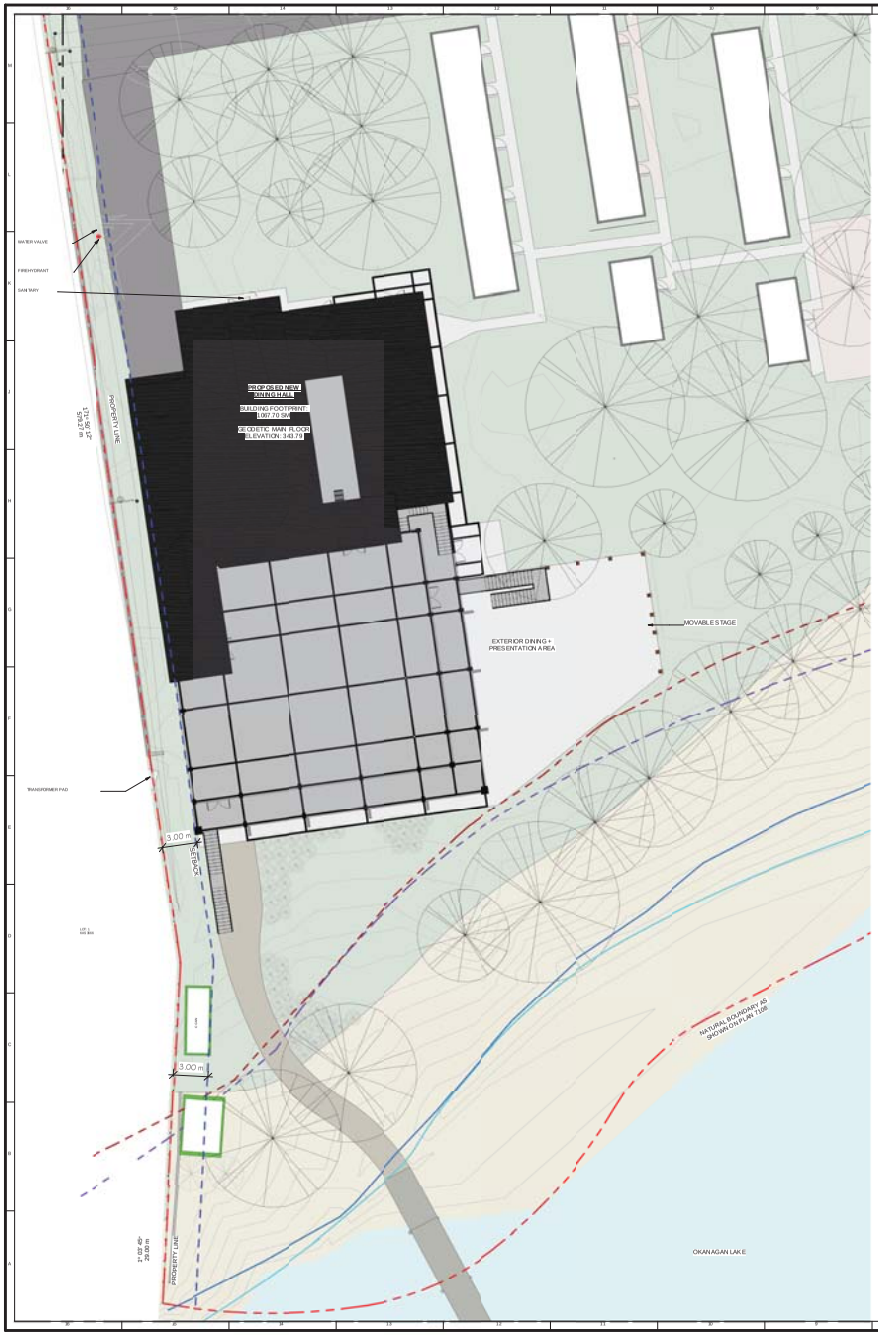

1 Site Plan Proposed - Focus Area
1 : 200

CITY OF WEST KELOWNA ZONING BYLAW No. 0154

LOT 1
PLAN KAP71108
LOT SIZE: 11.4 ACRES (49,134.2 SM)

1449 GREEN BAY RD
WEST KELOWNA, BC
V4T 2B9

ZONE P2 - INSTITUTIONAL AND ASSEMBLY ZONE

BUILDING FOOTPRINT = 1,034.97 SM (11,140.32 SF)

BUILDING GROSS FLOOR AREA = 2,123.30 SM (22,854.89 SF)

MAX PARCEL COVERAGE = 50%
MAX BUILDING HEIGHT = 12.0 m (39.4 ft)
MAX FAR = 1.0

MIN. SETBACKS:
FRONT = 4.5 m (14.8 ft)
INTERIOR SIDE = 3.0 m (9.8 ft)
SETBACK FROM APPROXIMATE HIGH WATER LINE = 15 m (49.2 ft)

NOTE: TOPOGRAPHY LINES ARE SHOWN AT INCREMENTS OF 0.1 m

SITE LEGEND:

- PROPERTY LINE
- SETBACK LINE
- EXISTING ELEMENTS OF SITE TO BE DEMOLISHED
- CONTOUR LINE 342.6 MASL
- APPROX. HWL 343 MASL
- 15 m SETBACK OF CONTOUR 342.6 MASL
- 15 m SETBACK OF APPROX. HWL
- 30 m SETBACK FROM CANAL
- OVER HEAD POWER LINES
- OVERHEAD POWER POLE
- WATER VALVE
- FIRE HYDRANT
- SANITARY
- TREE TO BE REMOVED
- EXISTING TREE
- NEW TREE (RESTORATION)
- NEW SHRUB (RESTORATION)
- BUILDING
- GRASS
- WATER
- ASPHALT
- GRAVEL
- SAND
- BRICK PAVERS
- CONCRETE
- TENNIS COURT

KEYPLAN

LOT 1
PLAN KAP71108
LOT SIZE: 11.4 Acres (49,134.2 SM)

Attachment 1

CLIENT INFORMATION

GREEN BAY BIBLE CAMP

#	Description	Date
	Revision Schedule	

CONSULTANT LOGO

2	GO	ISSUE FOR DP VARIANCE	2020 07 13
1	GO	ISSUE FOR DP	2019 12 11
NO.	BY	DESCRIPTION	DATE

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ALVIN REINHARD FRITZ
ARCHITECT INC.

PROFESSIONAL'S SEAL

PROJECT: Green Bay Bible Camp

LOCATION: 1449 Green Bay Rd, West Kelowna, BC V4T 2B9

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Do not scale drawing - All dimensions, data and levels, shall be verified prior to construction and all errors or omissions shall be reported to the architect immediately.

DRAWING TITLE: **Site Plan Proposed - Focus Area**

DRAWN BY:	CHECKED BY:
GO	LF

SCALE: As indicated

PROJECT: KGCH 1719

ISSUE FOR: DP - Variance

ISSUE DATE: 2020 07 13

REV. NO. | SHEET NO.: DD 1.3

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