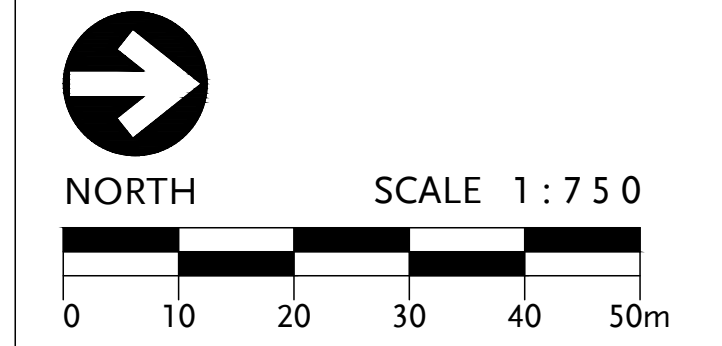


PRELIMINARY SUBDIVISION  
NOT FOR CONSTRUCTION

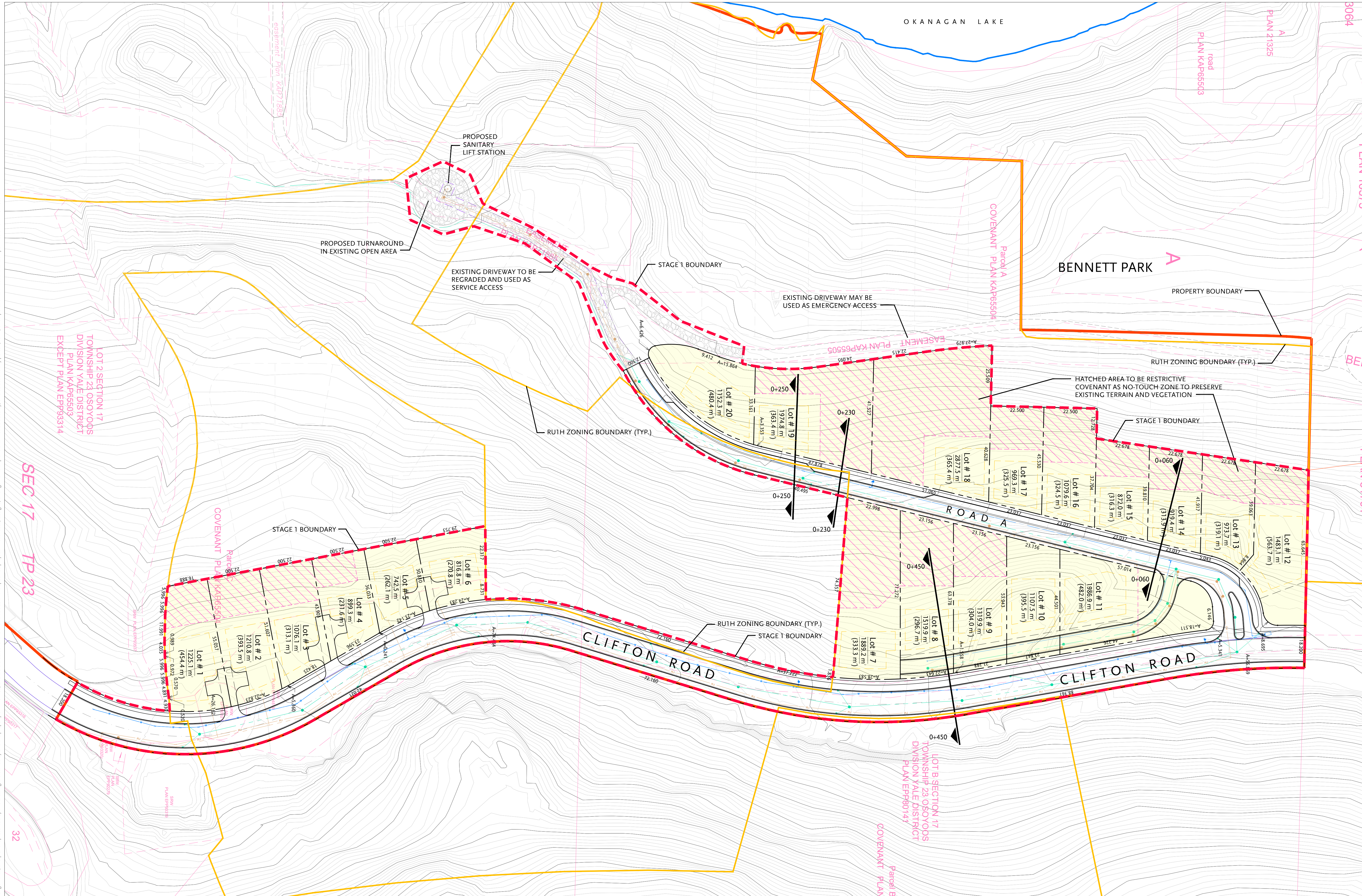
DATE 14 JULY 2023  
PROJECT NUMBER EG53 North Clifton  
DRAWN BY  
CHECKED BY



**NORTH CLIFTON ESTATES**  
KELOWNA, BC

**PHASE 2 STAGE 1  
PRELIMINARY  
SUBDIVISION PLAN**

**P-101**



Phase 2 Stage 1 Subdivision is within two parcels. Legal description:  
LOT B SECTION 17 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN EPP80141 and  
LOT 2 SECTION 17 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP65503 EXCEPT PLAN EPP93314

CIVIC ADDRESS: 1602 and 1885 Bennet Road, Kelowna, BC

**NOTES:**

Minimum Lot Area = 450m<sup>2</sup>  
Min. Building Envelope = 150m<sup>2</sup>  
Maximum Site Coverage = 40%

Zone RU1H setbacks apply, with exception of  
steep lots requesting reduced front setback per  
Hillside Development Standards

Minimum Front Yard Setback = 4.5m  
Minimum Site Yard Setback = 2.1m  
Minimum Rear Yard Setback = 7.5m  
Wider than deep Lot Min. Rear Setback = 4.5m  
Garage front setback = 6.0m  
Minimum Hillside Front Yard Setback = 2.1m  
Max. Driveway Grade = 15%  
Max. Parking Space Grade = 8%  
shared driveway 90m max.