

N



SHEERWATER CT

CLIFTON RD N

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148

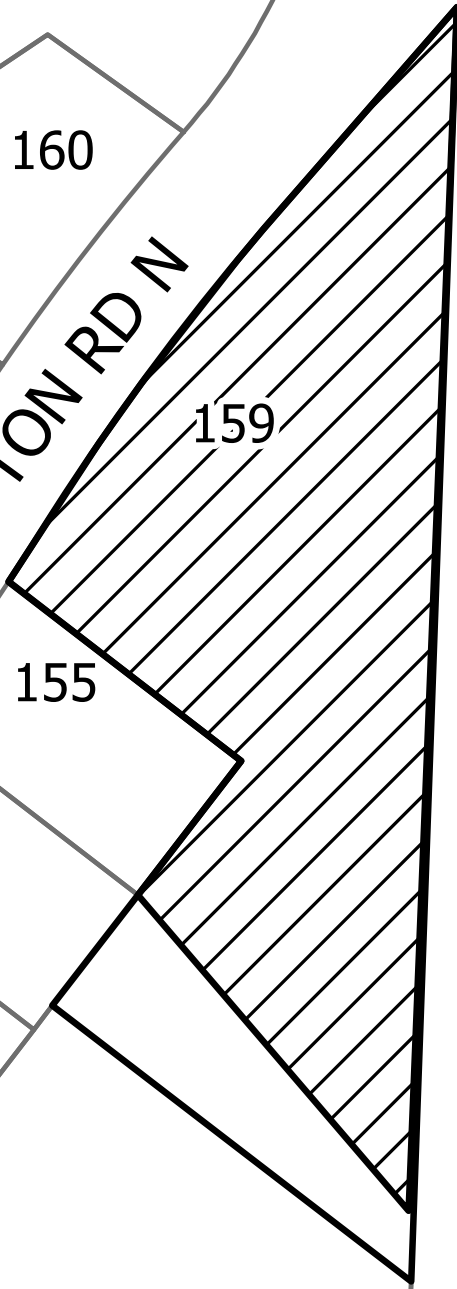
151

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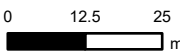
135



MAP "A" OCP AMENDMENT OCP23-0007

-  NAT - Natural Area to S-RES - Suburban Residential
-  Subject Property

This map is for general information only.
The City of Kelowna does not guarantee its
accuracy. All information should be verified.



Rev. Friday, February 9, 2024



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MAP "B" ZONING AMENDMENT Z23-0046

-  RR1 - Large Lot Rural Residential to RR2 - Small Lot Rural Residential
-  RR1 - Large Lot Rural Residential to RU1 - Large Lot Housing
-  Subject Property

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accuracy. All information should be verified.

0 12.5 25
m

Rev. Thursday, February 8, 2024





LEGAL DESCRIPTION:
 LOT 1, PLAN EPP12985, SECTION 19, TOWNSHIP 27, O.D.Y.D.
CIVIC ADDRESS: 159 CLIFTON ROAD NORTH
DESIGN CRITERIA:
 EXISTING ZONING RR1
 PROPOSED ZONING RU1
 DEVELOPMENT PERMIT CONDITIONS:
 HAZARDOUS CONDITIONS
 NATURAL ENVIRONMENTAL
 WILD LAND FIRE HAZARD

SETBACKS:
 FRONT YARD* 3.0m
 GARAGE** 6.0m
 SIDE YARD*** 2.1m
 YEAR YARD 7.5m
 * BASED ON SUB-URBAN RESIDENTIAL (S-RES)
 ** MEASURED FROM EDGE OF PAVEMENT.
 ***SIDE YARD SETBACK IS BASED ON 2 OR 2½ STOREY.

ROAD TYPE: COLLECTOR-CLASS 1
 SS-R5 (20.0m R.O.W.)

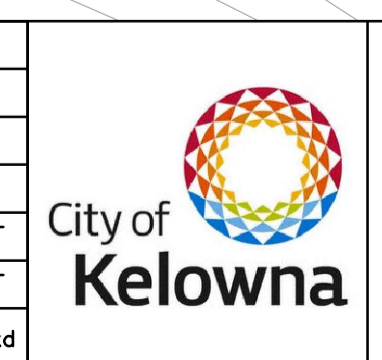


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ATTACHMENT A
 This forms part of application
 # OCP23-0007 Z23-0046

Planner Initials **MT**

No.	YY.MM.DD	By	Issued	Chkd	No.	YY.MM.DD	By	Revision	Chkd
1	23.09.12	ST	PRELIMINARY LAYOUT REVIEW	ST	1	23.09.12	MD	FOR CITY COMMENTS	ST
					2	24.01.22	MD	CHANGED TO 2 LOT SUBDIVISION	ST



Drawn	MD
Design	ST
Approved	
Date	JANUARY 2023
Scale	1:250

THE CITY OF KELOWNA
 ENGINEERING DEPARTMENT
159 CLIFTON ROAD NORTH
PRELIMINARY LAYOUT REVIEW
2 LOT SINGLE FAMILY SUBDIVISION

Division	MUNICIPAL
Drawing No.	PLR-01
Rev No.	2

\\fsz02\Projects\Projects-2022\22079 - 159 Clifton Rd N\CAD\DESIGN-SET\PLR\22079-PLR-01.dwg January 12, 2024 Michael De Bonis

PLR