

**SCHEDULE A.6**

RDNO Application/File No. 20-1165-CSS-SUB

**Regional District of North Okanagan**

9848 Aberdeen Road

Coldstream, BC V1B 2K9

Tel: (250) 550-3700 / Fax: (250) 550-3701 / info@rdno.ca

**RECEIVED**  
Feb 16, 2021  
~~OCT 19 2020~~

**APPLICATION FOR A STRATA SUBDIVISION**

REGIONAL DISTRICT OF  
NORTH OKANAGAN

<b>FOR OFFICE USE ONLY:</b>	
APPLICATION FEE OF \$ <u>1000.00</u>	RECEIVED BY:
RECEIPT NO.: <u>1884/10</u>	
DATE: <u>Feb 16, 2021</u>	
PRELIMINARY REVIEW BY:	

**PAID**  
Feb 16/21

I/We hereby make application under Section 242 of the Strata Property Act

For the property described as in the attached form (legal description of property):

Lot B, Bcn MAP 70786, District Lot 1355, Okanagan  
Div of Yale Land Pict: 025-332-864

and located at (street address or general location):

148 Silver Lake Lane

October 13, 2020  
Date

[Signature]  
Applicant's Signature

THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT:

October 13, 2020  
Date

[Signature]  
Registered Owner's Signature

Date

Registered Owner's Signature

Where the applicant is **NOT** the REGISTERED OWNER(S), the Application must be signed by the **REGISTERED OWNER(S)**, or his AUTHORIZED AGENT (use a separate sheet if necessary)

**STRATA SUBDIVISION INFORMATION FORM**

THE INFORMATION REQUESTED IN THIS FORM IS REQUIRED TO EXPEDITE THE APPLICATION AND ASSIST THE STAFF IN PREPARING A RECOMMENDATION.

The form is to be completed in full and submitted with all requested information, Strata Subdivision Application, Application Fee, and Title Search or Certificate of Indefeasible Title for the subject property.

**1. Applicant and Registered Owner(s)**

Applicant's Name(s):

Russey &amp; Heubrich

Registered Owner's Name(s):

- Todd Buchanan

A copy of a Title Search, or a copy of a Certificate of Indefeasible Title, dated no more than thirty (30) days prior to submission of the application, must accompany the application as a proof of ownership.

Agent Authorization (if applicable) must accompany this application form.

**2. Application Process**

If this application is approved by the Regional Board it will be conditional with respect to provision of the following:

- parking requirements (2 parking stalls per dwelling unit) or as required by the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003 with respect to Commercial/Industrial development;
- parking requirements as required by the Silver Star Zoning Bylaw No. 1926, 2004;
- if within a water metered area, provision of one meter per dwelling unit; and
- the Building Inspector and Fire Prevention Officer will undertake inspections to ensure that the building meets all requirements of the applicable Building and Plumbing Codes with respect to construction.

cc both files

**Strata Conversion Applications for Vance Creek Hotel and The Chilcoot Lodge**

Attention: Caren Walker;

I first commenced voice and email dialogue with you relative to an interest/quest we had in converting the Residential and Commercial Long-Term Lease interests, extant in the Vance Creek Hotel and Chilcoot Lodge, to Strata Title interest, in December 2014.

As situations/circumstances changed we abandoned our quest to achieve stratification but have now, due to recent events, decided it is imperative we proceed with stratification.

