

# SCHEDULE A

This forms part of application

# Z19-0048

Planner Initials **LK**

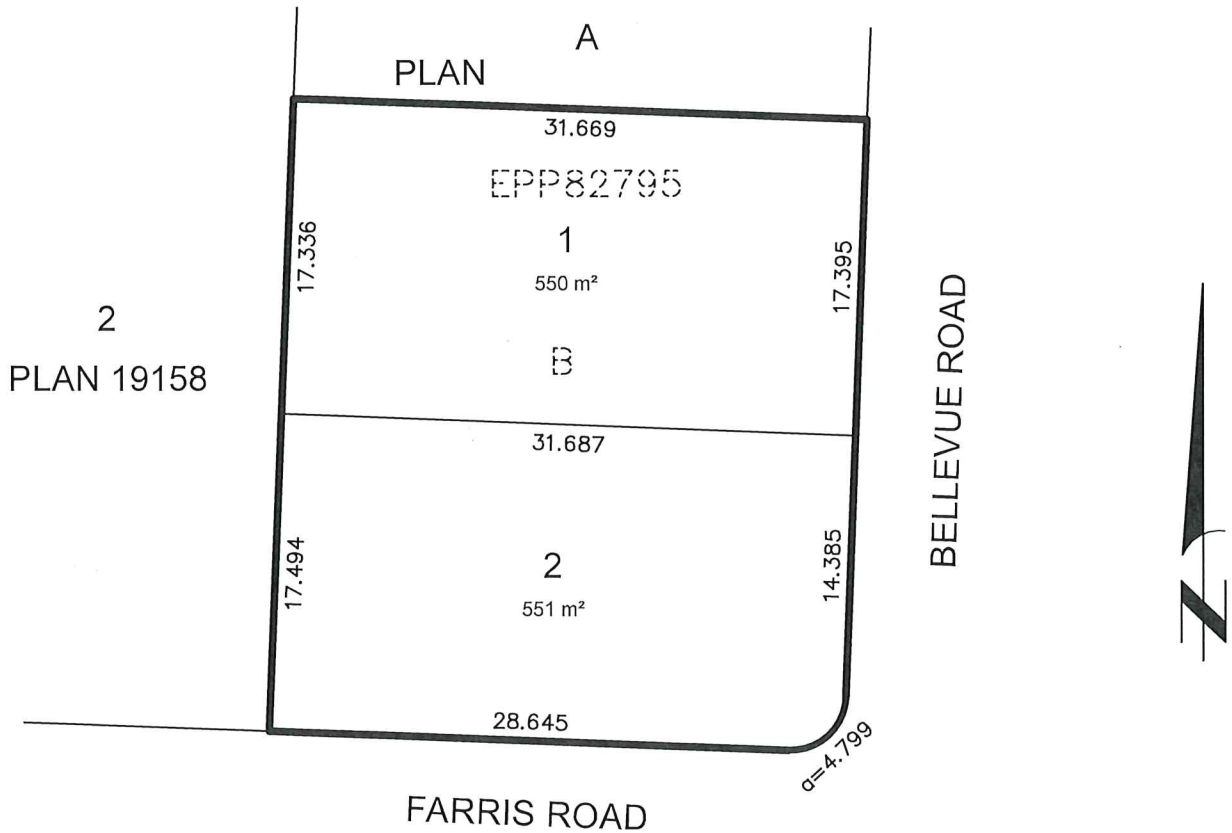


PROPOSED  
City of Kelowna  
PLAN EPP89749  
DEVELOPMENT PLANNING

PROPOSED PLAN OF SUBDIVISION OF  
LOT B, SEC 25, TP 28, SDYD, PLAN EPP82795.

PID: 030-539-722  
CIVIC ADDRESS: 454 FARRIS ROAD  
CLIENT: CRAMP

Scale 1:400 Metric. Distances shown are in metres and decimals thereof.



