

PROPOSED ZONING RC3	
MINIMUM PARCEL AREA	325m ²
MINIMUM FRONTAGE	12m
FRONT SETBACK	3.5m
GARAGE SETBACK	6.0m
REAR SETBACK	3.0m
INTERIOR SIDE SETBACK	1.5m
EXTERIOR SIDE SETBACK	2.5m
PARKING SPACES	2-SINGLE DETACHED 1-SECONDARY SUITE WITH 1 BDRM 2-SECONDARY SUITE WITH 2 AND MORE BDRMS

DIMENSIONS SHOWN ABOVE ARE SIMPLIFIED FORMAT.
REFER TO CITY OF WEST KELOWNA ZONING BYLAW No.0154 FOR FULL DETAILS

NOTES:

- SEE DRAWING RZ-02 FOR PRELIMINARY SITE GRADING PLAN.
- REFER TO GEOTECHNICAL REPORT BY INTERIOR TESTING SERVICES LTD. DATED JUNE 11, 2007 (No.7.018).
- REFER TO ENVIRONMENTAL ASSESSMENT REPORT BY MAKONIS CONSULTING LTD. DATED MAY 28, 2007.

SERVICE CONNECTIONS

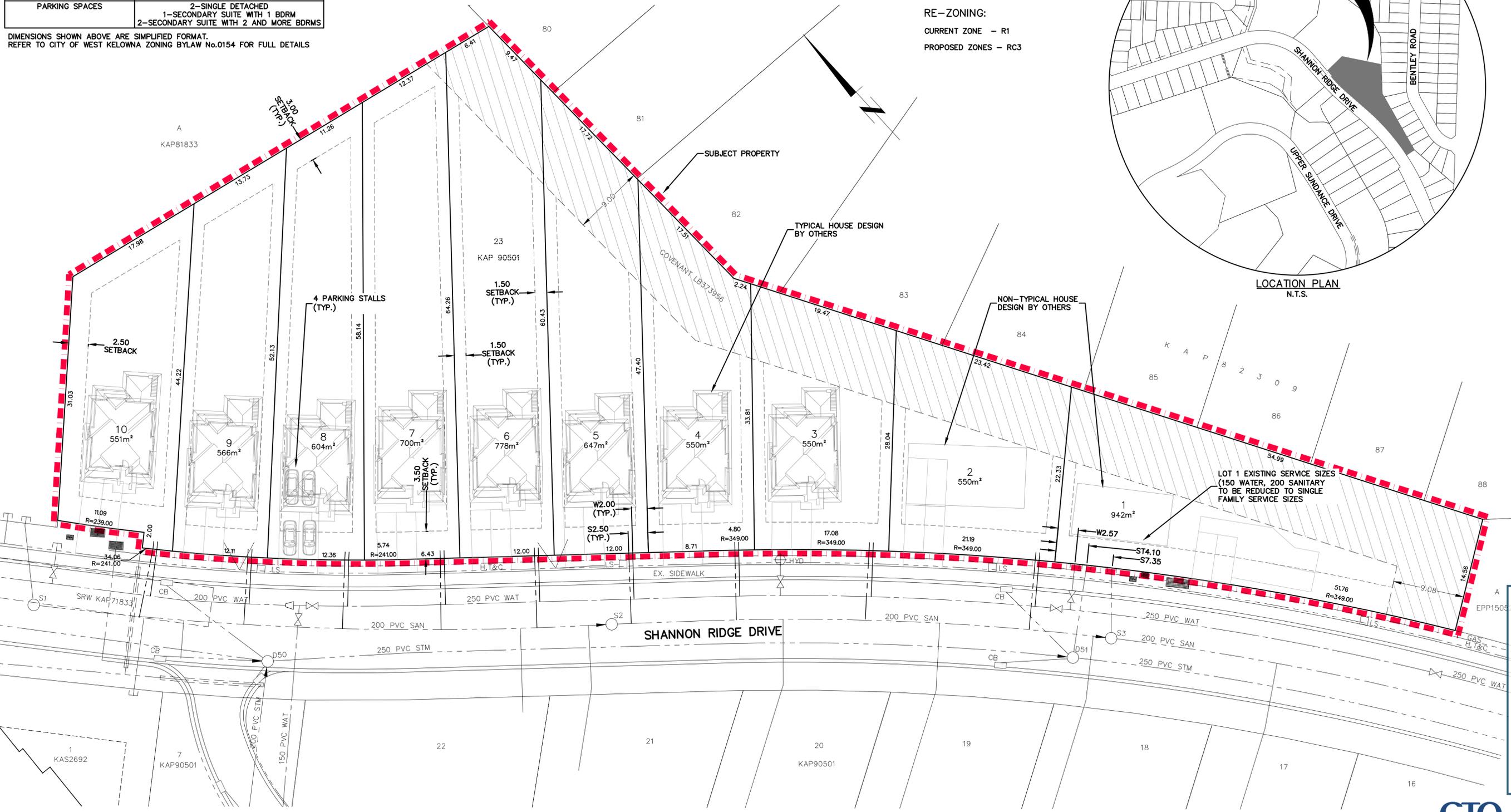
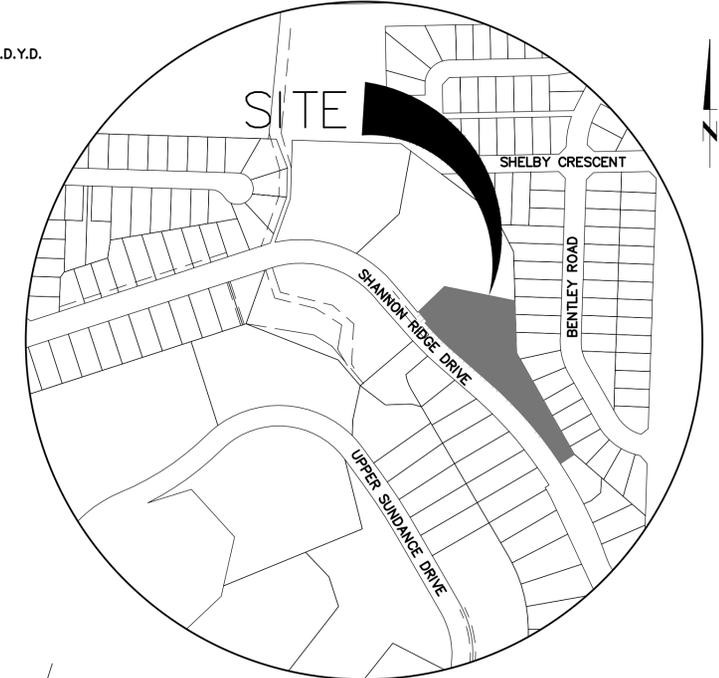
- WATER - 25mm PE
- SANITARY - 100mm DR28 PVC
- ROOF LEADER TO BE ON SPLASH PAD*
- PERIMETER DRAIN TO BE DIRECTED TO ROCK PIT*
- *REFER TO GEOTECH REPORT