Through our correspondence together please know I am aware that this a complex proposal, that there is an application fee of \$700 for each parcel, (cheques attached to applications)) and a \$40 downline fee for each strata lot created. I am further aware that:

1. **Title:** I require Certificates of Indefeasible Title for the buildings; they are included with the applications.
2. **Parking:** I am aware that there are parking requirements as they relate to the Village Commercial Zoning dictates for the Vance Creek Hotel and Chilcoot Lodge Buildings and acknowledge that the Buildings will need to meet the Building Inspector and Fire Department specifications with regard to access, BC Building Code, Fire Code etc. – This may involve engaging a Professional to report on those matters and that upon review of the proposal, additional information may be required during the process. As it pertains to parking, please find attached the Vance Creek Hotel and Chilcoot Lodge parking requirements as per RDNO Building/parking requirements. We will be presenting a comprehensive parking scheme, in the near term, in efforts to satisfy the parking requirements – attached is a site plan indicating the parking changes/additions proposed. We will be pursuing a Parking Requirement variance and have compelling rationale to support our variance application.
3. **Water Metering:** It is understood that Silver Star is a water metered area and that one meter per dwelling unit is called for. We will be pursuing a variance with respect to water meter installation, will site variance precedents on Silver Star where water meters have been required but not installed and provide compelling rationale to support our variance application.
4. **Elevation drawings:** – Will be supplied in the near term.
5. **Floor Plans:** Will be supplied in the near term.
6. **Strata Subdivision Boundaries:** Will be supplied in the near term.
7. **Leaseholder Signatures:** This may be a condition either before or after the Regional Board considerations.
8. **Sprinkling:** The Building Bylaws will dictate that the Vance Creek Hotel and Chilcoot Lodge will need to be sprinklered. The Chilcoot Building is sprinklered currently. The Vance Creek will be sprinklered.

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NORTH OKANAGAN

#### **4. Reasons in support of Application**

Silver Star Club Resort is of the opinion that a conversion, of the Long Term Lease Holdings , in the Vance Creek Hotel and Chilcoot Lodge and Conference Centre, to Strata Title will be beneficial to both the Long Term Lease Holders and Regional District of the North Okanagan. Benefit to the Interest Holders will be primarily through enhanced sale liquidity. Benefits to the Regional District of the North Okanagan will be through increased property tax revenue through the Strata Title creation.

Vance Creek Hotel Parking Requirements

	Space	Size - ft. sq.	Size - m. sq.	# rooms	# beds	Parking Regd	Loading
1	Vance Creek - Red Antler	2695	250	0	0		1 (9.0x2.4x3.7h)
2	Vance Creek - 1609 Restaurant	2134	198	0	0		
3	Vance Creek - Village Ski Shop	1329	123	0	0		
4	Vance Creek - Isidores Restaurant	1294	120	0	0		
5	Vance Creek - Coldstream Retail	1160	108	0	0		
6	Vance Creek - Remax Office	1197	111	0	0		
7	Vance Creek - Bugaboos Bakery	1294	120	0	0		5
8	Vance Creek - unit 201	507	47	2	2	1.3	
9	Vance Creek - unit 202	507	47	2	2	1.3	
10	Vance Creek - unit 203	507	47	2	2	1.3	
11	Vance Creek - unit 204	507	47	2	2	1.3	
12	Vance Creek - unit 205	237	22	1	1	1	
13	Vance Creek - unit 206	507	47	2	2	1.3	
14	Vance Creek - unit 207	507	47	2	2	1.3	
15	Vance Creek - unit 208	507	47	2	2	1.3	
16	Vance Creek - unit 209	507	47	2	2	1.3	
17	Vance Creek - unit 210	237	22	1	1	1	
18	Vance Creek - unit 302	507	47	2	2	1.3	
19	Vance Creek - unit 303	507	47	2	2	1.3	
20	Vance Creek - unit 304	507	47	2	2	1.3	
21	Vance Creek - unit 305	507	47	2	2	1.3	
22	Vance Creek - unit 306	507	47	2	2	1.3	
23	Vance Creek - unit 307	237	22	2	2	1.3	
24	Vance Creek - unit 308	507	47	2	2	1.3	
25	Vance Creek - unit 309	507	47	2	2	1.3	
26	Vance Creek - unit 310	507	47	2	2	1.3	
27	Vance Creek - unit 311	507	47	2	2	1.3	
28	Vance Creek - unit 312	507	47	2	2	1.3	
		20934	1942	40	40		31.7

