

1 LEVEL 1 - SITE PLAN
A2.01 1" = 20'-0"

PARCEL SIZE		
Name	Area	Area (SM)
PARCEL SIZE	28,652 SF	2,661.8 m ²
PARCEL SIZE	11,923 SF	1,107.7 m ²
PARCEL SIZE	19,097 SF	1,774.2 m ²
PARCEL SIZE	59,672 SF	5,543.7 m ²

PARKING AREA		
Name	Area	Area (SM)
PARKING & DRIVEWAYS	3,430 SF	318.6 m ²

AMENITY AREA		
Name	Area	Area (SM)
SUITE AMENITY AREA	3,230 SF	300.1 m ²

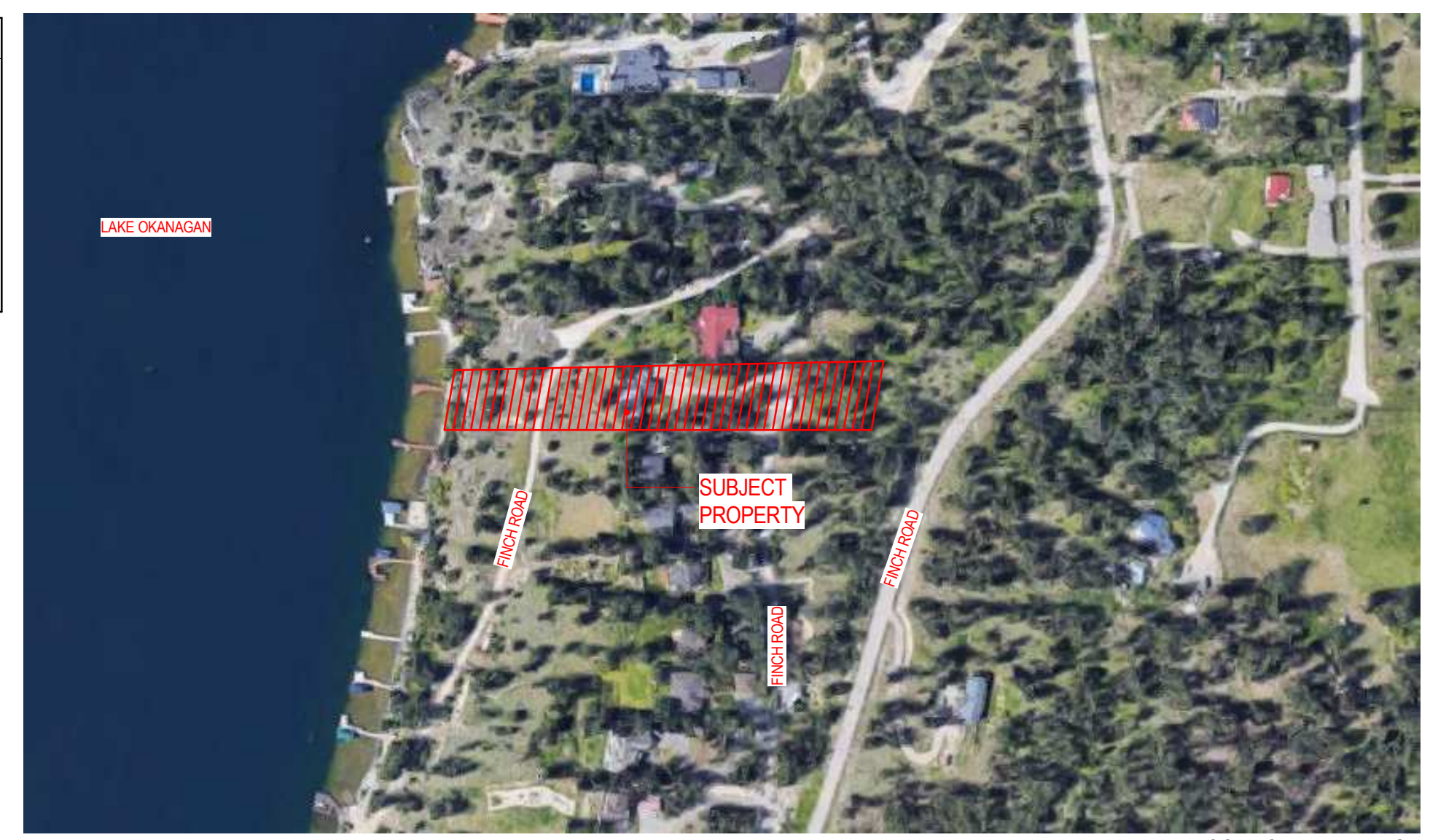
TOTAL BUILDING AREA		
Name	Area	Area (SM)
EXIST. GARAGE	480 SF	44.6 m ²
EXIST. HOUSE L1	1,696 SF	157.6 m ²
EXISTING BASEMENT	1,683 SF	156.4 m ²
NEW GARAGE	528 SF	49.0 m ²
RENO AREA	325 SF	30.2 m ²
SUITE L1	161 SF	14.9 m ²
SUITE L2	1,510 SF	140.3 m ²
	6,383 SF	593.0 m ²

