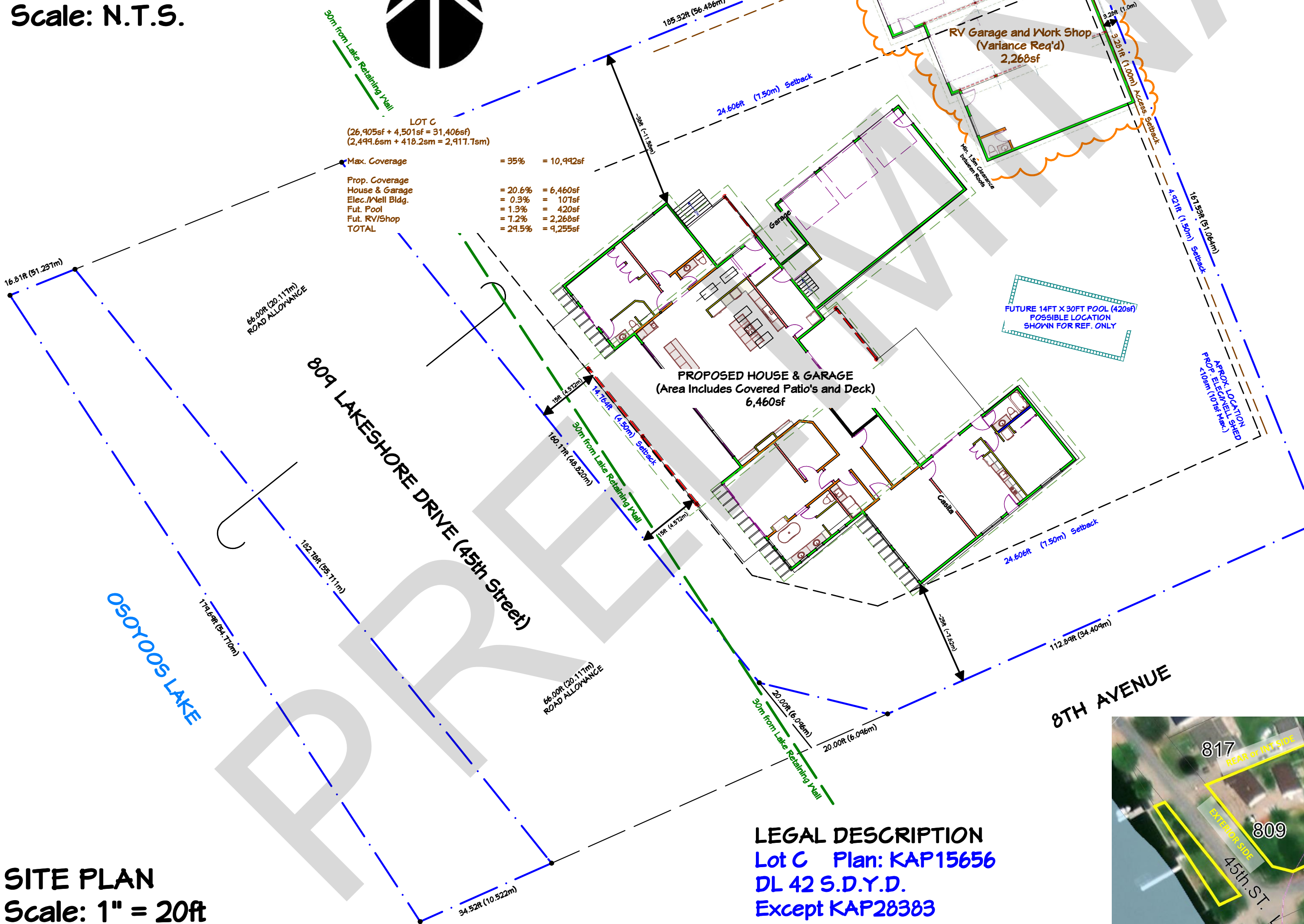




SITE AERIAL
Scale: N.T.S.



