOUSE	1,096 SF	101.8 m ²
EXIST. SHED	101 SF	9.3 m ²
EXIST. SHOP	521 SF	48.4 m ²
LEVEL 2	537 SF	49.9 m ²
	3,617 SF	336.0 m ²

1 LEVEL 1 - SITE PLAN
A2.01 1" = 20'-0"



LOCATION PLAN - N.T.S.



DEVELOPMENT VARIANCE PERMIT

APPLICANT - CM DESIGNS - curt_mitch@outlook.com

No.	Date	Revision
01	2022-01-16	ISSUED FOR DEVELOPMENT VARIANCE PERMIT

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Project Title
1724 WESTSIDE RD

Drawing Title

SITE PLAN & ZONING

1724 WESTSIDE RD, KELOWNA, BC V1Z 3T4
LOT A, PLAN EPP17004, ODYD

Drawing Number

A2.01

Job No. 18 - 1816
Scale As indicated