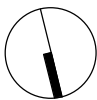


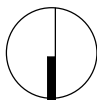
No.	Date	Revision
01	2022-08-10	ISSUED FOR BUILDING PERMIT

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TRUE
NORTH



PROJECT
NORTH



Project Title

753 LINDSAY COURT

Drawing Title

SITE PLAN & ZONING

753 LINDSAY COURT, WEST KELOWNA, BC V1Z3C4
LOT 1, DISTRICT LOT 2689, PLAN KAP29101

Drawing Number

A2.01

Job No.

18 - 1816

Scale

As indicated



PARCEL SIZE

Name	Area	Area (SM)
PARCEL SIZE	14,732 SF	1,368.6 m ²
	14,732 SF	1,368.6 m ²

PARKING AREA

Name	Area	Area (SM)
PARKING	820 SF	76.2 m ²
	820 SF	76.2 m ²

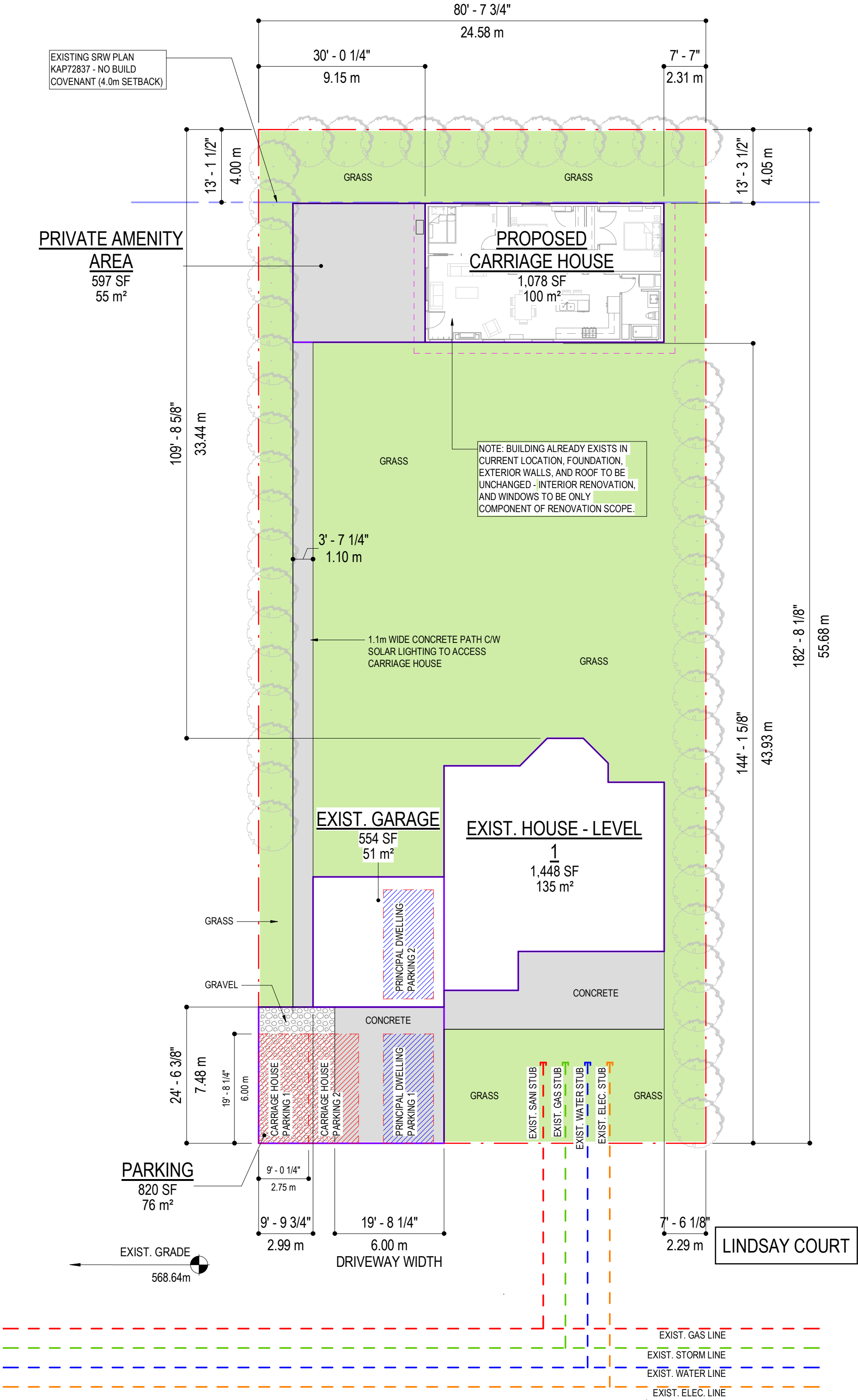
TOTAL BUILDING AREA

Name	Area	Area (SM)
EXIST. GARAGE	554 SF	51.5 m ²
EXIST. HOUSE - LEVEL 1	1,448 SF	134.5 m ²
PRIVATE AMENITY AREA	597 SF	55.4 m ²
PROPOSED CARRIAGE HOUSE	1,078 SF	100.1 m ²
	3,677 SF	341.6 m ²

ZONING SUMMARY			753 LINDSAY COURT	
ADDRESS	753 LINDSAY COURT, WEST KELOWNA, BC V1Z 3C4			
LEGAL DESCRIPTION	LOT 1, DISTRICT LOT 2689, PLAN KAP29101 ODYD			
DEVELOPMENT PERMIT AREA	N/A			
EXISTING ZONING	R1			
PROPOSED ZONING	N/A			
EXISTING LEGAL USE	SINGLE FAMILY HOME			
PROPOSED LEGAL USE	SINGLE FAMILY HOME + CARRIAGE HOUSE			
ZONING REQUIREMENTS				
MAIN BUILDING				
	ZONING STANDARD		PROPOSED	
FRONT SETBACK	4.5m / 6.0m (GARAGE)		7.48m (UNCHANGED)	
SIDE SETBACK	1.5m (4.5m FLANKING STREET)		2.26m (UNCHANGED)	
REAR SETBACK	3.0m		33.44m (UNCHANGED)	
PARCEL SIZE	550 SM		1,368 SM (14,732 SF)	
BUILDING HEIGHT	9.0m or 3 storeys		2 storeys (8.0m +/-) (UNCHANGED)	
LEVEL 1 PARCEL COVERAGE AREA	547.2 SM (40%)		186 SM	
TOTAL PARCEL COVERAGE %	40%		13.6%	
TOTAL PARKING COVERAGE %	-		5.6%	
ZONING REQUIREMENTS				
CARRIAGE HOUSE				
	ZONING STANDARD		PROPOSED	
FRONT SETBACK	4.5m / 6.0m (GARAGE)		43.93m (UNCHANGED)	
SIDE SETBACK	1.5m (4.5m FLANKING STREET)		2.31m (UNCHANGED)	
REAR SETBACK	3.0m		4.05m (UNCHANGED)	
BUILDING HEIGHT	5.0m		3.76m (UNCHANGED)	
LEVEL 1 PARCEL COVERAGE AREA	100 SM		100 SM (UNCHANGED)	
TOTAL PARCEL COVERAGE %	40%		7.3%	
ZONING REQUIREMENTS				
BUILDINGS COMBINED				
	ZONING STANDARD		PROPOSED	
PARCEL COVERAGE (HOUSE + CARRIAGE HOUSE)	547.2 SM 40%		286 SM (100 SM + 186 SM) 20.9%	



LOCATION PLAN - N.T.S.



1 LEVEL 1 - SITE PLAN
A2.01 1/16" = 1'-0"