



PLAN
10

20732
9

8
20732
98'-10 1/8" [30.13m]

PLAN
7

SRW
PLAN KAP44227

21506
LOT 1

SEC 18 TP 27

PLAN
2

KLOPPENBURG ROAD

LEGAL DESCRIPTION:
1760 KLOPPENBURG RD.
KELOWNA, BC
LOT 1, PLAN KAP21506 ODYD

SITE PLAN

SCALE: 1:200

SITE STATISTICS
CURRENT ZONING: RR3 - RURAL RESIDENTIAL
PROPOSED ZONING: RR3C - RURAL RESIDENTIAL WITH CARRIAGE HOUSE
TOTAL LOT AREA = 1,335m²
30% MAX. SITE COVERAGE = 400.5m²
SITE COVERAGE AS PROPOSED = 255.6m²
SINGLE STOREY CARRIAGE HOUSE INCENTIVE
MAX. NET FLOOR AREA OF CARRIAGE HOUSE = 100m²
PROPOSED CARRIAGE HOUSE NET FLOOR AREA = 100m²
MAX. LOT COVERAGE FOR ACCESSORY BUILDINGS 20% = 267m²
PROPOSED LOT COVERAGE FOR ACCESSORY BUILDINGS = 100m²
PRINCIPAL DWELLING HABITABLE FLOOR AREA: 192.8m²
75% ALLOWABLE CARRIAGE HOUSE FLOOR AREA = 144.6m²
PROPOSED CARRIAGE HOUSE FLOOR AREA = 52% OF PRINCIPAL DWELLING

REQUIRED:
MAX. HEIGHT: 4.8m
FRONT YARD SETBACK: 12.0m
SIDE YARD SETBACK: 1.5m
REAR YARD SETBACK: STATUTORY RIGHT OF WAY
DISTANCE FROM PRINCIPAL BUILDING 3.0m

PROPOSED:
3.90m
27.90m
1.50m/16.58m
4.02m
10.34m

NOTE: ALL EXISTING LANDSCAPING
TO REMAIN UNCHANGED

EXISTING DECK

EXISTING
RESIDENCE

MAIN FLOOR
AREA: 1,092 FT²

EXISTING
GARAGE

GARAGE FLOOR
AREA: 576 FT²

EXISTING
DRIVEWAY
APPROX.
AREA: 1,504 FT²

ATTACHMENT A

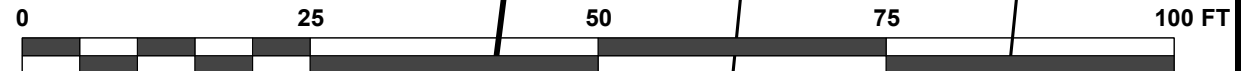
This forms part of application

Z22-0055

Planner
Initials

JL

City of
Kelowna
DEVELOPMENT PLANNING



RK|STUDIO

RESIDENTIAL DESIGN AND DRAFTING
1760 KLOPPENBURG RD. KELOWNA, BC V1P 1G2
(250)-317-6875 ryan.rkstudio@gmail.com

PROJECT NAME:
1760 KLOPPENBURG RD
CARRIAGE HOUSE

DRAWN BY:

RK

NOTES:

SHEET TITLE:
SITE PLAN

ISSUED FOR:

SITE ANALYSIS

DATE: YYYY-MM-DD

2022-09-20

LEGAL DESCRIPTION:

1760 KLOPPENBURG RD. LOT 1, PLAN KAP21506 ODYD

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