LEGAL DESCRIPTION:

PROPOSED SUBDIVISION OF
LOT 23, PLAN KAP90501, DIST LOT 2044. O.D.Y.D.
CIVIC ADDRESS:
2082 SHANNON RIDGE DRIVE
PID: 028-171-861

RE-ZONING:

CURRENT ZONE - R1
PROPOSED ZONES - RC3



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FILE NO.: 21-06
ATTACHMENT: 1
CITY OF WEST KELOWNA
PLANNING DEPARTMENT
CITY OF WEST KELOWNA
PHONE: 250-979-1221
www.ctqconsultants.ca



CITY FILE # TBD
06005-30

THE CITY OF WEST KELOWNA
ENGINEERING DEPARTMENT
SHANNON RIDGE DRIVE SUBDIVISION
RE-ZONING SITE PLAN

Division	MUNICIPAL
Drawing No.	RZ-01
Rev No.	0

Legend	
existing	proposed
Water	Blowoff
Sanitary Sewer	Hydrant
Storm Sewer	Water Valve
Gas	San Manhole
Hydro, Tel, Cable	Storm Manhole
O/H Utility	Cleanout
Edge of Asphalt	Catch Basin
Survey Control	Drywell
	Utility Pole
	Lamp Standard

No.	YY.MM.DD	By	Issued	Chkd	No.	YY.MM.DD	By	Revision	Chkd
1	21.02.12	ST	FOR RE-ZONING APPROVAL	SH					



Drawn	HK
Design	HK/ST
Approved	
Date	FEBRUARY 2021
Scale	1:250