# SCHEDULE A

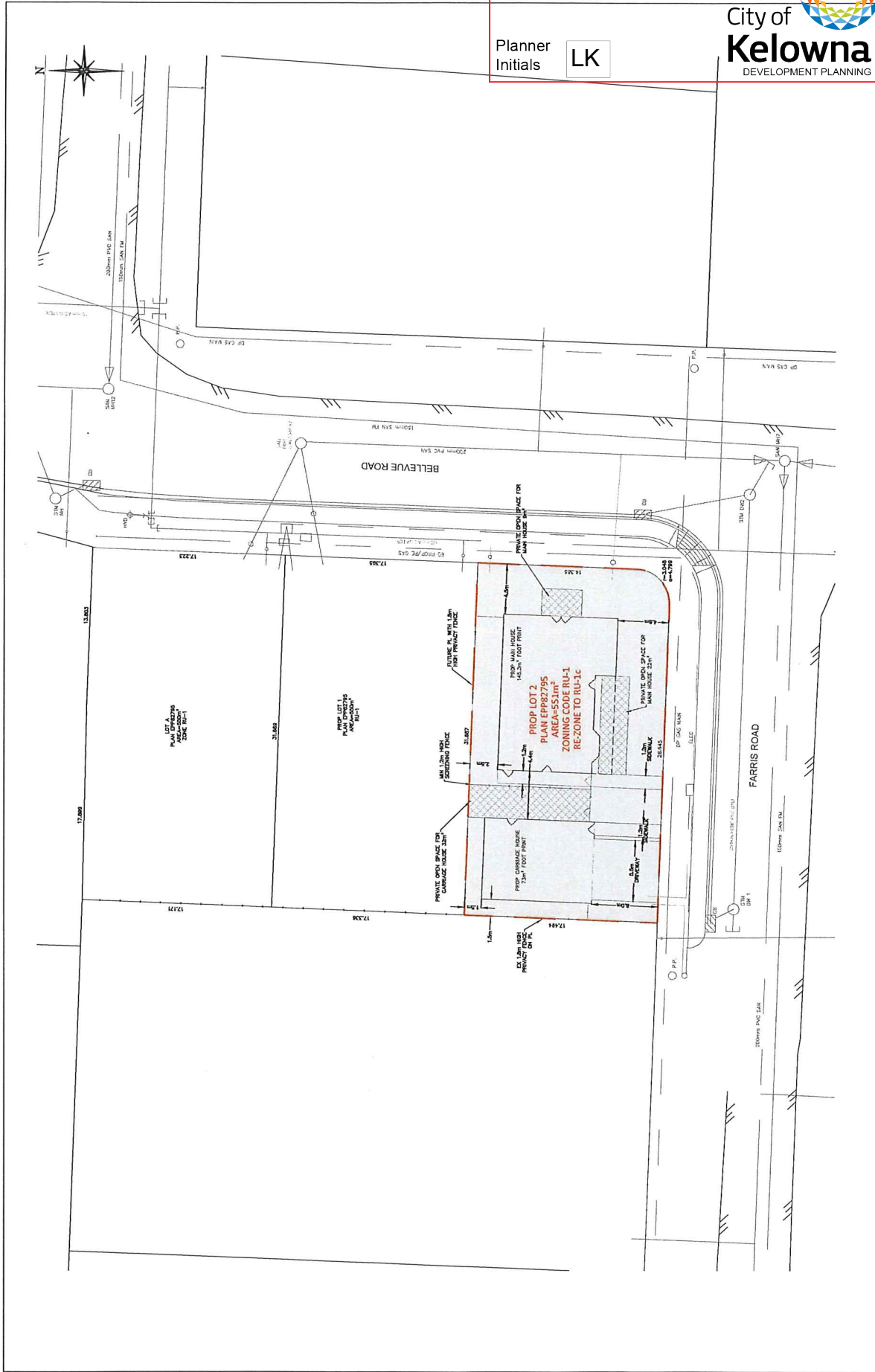
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# Z19-0048



City of  
**Kelowna**  
DEVELOPMENT PLANNING

Planner Initials **LK**

DRAWING NO.	16058-RZ
REV. NO.	0



THE CITY OF KELOWNA  
ENGINEERING DEPARTMENT  
454 FARRIS ROAD  
PROPOSED RE-ZONE TO RU-1c

DATE: JANUARY 2013  
SCALE: 1:500  
SCALE NOT ACCURATE OVER LONG DISTANCES

DESIGN	DESIGN	DATE
APPROVED	APPROVED	DATE

**PROTECH CONSULTING 2012**  
200 - 1441 St. Paul Street Kelowna B.C.  
Phone 800-1771  
Fax 800-1941

Legend	Water	1.C.	○
San. Sewer	Power Pole	C.S.	●
Comm. Sewer	Gas	LPT	□
U.S. Electrical	Hydrant	SERVICE BOX	■

