



# Conceptual

**NOTICE TO CONTRACTOR**  
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY SYSTEMS SHOWN ON THE PLAN ARE CORRECT AND TO AGREE WITH THOSE ON THE REGISTERED PLAN. SURVEY PLANS MAY CONTAIN DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

LEGAL DESCRIPTION: LOT 7, PLAN KAP17100, DISTRICT LOT 2689, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN 21204					
B.M. LOCATED AT	MONUMENT NO.	STREET & AVENUE		ELEVATION:	
REV. NO.	DESCRIPTION	DR	CH	DATE	APP



#203 - 2011 AGASSIZ ROAD, KELOWNA BC, V1Y 9Z8  
 TEL: (250) 870-6261, E-MAIL: INFO@ALPINEENGINEERING.CA  
 PERMIT TO PRACTICE: 1000176

CLIENT:	<b>RODNEY &amp; JODY HAZARD</b> 2469 THACKER DRIVE, BRITISH COLUMBIA, CANADA V1Z 1V9 TEL: (250) 870-1561
PROJECT:	<b>SUBDIVISION CONCEPTS</b> 2885 WEATHERHILL ROAD, WEST KELOWNA, BRITISH COLUMBIA, CANADA V1Z 1P2 PID: 006-915-124

The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

TITLE: <b>SITE PLAN AND ORTHOPHOTO</b>	
PROJECT NO.	SCALE : HORZ. 1:500 VERT. —
DRAWING NO.	ALPINE DRAWING NO.

DESIGN: DM	CHECK: JA
DRAWN: DM	APPR: JBK
ALPINE FILE: 2024-274	
DRAWING DATE: <b>JULY 31, 2024</b>	
SHEET NO. <b>G-001</b>	REV. <b>0</b>

**R1 Zoning Analysis:**  
 City of West Kelowna Zoning Bylaw No. 0265  
 Part 10 - Residential Zones  
 10.4.5 - Single Detached and Duplex Residential Zones (R1):

**Subdivision Regulations:**

Minimum Parcel Area	550 m <sup>2</sup>
Minimum Usable Parcel Area	330 m <sup>2</sup>
Minimum Parcel Frontage	16.0 m

**Development Regulations:**

Maximum Parcel Coverage	50%
Maximum Height	11.0 m & 3 storeys

**Siting Regulations:**

Minimum Setbacks:

Front Yard or Access Easement	4.5 m
Front Garage or Carport	6.0 m
Rear Yard or Access Easement	3.0 m
Interior Side Yard	1.5 m
Interior Side Access Easement	3.0 m
Exterior Side Yard	4.5 m
Exterior Side Garage or Carport	6.0 m



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<b>TITLE:</b>	
<b>R1 - SITE PLAN A</b>	
<b>PROJECT NO.</b>	<b>SCALE :</b> HORZ. 1:250 VERT. -
<b>DRAWING NO.</b>	<b>ALPINE DRAWING NO.</b>

<b>DESIGN:</b> DM	<b>CHECK:</b> JA
<b>DRAWN:</b> DM	<b>APPR:</b> JBK
<b>ALPINE FILE:</b> 2024-274	
<b>DRAWING DATE:</b> <b>JULY 31, 2024</b>	
<b>SHEET NO.</b> <b>C-001</b>	<b>REV.</b> <b>0</b>

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**R1 Zoning Analysis:**

City of West Kelowna Zoning Bylaw No. 0265

Part 10 - Residential Zones

10.4.5 - Single Detached and Duplex Residential Zones (R1):

