

PROJECT / ZONING DATA

PROJECT ADDRESS: 2636 FORSYTH DRIVE, PENTICTON, BC
LEGAL DESCRIPTION: LOT 1, PLAN KAP31967, DISTRICT LOT 4947, DISTRICT DIV OF YALE LAND DISTRICT
ZONING: SH4
SITE AREA: 77,407 sqft
FOOTPRINTS:
 EXISTING DWELLING: 2800 - sqft
 WORKSHOP: 790 - sqft

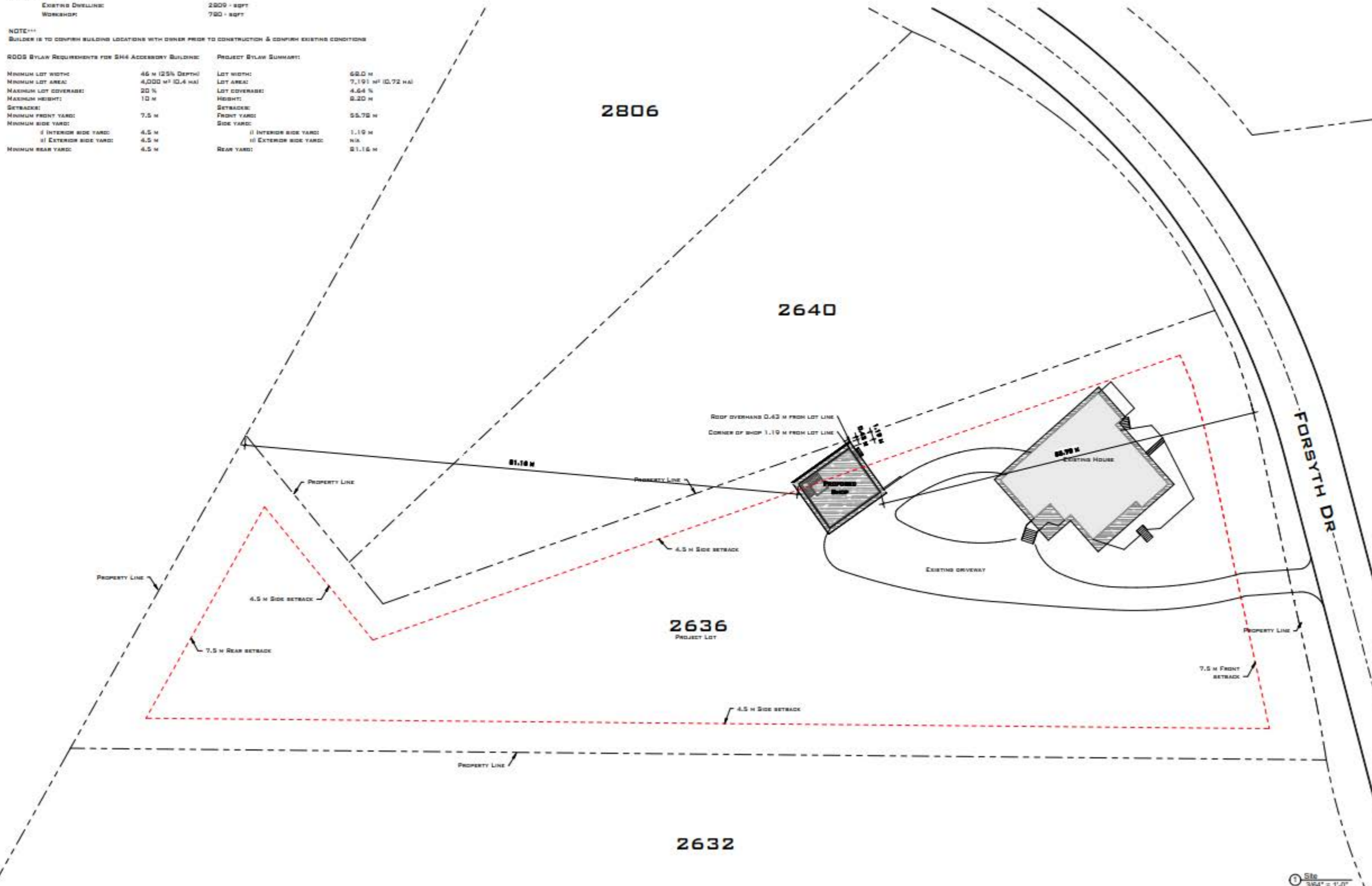
NOTE¹
 BUILDER IS TO CONFIRM BUILDING LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION & CONFIRM EXISTING CONDITIONS

RODS BYLAW REQUIREMENTS FOR SH4 ACCESSORY BUILDING:

MINIMUM LOT WIDTH: 46 M (25% DEPTH)
 MINIMUM LOT AREA: 4,000 M² (0.9 HA)
 MAXIMUM LOT COVERAGE: 20 %
 MAXIMUM HEIGHT: 10 M
SETBACKS:
 MINIMUM FRONT YARD: 7.5 M
 MINIMUM SIDE YARD:
 (i) INTERIOR SIDE YARD: 4.5 M
 (ii) EXTERIOR SIDE YARD: 4.5 M
 MINIMUM REAR YARD: 4.5 M

PROJECT BYLAW SUMMARY:

LOT WIDTH: 68.0 M
LOT AREA: 7,191 M² (0.72 HA)
LOT COVERAGE: 4.64 %
HEIGHT: 9.20 M
SETBACKS:
FRONT YARD: 55.78 M
SIDE YARD:
 (i) INTERIOR SIDE YARD: 1.19 M
 (ii) EXTERIOR SIDE YARD: N/A
REAR YARD: 31.16 M



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CONTRACTOR 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.

NO.	DATE	REVISION
1	08/30/2019	Issue for Variance
2	01/09/2020	Issue for BP
3	07/05/2021	BP Update

DATE: JULY 06, 2021
 JOB NO.: 190609
 SCALE: AS INDICATED

PROJECT TITLE:
LEPKE WORKSHOP

SHEET NUMBER:
A101

DRAWING TITLE:
SITE PLAN & SITE INFORMATION

1 Site
 3/64" = 1'-0"