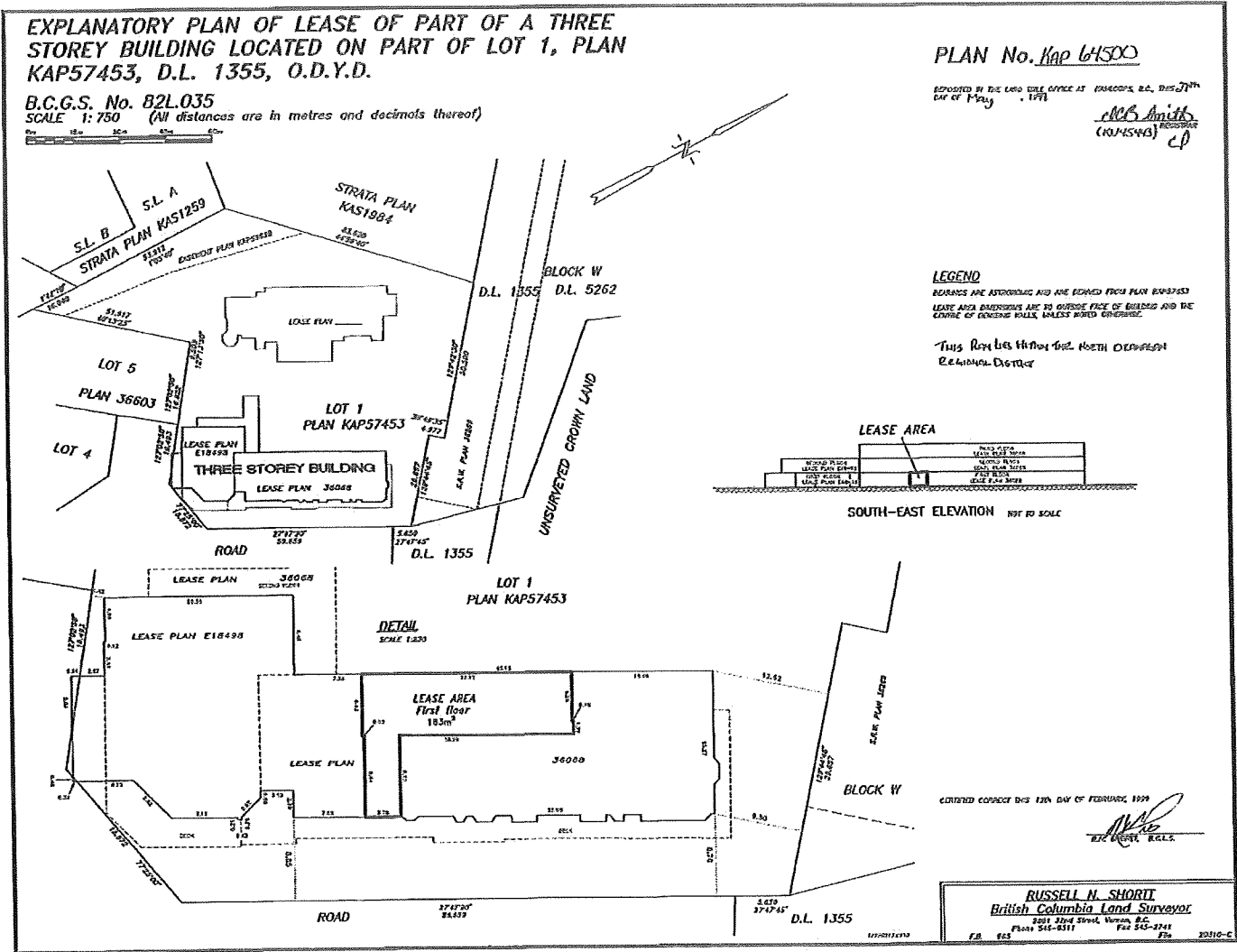
REGIONAL DISTRICT OF  
NORTH OKANAGAN

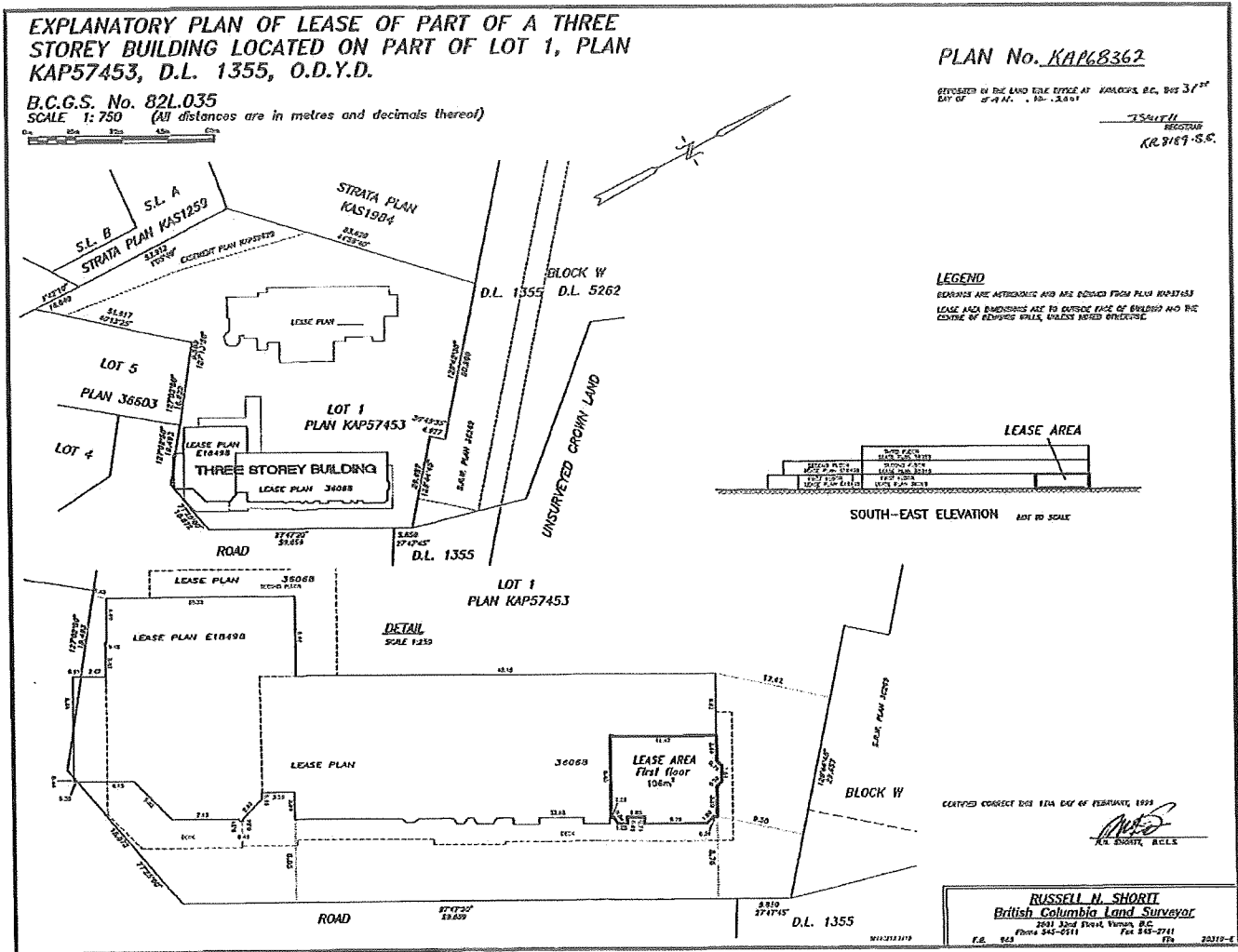