# SCHEDULE A

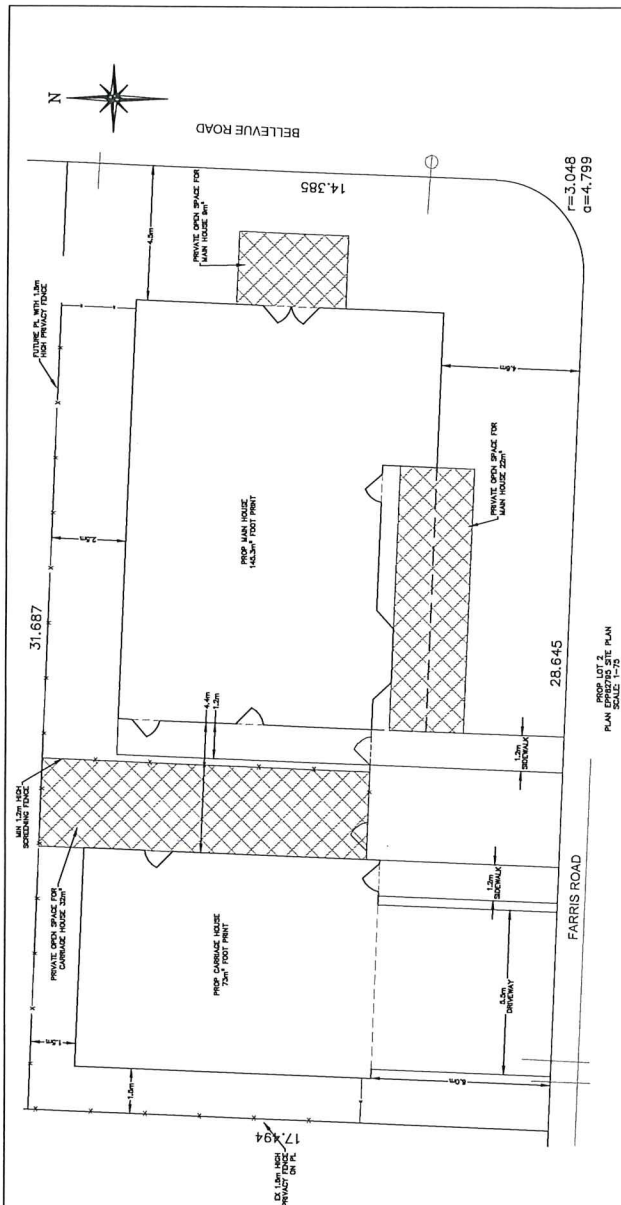
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# Z19-0048

Planner Initials **LK**



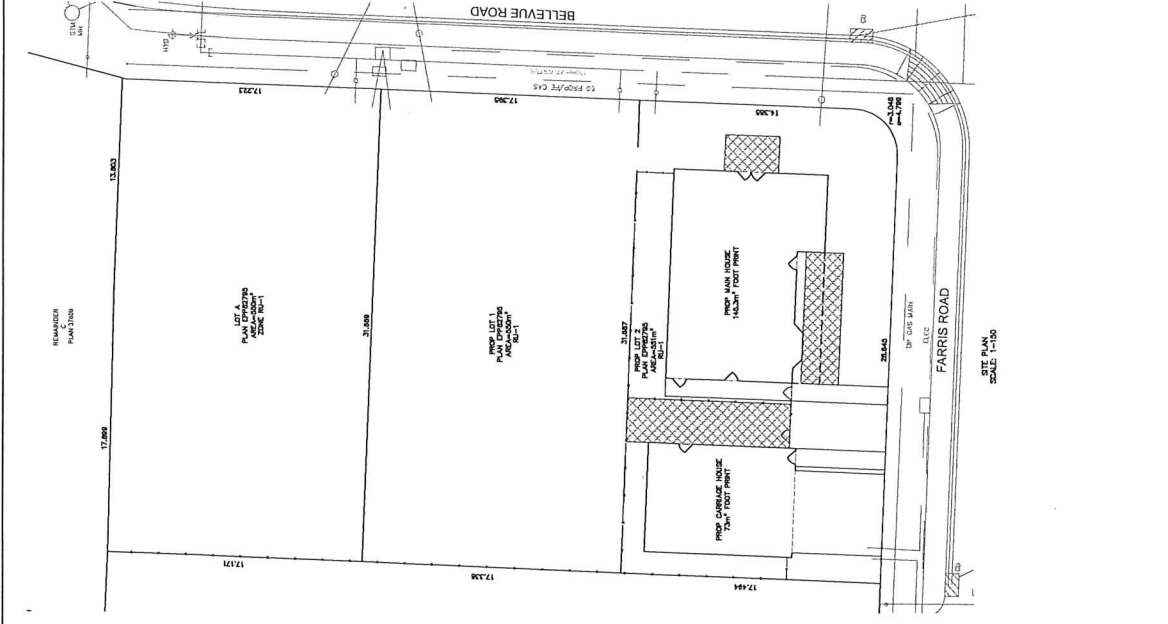
DIVISION  
DRAWING NO. 16058-CO 0  
REV NO.