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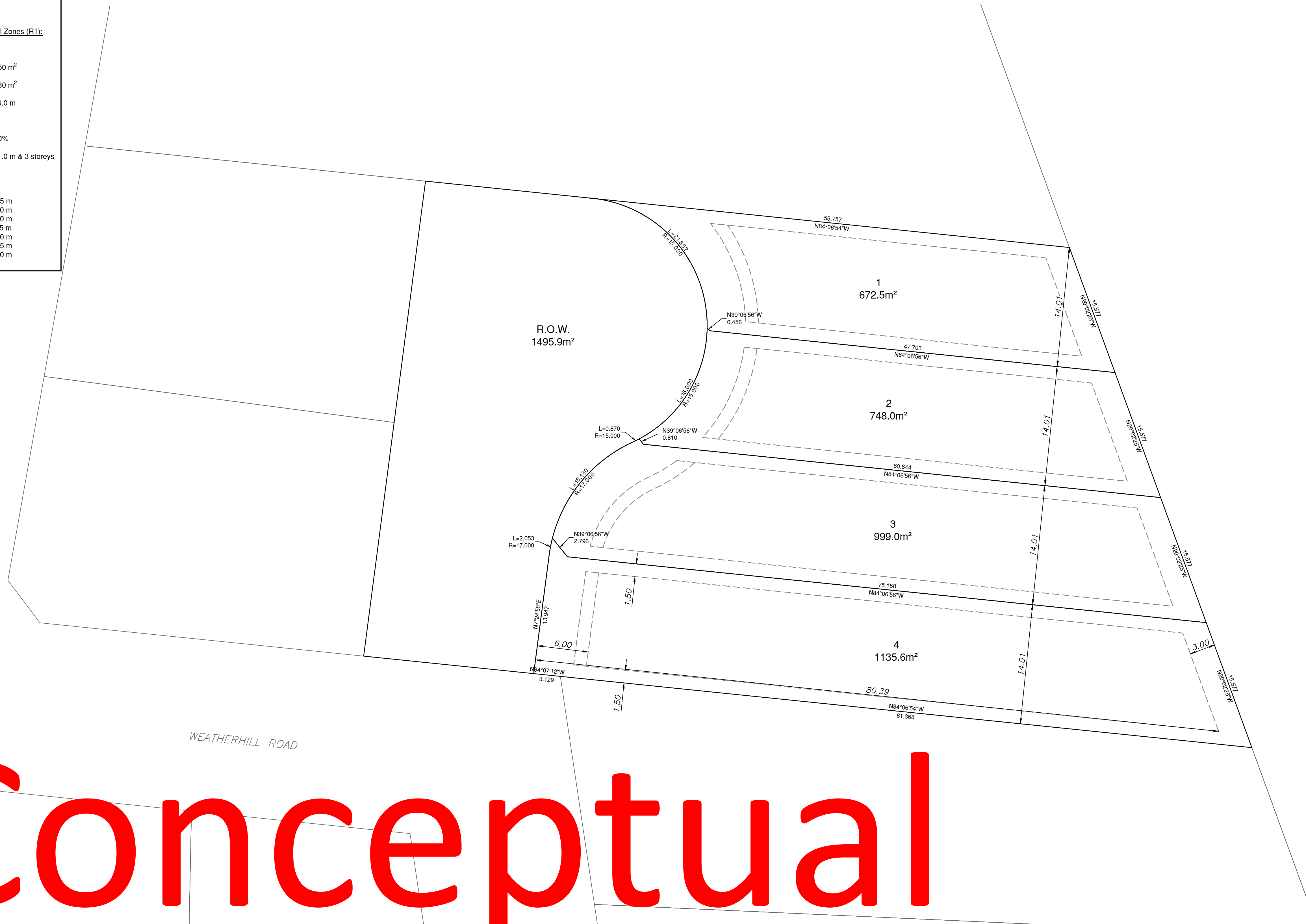
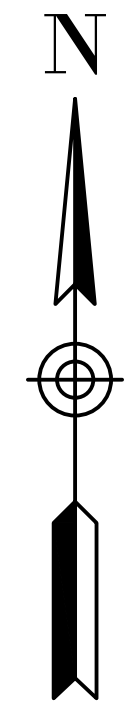
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**CLIENT:** **RODNEY & JODY HAZARD**  
 2469 THACKER DRIVE, BRITISH COLUMBIA, CANADA V1Z 1V9  
 TEL: (250) 870-1561

**PROJECT:** **SUBDIVISION CONCEPTS**  
 2885 WEATHERHILL ROAD, WEST KELOWNA, BRITISH COLUMBIA, CANADA V1Z 1P2  
 PID: 006-915-124

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**TITLE:** **R1 - SITE PLAN B**

PROJECT NO.	SCALE : HORZ. 1:250 VERT. -
DRAWING NO.	ALPINE DRAWING NO.

DESIGN: DM	CHECK: JA
DRAWN: DM	APPR: JBK
ALPINE FILE: 2024-274	
DRAWING DATE: <b>JULY 31, 2024</b>	
SHEET NO. <b>C-002</b>	REV. <b>0</b>

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