ZONING SUMMARY		
5150 FINCH ROAD		
ADDRESS	5150 FINCH ROAD, LAKE COUNTRY, BC V4V 1N6	
LEGAL DESCRIPTION	LOT 10, SECTION 4, TOWNSHIP 20, PLAN KAP25111 PID: 005-670-128	
DEVELOPMENT PERMIT AREA	HILLSIDE & WILDFIRE & NATURAL ENVIRONMENT	
EXISTING ZONING	RR3	
PROPOSED ZONING	N/A	
EXISTING LEGAL USE	SINGLE FAMILY HOME	
PROPOSED LEGAL USE	SINGLE FAMILY HOME + SECONDARY SUITE	

ZONING REQUIREMENTS MAIN BUILDING		
	ZONING STANDARD	PROPOSED
FRONT SETBACK	4.5m (HOUSE) 6.0m (GARAGE)	37.95m (FOR NEW ADDITION)
SIDE SETBACK	3.0m	3.0m (FOR NEW ADDITION)
REAR SETBACK	6.0m	30.21m (UNCHANGED)
PARCEL SIZE	-	5,544sm
BUILDING HEIGHT	9.5m or 2 1/2 storeys	7.06m - OR 8.62m AVERAGE HEIGHT FROM WALKOUT
EXISTING PARCEL COVERAGE %	2,217sm (40%)	202.2sm (3.65%)
ADDITION PARCEL COVERAGE %	40%	94.1sm (1.69%)
TOTAL LEVEL 1 PARCEL COVERAGE %	40%	296.3sm (5.34%)
TOTAL PARKING COVERAGE %	-	318.6sm (5.75%)
TOTAL COMBINED COVERAGE %	50%	614.9sm (11.09%)

ZONING REQUIREMENTS SECONDARY SUITE (2 BED)		
	ZONING STANDARD	PROPOSED
SUITE AREA	90sm	155.2sm (VARIANCE REQD)
SUITE AREA / MAIN BUILDING AREA (%)	40%	155.2sm / 439sm = 35.4%
SUITE PARKING	2 SPACES	2 SPACES
SUITE AMENITY AREA	30sm	300sm

- RENOVATION NOTES:**
- EXISTING HOME TO REMAIN AS-IS. BUILDING PERMIT IS RELATED TO THE ADDITION ONLY.
 - THE EXISTING GARAGE WILL FOOTPRINT WILL REMAIN AS-IS. THE TRUSSES WILL BE REPLACED WITH FLOOR JOISTS. AS THE 2ND LEVEL WILL BECOME CONDITIONED SPACE. WOOD FRAMED CRICKETS WILL BE ADDED TO THE EXISTING ROOF STRUCTURE TO ENSURE POSITIVE DRAINAGE.
 - THE ADDITION WILL CONSIST OF A NEW BONUS ROOM, A SECOND GARAGE, AND A 2 BED, 2 BATH SUITE ON THE SECOND LEVEL. THE SUITE WILL REQUIRE A VARIANCE, AS IT IS LARGER THAN ALLOWED WITHIN THE BYLAW.



LOCATION MAP - N.T.S



UPDATES - 2024-09-11

No	Dat	Revisi
0	2023-08-3	ISSUED FOR DEVELOPMENT
0	2024-06-2	ISSUED FOR BUILDING

Project
5150 FINCH ROAD

Drawing
SITE PLAN & ZONING

Drawing
A2.01

5150 FINCH ROAD, LAKE COUNTRY, BC, V4V 1N6
LOT 10, SECTION 4, TOWNSHIP 20, PLAN KAP25111

Job 18 - 1816
Scale As indicated

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