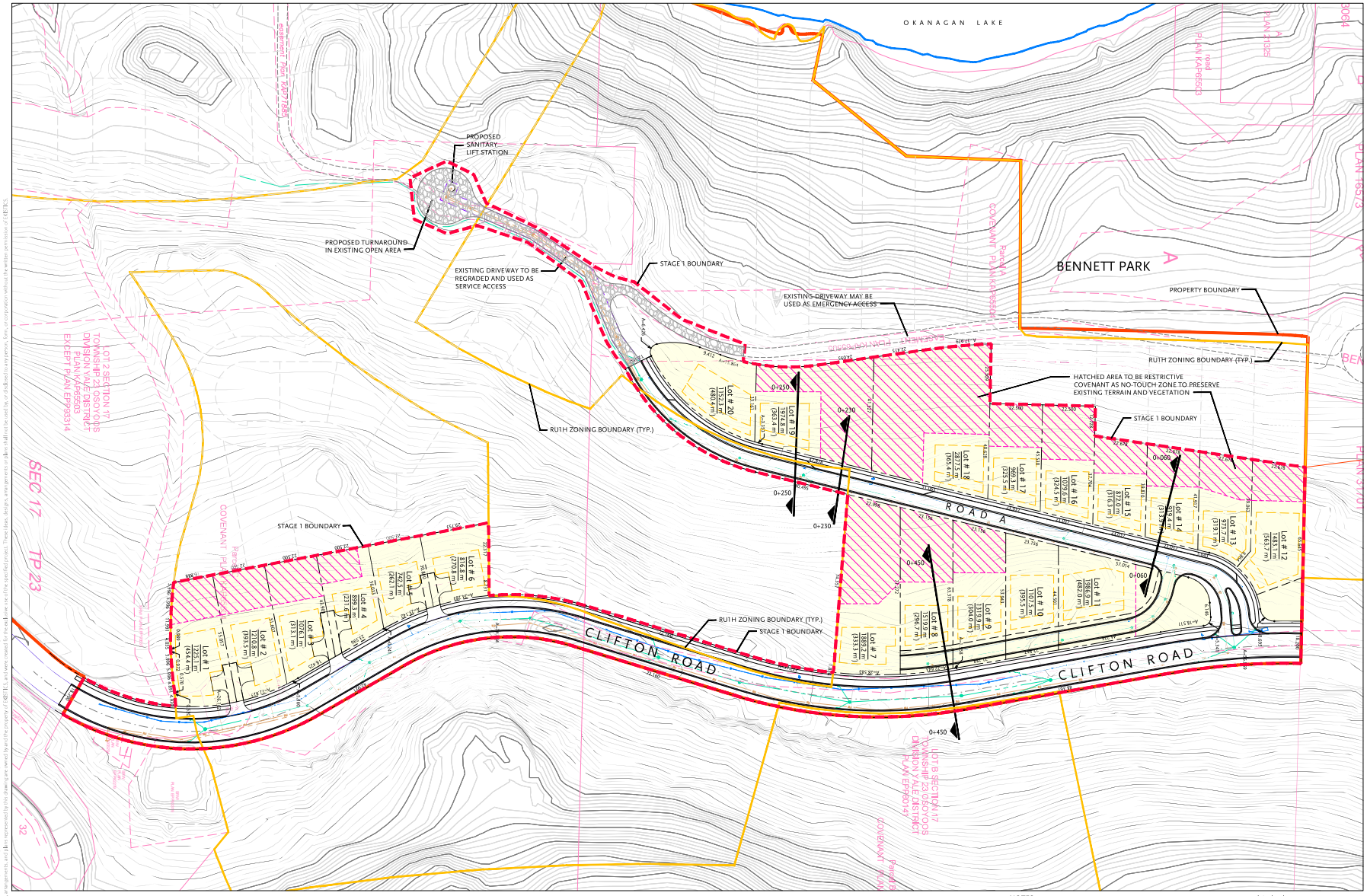

Phase 2 Stage 1 Subdivision is within two parcels. Legal description:
LOT B SECTION 17 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN EPP80141 and
LOT 2 SECTION 17 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN KAP65503 EXCEPT PLAN EPP93314

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

NOTES:

Minimum Lot Area = 450m2
Min. Building Envelope = 150m2
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.

EKISTICS
Town Planning
1925 Main Street
Vancouver, BC
Canada, V5T3C1
+1 604 739 7532
ekistics.com

PREPARED FOR:
LAKESIDE COMMUNITIES INC.
#900 - 10310 Jasper Avenue, Edmonton, AB T5J1Y8
t:780-945-4704

IN COOPERATION WITH:
Aplin & Martin Consultants
CIVIL ENGINEERING
1258 Ellis Street, Kelowna, B.C. V1Y 1Z4
t:250-448-0157

PRELIMINARY SUBDIVISION
NOT FOR CONSTRUCTION

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

NORTH SCALE 1:750
0 10 20 30 40 50m

NORTH CLIFTON ESTATES
KELOWNA, BC

PHASE 2 STAGE 1 PRELIMINARY SUBDIVISION PLAN

P-101

Date: 14 July 2023 3:43pm \\ETHEKS\ISETLAB\WORK\23-148\CIVIL\North Clifton Lands\04-Design\01\02\2023-06-23-SDM-PASS-P101.dwg
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