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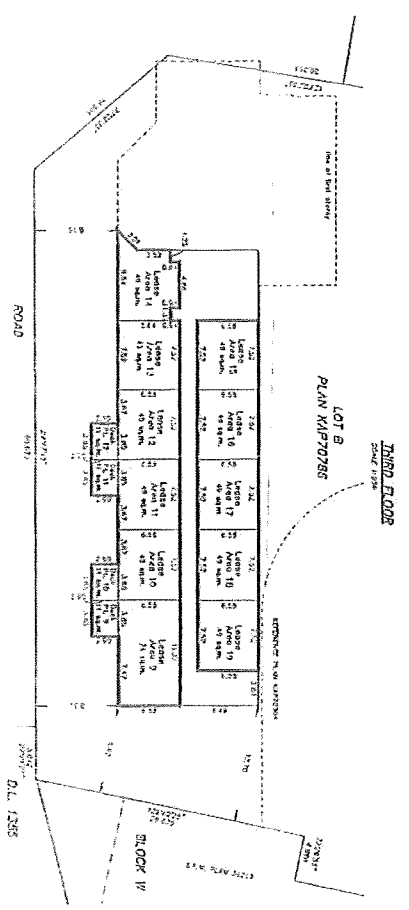
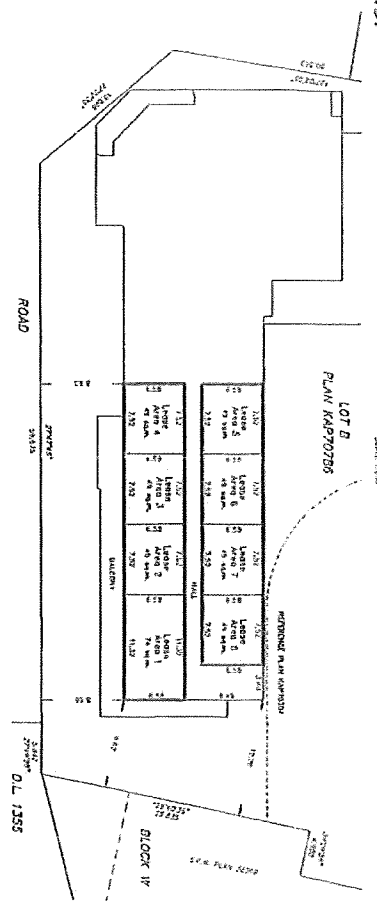
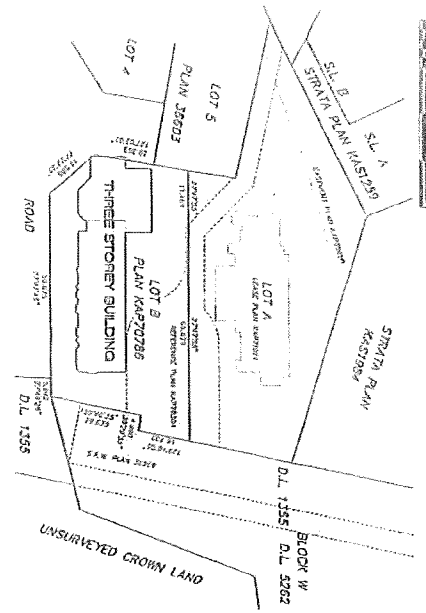






