



Project Information	
Civic Address	40 Morrissey Creek Rd, Grand Forks, BC
Legal Description	Lot 5, Plan KAP3072, District Lot 653, Similkameen Div of Yale Land District
PID	010 900 233
Lot Area	177000 m²
Zoning Bylaw	City of Grand Forks
Zoning Classification	S4 - Rural Residential Zone
Minimum Setbacks	Front 6.0 m Rear 6.0 m Interior 3.0 m Exterior 4.6 m
Maximum Building Height	10.0 m
Maximum Lot Coverage	50%

Areas Calculation	
Existing Residence	approx. 110 m²
Proposed House	approx. 270 m²
Lot Area	177000 m²
Lot Coverage	380m² = 0.22%



1 Site Plan
1:1000

1 Dec 08 2022 For Permit		
#	Date	Description
Revision Schedule		
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company information		
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project information		
Wendland Property Rezoning		
40 Morrissey Creek Rd, Grand Forks, BC		
file	22-025	
sheet name	Site Plan	
drawn	sheet	A1.0
EX		
checked		
AK		
date	revision	1
Dec.04.2022		