

CURRENT ZONING : R-1, SINGLE DETACHED RESIDENTIAL

PRINCIPAL BLDG. MIN. FRONT SETBACK 4.5m-6.0m (GARAGE)
 PRINCIPAL BLDG. MIN. INTERIOR SIDE SETBACK 1.5m
 PRINCIPAL BLDG. MIN. EXTERIOR SIDE SETBACK 4.5m-6.0m (GARAGE)
 PRINCIPAL BLDG. MIN. REAR SETBACK 3.0m

* SEE CITY OF WEST KELOWNA R1 ZONING DOCUMENTS FOR FULL DETAILS.

PROPOSED ZONING : R-2, DUPLEX RESIDENTIAL

PRINCIPAL BLDG. MIN. FRONT SETBACK 4.5m-6.0m (GARAGE)
 PRINCIPAL BLDG. MIN. INTERIOR SIDE SETBACK 1.5m
 PRINCIPAL BLDG. MIN. EXTERIOR SIDE SETBACK 4.5m-6.0m (GARAGE)
 PRINCIPAL BLDG. MIN. REAR SETBACK 3.0m

MIN. LOT AREA 800m²
 MAX LOT COVERAGE (WITH DUPLEX) 40%
 MIN. LOT FRONTAGE 18m
 MIN. LOT USABLE AREA 480m²

* SEE CITY OF WEST KELOWNA R2 ZONING DOCUMENTS FOR FULL DETAILS.

LEGEND

- EXISTING A1 - AGRICULTURAL ZONE
- EXISTING R1 - SINGLE DETACHED RESIDENTIAL ZONE
- PROPOSED R2 - DUPLEX RESIDENTIAL ZONE


LEGEND	<ul style="list-style-type: none"> ☐ CAP ☐ CATCH BASIN ☐ ELECTRICAL BOX ☐ HYDRANT ☐ VALVE ☐ LAMP STANDARD 	<ul style="list-style-type: none"> ○ SAN# SANITARY MH (EXISTING OR FUTURE) ● SAN# SANITARY MH (PROPOSED) ○ STM# STORM MH (EXISTING OR FUTURE) ● STM# STORM MH (PROPOSED) ☐ TRANSFORMER ☐ UTILITY JUNCTION BOX
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No.	MM/DD/YY DATE	BY	REVISION	Chk'd	No.	MM/DD/YY DATE	BY	REVISION	Chk'd



DAVID K.Y. MORI, P.ENG.
 PERMIT #1000508

DRAWN	K.P.
DESIGN	P.A.C.E.
APPROVED	D.K.Y.M.
DATE	AUG, 2023
SCALE	H = 1:500 V = 1:100


 #200-540 Groves Avenue, Kelowna, B.C. V1Y 4Y7
 PH: 250.763.2316
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 E: reception@pilling.ca
791 DOUGLAS ROAD
ADAM TAYLOR
 2 LOT SUBDIVISION
PROPOSED ZONING

DRAWING NO.	2585-21
REV. NO.	0