### ZONE RU-1c REQUIREMENTS

Development Regulations	Zone Requirement	Proposal
Maximum Total Site Coverage (buildings, driveways & parking)	20%	12.95%
Maximum Height	100 m (carriage house) 50 m (necessary buildings) 15 m (other buildings)	71.37 sq.m. 50.74 sq.m.
Minimum Front Yard	7.5m	7.5m
Minimum Side Yard	2.0 m	2.0 m
Minimum Rear Yard	4.5 m (banking street) 1.5 m (to garage / carport) 2.0 m (to lane)	8.12 m 8.50m
Carriage House Regulations:	20%	35%
Maximum Accessory Site Coverage	100 m² (carriage house) 50 m² (necessary buildings) 15 m (other buildings)	71.37 sq.m. 50.74 sq.m.
Maximum Accessory Building Footprint	75%	75%
Maximum Net Floor Area to Principal Building	90 m²	90 m²
Maximum Net Floor Area to Principal Building	75%	75%
Maximum Upper Storey Floor Area to Principal Building	4.8 m	4.8 m
Maximum Height (to peak)	Peak of principal dwelling	Peak of principal dwelling
Maximum Height (to mid-point)	To be in rear yard	To be in rear yard
Minimum Front Yard	2.0 m	2.0 m
Minimum Side Yard	4.5 m (banking street)	4.5 m (banking street)
Minimum Rear Yard	1.5 m (to garage / carport) 2.0 m (to lane)	1.5 m (to garage / carport) 2.0 m (to lane)
Minimum Distance to Principal Building	3.0 m	3.0 m
Other Regulations:		
Minimum Parking Requirements	3 stalls	3 stalls
Minimum Private Open Space	30 m² per dwelling	30 m² per dwelling

Site Details	Zone Requirement	Proposal
Site Area (sq. m)	551 sq. m.	551 sq. m.
Site Width (m)	17 m.	17.094m
Site Depth (m)	30 m.	31.687
Site Coverage of Buildings (%)	40 %	30.33
Site Coverage of buildings, driveways, and parking (%)	50%	45.57%
Development Regulations:		
Total Number of Units		
Floor Area (sqm/lot)		
Floor Area Ratio (FAR)		
Building Height (storeys/floors)		
Building Height (m):		
Side include direction	East 4.5/ 6.0 to garage north- 2 story 2.3m	East 4.5m
Side include direction	south- banking street 4.5m	North 2.5m
Side include direction	West 1.5m	West 1.5m
Side include direction	3.0	4.0
Number of Backing Stalls/Loading Spaces		
Side include direction	South 6.0 m	South 6m
Side include direction	N/A	N/A
Rear	N/A	N/A
Drive aisle width (m)		
Number of Bicycle Parking Spaces	30 sq. m.	30 sq. m.
Private Open Space Area		



DIVISION  
DRAWING NO. 16058-CO 0  
REV NO.

THE CITY OF KELOWNA  
COUNCILING DEPARTMENT  
454 FARRIS ROAD  
SITE PLAN

DATE: JUNE 2012  
SCALE: AS NOTED  
SCALE NOT ACCURATE OVER LONG DISTANCES

PROTECH CONSULTING 2012

200 - 1481 St. Paul Street, Kelowna B.C. Phone: 800-1771  
800-1994 FAX

NO. DATE BY

PROTECH CONSULTING 2012

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800-1994 FAX

NO. DATE BY

Legend  
Water  
Power Pole  
Storm Sewer  
Gas  
Cable  
Cable  
U.S. Electrical

Legend  
Water  
Power Pole  
Storm Sewer  
Gas  
Cable  
Cable  
U.S. Electrical