

ZONING INFORMATION

CIVIC ADDRESS: 2957 MCVICAR RD
PID: 004-645-791
LOT#: 13
PLAN#: KAP27961
AUTHORITY: CITY OF WEST KELOWNA

ZONING RC1-SINGLE DETACHED RESIDENTIAL
TOTAL LOT AREA: 0.25 ACRES 10,890 SQFT (1,011.71 m2)

MINIMUM YARD SETBACKS:

FRONT YARD SETBACK: 3.5 m
REAR YARD SETBACK: 3.0 m
INTERIOR SIDE YARD SETBACK: 1.5 m

LOT INFORMATION

EXISTING HOUSE: 977 SQFT (90.76 m2)
EXISTING RESIDENCE DRIVEWAY: 2,940 SQFT (273.13 m2)
EXISTING CARRIAGE HOUSE: 439 SQFT (40.78 m2)
EXISTING TENANT GRAVEL PARKING: 264 SQFT (24.53 m2)

TOTAL EXISTING LOT COVERAGE: 4,620 SQFT (429.21 m2)

MAX LOT COVERAGE AT 40%: 10,890 SQFT *0.4= 4,356 SQFT (404.68 m2)
EXISTING LOT COVERAGE: 4,356 SQFT (404.68 m2)

MAX NUMBER OF ACCESSORY BUILDINGS: QTY-3
EXISTING NUMBER OF ACCESSORY BUILDINGS: QTY-1

MAX ACCESSORY BUILDINGS COVERAGE: 1,077 SQFT (100 m2)
EXISTING ACCESSORY BUILDINGS COVERAGE: 439 SQFT (40.78 m2)

MAXIMUM ACCESSORY BUILDING HEIGHT: 16.4 FT (5.0 m)
EXISTING CARRIAGE HOUSE HEIGHT: 10.3 FT (3.14 m)

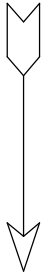
**DRAWING PACKAGE FOR LEGALIZATION
OF EXISTING CARRIAGE HOUSE**

MUST BE PRINTED ON 11X17 PAPER

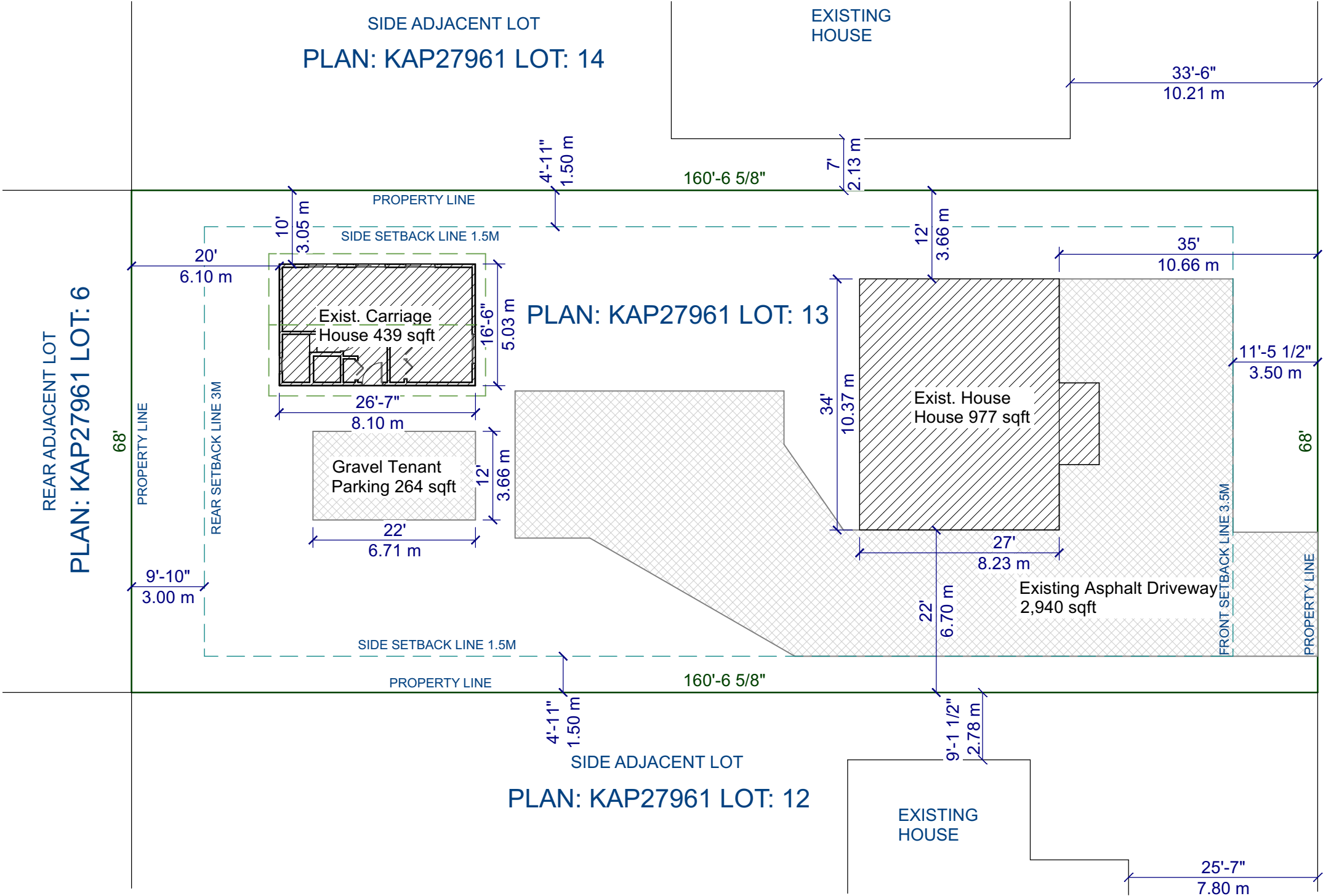
**CITY OF WEST KELOWNA
PLANNING DEPARTMENT**

ATTACHMENT: 1

FILE NO.: 22-11



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PLOT PLAN
SCALE 1/16"=1'



NO.	DESCRIPTION	BY	DATE
1.	Issued For Permit	VI	2021-12-08

SHEET TITLE:
PLOT PLAN

PROJECT INFO:
Jacob Turner (778)444-8871
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West Kelowna, BC
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DESIGNER:
ionkin DESIGN
(250)258-6298
West Kelowna, BC
info@ionkindesign.com

DATE:
2021-11-22

SCALE:
PER VIEW

SHEET:
A-1