Zoning / Project Data

Project address:	811 91st Street, Osoyoos, BC
Legal description:	Lot 10, Plan KAP16324, District Lot 2450S, Similkameen Div of Yale
Zoning:	R83 (Low Density Three)
ALR:	Yes
Site area:	0.2 acres (8,712 sqft , 809.4 m²)
Footprints:	
Principal Dwelling:	1,914 - sqft
Existing Garage:	711 - sqft
Total	2,625 - sqft

NOTES***
Builder is to confirm building locations with owner prior to construction & confirm existing conditions
Roof drainage system splash pads required for roof rain water leaders as per geotech.
No vented soffiting on any overhang that is within 1.2m of property line. If soffit is vented within 1.2m fire blocking at eaves is required.

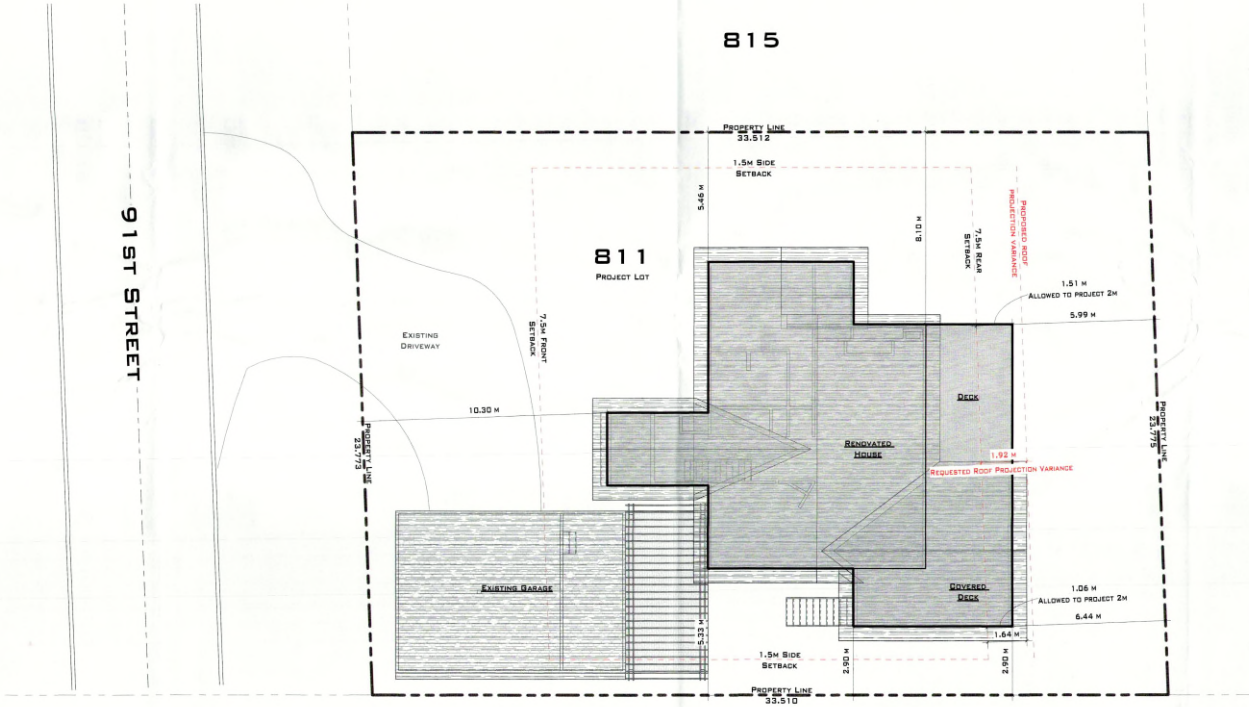
RDOS bylaw requirements for principal dwelling in R83:

Maximum lot coverage:	35%
Maximum height:	
Principal:	10.0m
Minimum building width:	5.0m
Principal Setbacks:	
- Front yard:	7.5m
- Rear yard:	7.5m
- Interior side yard:	1.5m
- Exterior side yard:	4.5m

Project bylaw summary:

Lot coverage:	243.9m² (30.1%)
Height:	
Principal:	5.73m (Existing)
Building width:	15.4m
Principal Setbacks:	
- Front yard:	10.30m
- Rear yard:	5.99m (Projection)
- Interior side yard:	2.90m
- Exterior side yard:	N/A

Variance requested to extend roof projections in rear yard from 0.6m up to 1.92m



1 Site
1/8" = 1'-0"

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Do not scale any of the drawing sheets
The contractor shall check and verify all dimensions and report all errors and omissions to the designer

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Contractors are responsible for the verification of all dimensions and site conditions prior to any construction or fabrication. Any discrepancies are to be brought to the immediate attention of the developer

One of GCHD's goals is to improve these drawings.
Feedback is important. There may be additional information needed or there might be a better way to build. GCHD would like to hear about it.
Let us know if these drawings can be made better for you.

No.	Date	Revision
1	09/26/2025	Issue for Variance

Date	September 26, 2025
Job no.	250705
Scale	As indicated

Project title
811 91st St. Renovation

Sheet number
A101

Drawing title
Site Plan & Site Information