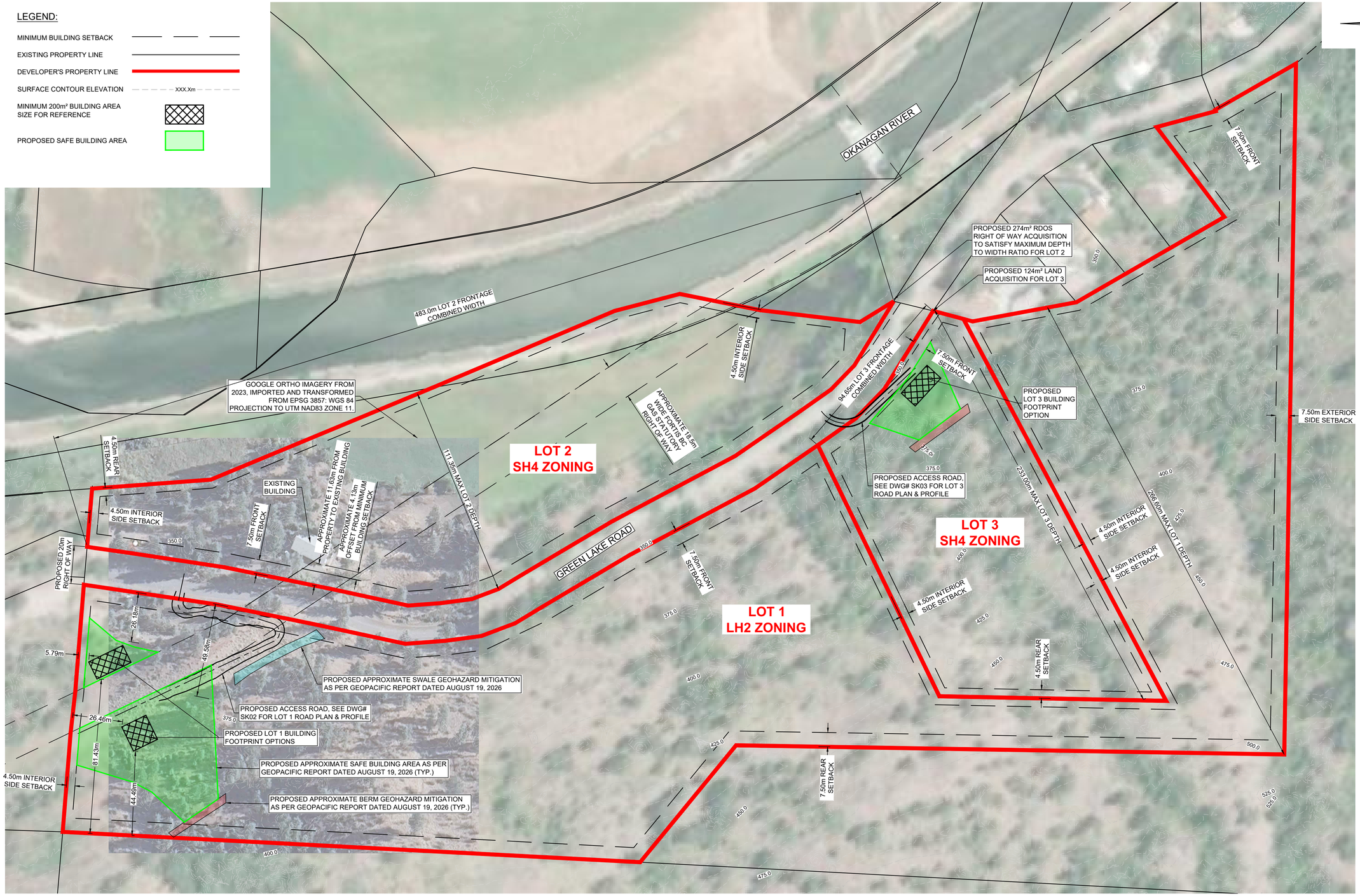
McElhanney ANSI D - 2021-12-08

LEGEND:

- MINIMUM BUILDING SETBACK
- EXISTING PROPERTY LINE
- DEVELOPER'S PROPERTY LINE
- SURFACE CONTOUR ELEVATION — XXX.Xm
- MINIMUM 200m² BUILDING AREA SIZE FOR REFERENCE
- PROPOSED SAFE BUILDING AREA



NOTES:

1. PROPERTY LINES SHOWN ARE BASED ON LEGAL CADASTRE PROVIDED BY THE RDOS'S OPEN DATA PORTAL
2. CONTOURS ARE SHOWN AT 5.0m INTERVAL
3. TOPO COURTESY OF BC OPEN LIDAR DATA
4. ORTHO PHOTO BY GOOGLE AND BING SATELLITE IMAGERY FROM 2023
5. COORDINATES AND ELEVATIONS SHOWN ARE BASED ON NAD 83 (CSRS) ZONE 11 GEOID CGVD28 (HT2.0)

APPROXIMATE PROPOSED LOT AREAS:

LOT 1 = 9.39Ha

LOT 2 = 3.28Ha

LOT 3 = 1.94Ha

APPROXIMATE PROPOSED LOT DIMENSIONS:

LOT 1 MAX DEPTH = 266.6m
LOT 1 FRONTAGE WIDTH = 483.0m
LOT 1 WIDTH/DEPTH RATIO = 181.2%

LOT 2 MAX DEPTH = 111.4m
LOT 2 FRONTAGE WIDTH = 445.4m
LOT 2 WIDTH/DEPTH RATIO = 399.8%

LOT 3 MAX DEPTH = 233.0m
LOT 3 FRONTAGE WIDTH = 94.7m
LOT 3 WIDTH/DEPTH RATIO = 40.6%

OKANAGAN VALLEY ZONING BYLAW NO. 2800, 2022 STATES:

PARCEL WIDTH ≥ 25% x PARCEL DEPTH

RDOS ZONING SETBACKS:

LH2:

i) Front parcel line 7.5 metres
ii) Rear parcel line 7.5 metres
iii) Interior side parcel line 4.5 metres
iv) Exterior side parcel line 7.5 metres

SH4:

i) Front parcel line 7.5 metres
ii) Rear parcel line 4.5 metres
iii) Interior side parcel line 4.5 metres
iv) Exterior side parcel line 4.5 metres

Rev	Date	Description	Drawn	Design	App'd
2	2026-08-31	ISSUED FOR ESDP SUBMISSION	SQ	SQ	DM
1	2025-01-22	ISSUED FOR DISCUSSION	SQ	SQ	DM
0	2024-11-26	FOR REFERENCE ONLY	SQ	SQ	DM

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ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney
2281 Hunter Road
Kelowna, BC
Canada, V1X 7C5
T 250 861 8783

PRELIMINARY
NOT FOR CONSTRUCTION

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KENT PERCEVAULT

PERCEVAULT PROPERTY
EXISTING TOPOGRAPHY
RDOS ZONING REQUIREMENTS
BUILDING SETBACK DISTANCE PLAN

Drawing No. SK07

Project Number	Rev.
2451-9923-230	2

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

DATE: 2026-08-31, 16:03 FILE: X:\2451\2023_Pursuits\2451-9923-230 Percevault Property Okanagan Falls\02_DRAFTS_04 CAD files\2451-9923230 C-RDOS-Figures - SQ.dwg