LEGAL DESCRIPTION
Lot C Plan: KAP15656
DL 42 S.D.Y.D.
Except KAP28383

SITE PLAN
Scale: 1" = 20ft

RDOS 'A' & 'C'
GROUND SNOW LOADS (Elevation)

0 - 500 meters (1,640ft)	- 23psf
501 - 750m (2,461ft)	- 42psf
751 - 1000m (3,281ft)	- 61psf
>1000m (>3,281ft)	- 86psf

ENERGY EFFICIENCY

RDOS 'A' & 'C' - Valley 3,250 degree days (285m to 500m) (935ft to 1,640ft) - ZONE 5
 RDOS 'A' & 'C' - Mountain 3,900 degree days (501m to 750m) (1,644ft to 2,461ft) - ZONE 5
 RDOS 'A' & 'C' - Mountain 4,400 degree days (751m to 1,000m) (2,464ft to 3,281ft) - ZONE 6
 RDOS 'A' & 'C' - Mountain 4,900 degree days (> 1,000m) (>3,284ft) - ZONE 6

KEREMEOS/CANSTON (B/G) Use Above

RDOS 'H' 4,250- 4,100 degree days
 Princeton -ZONE 6

GROUND SNOW LOADS (Elevation)

up to 850 meters (2,789ft)	-61psf
851 - 950 meters (3,117ft)	-75psf
951 - 1,100 meters (3,609ft)	-92psf

RDOS 'A', 'B', 'C', 'G', 'H'
MIN. DEPTH OF FROST PROTECTION (Elevation)

0 - 1,059m (3,474ft)	- 24"
> 1,060m (3,475ft)	- 48"

Actual Site Elevation = Osoyoos Valley Bottom

Riparian Issues No >30m
 Floodplain Issues Yes

A2

Date: 12/02/2021
 Page: 2 of 4
 Scale: As Indicated

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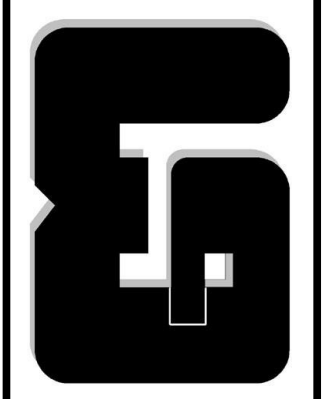
11.0 LOW DENSITY RESIDENTIAL

- 11.1 RESIDENTIAL SINGLE FAMILY ONE ZONE (RS1)**
- 11.1.1 Permitted Uses:**
Principal Uses:
 a) single detached dwellings;
Secondary Uses:
 b) accessory dwelling; subject to Section 7.11;^{ch0011}
 c) secondary suites, subject to Section 7.12;
 d) home occupations, subject to Section 7.17;
 e) bed and breakfast operations, subject to Section 7.19;
 f) accessory buildings and structures.
- 11.1.2 Site Specific Residential Single Family One (RS1s) Provisions:**
 a) see Section 17.8
- 11.1.3 Minimum Parcel Size:**
 a) 505 m², subject to servicing requirements
- 11.1.4 Minimum Parcel Width:**
 a) 16.0 metres
- 11.1.5 Maximum Number of Dwellings Permitted Per Parcel:**^{ch0011}
 a) one (1) principal dwelling unit; and
 b) one (1) secondary suite or one (1) accessory dwelling.
- 11.1.6 Minimum Setbacks:**
 a) Principal buildings:
 i) Front parcel line 7.5 metres
 ii) Rear parcel line 7.5 metres
 iii) Interior side parcel line 1.5 metres
 iv) Exterior side parcel line 4.5 metres
 b) Accessory buildings and structures:
 i) Front parcel line 7.5 metres
 ii) Rear parcel line 1.0 metres
 iii) Interior side parcel line 1.0 metres
 iv) Exterior side parcel line 4.5 metres
- 11.1.7 Maximum Height:**
 a) No building shall exceed a height of 10.0 metres;
 b) No accessory building or structure shall exceed a height of 4.5 metres.
- 11.1.8 Maximum Parcel Coverage:**
 a) 35%
- 11.1.9 Minimum Building Width:**^{ch0011}
 a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

Due to Local Codes, Regulations, Building Practices and/or specific Site Conditions, these drawings may not be suitable or legal for use in the construction of a building in all Localities. Consequently, these drawings are not to be used as a guide for construction unless the Owner/Builder has confirmed their suitability and until the drawings have been brought into conformity with all Local requirements. Additionally, Designs by Grant is unable to accept liability for the accuracy or overall integrity of these drawings in excess of original purchase price. Therefore the Buyer must verify all details and conditions in these drawings and assume responsibility for the same.

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