**EXPLANATORY PLAN OF LEASE OF PART OF A 3 STOREY BUILDING  
LOCATED ON LOT B, PLAN KAP70786, D.L. 1356, O.D.Y.D.**

Partment to Section 98 of the Land Use Act  
B.C.S. No. 821.035  
SCALE 1:250 (All distances are in metres and decimals thereof)



PLAN No. KAP 70786  
DATE 2011

DESIGNED BY: S. LISCHKA  
DATE: 2011

**LEGEND**  
DIMENSIONS ARE GIVEN IN METRES  
UNLESS OTHERWISE SPECIFIED

NOT MADE UP INTO THE ORIGINAL PLAN BY MEANS OF A COPY

**ELEVATIONS**

South-East Elevation

Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12	Level 13	Level 14	Level 15	Level 16	Level 17	Level 18	Level 19	Level 20	Level 21	Level 22	Level 23	Level 24	
1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

South-West Elevation

Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12	Level 13	Level 14	Level 15	Level 16	Level 17	Level 18	Level 19	Level 20	Level 21	Level 22	Level 23	Level 24	
1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

North-East Elevation

Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12	Level 13	Level 14	Level 15	Level 16	Level 17	Level 18	Level 19	Level 20	Level 21	Level 22	Level 23	Level 24	
1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

North-West Elevation

Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12	Level 13	Level 14	Level 15	Level 16	Level 17	Level 18	Level 19	Level 20	Level 21	Level 22	Level 23	Level 24	
1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

DESIGNED BY: S. LISCHKA  
DATE: 2011  
DRAWN BY: S. LISCHKA  
DATE: 2011  
CHECKED BY: S. LISCHKA  
DATE: 2011  
APPROVED BY: S. LISCHKA  
DATE: 2011

**EXPLANATORY PLAN OF LEASE OF PART OF A 3 STOREY BUILDING  
LOCATED ON LOT B, PLAN KAP70786, D.L. 1356, O.D.Y.D.**

Pursuant to Section 99 of the Land Title Act  
B.C.S. No. 821,035  
Scale: 1:200 (All distances are in metres and decimals thereof)

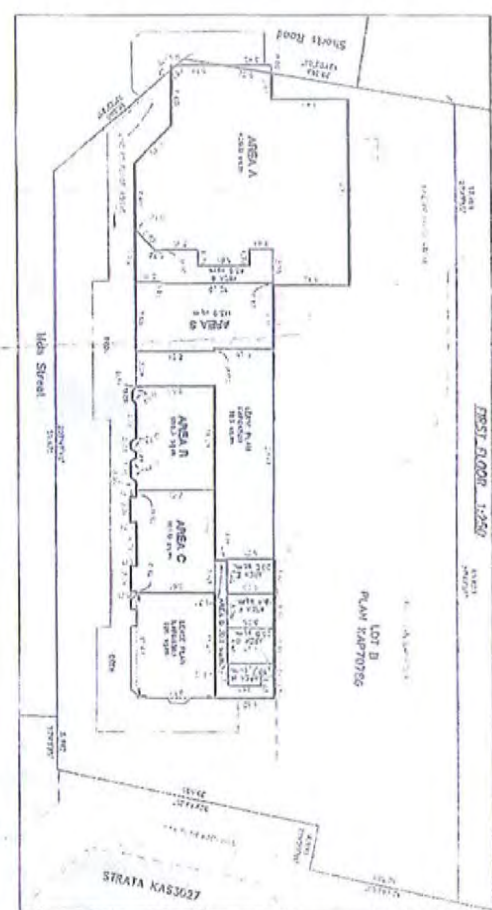
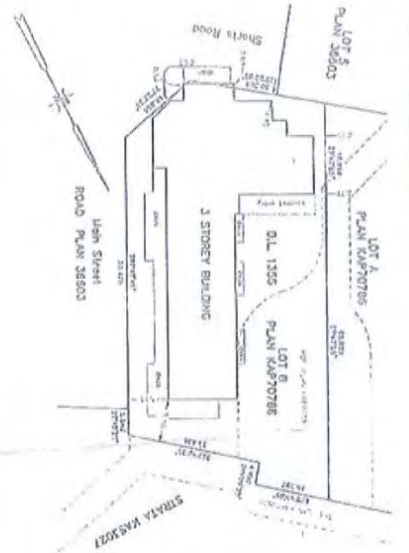


TABLE OF DIMENSIONS

NO.	DESCRIPTION	LENGTH (M)	BREADTH (M)	AREA (SQ. M)
1	AREA A	12.15	10.15	123.34
2	AREA B	12.15	10.15	123.34
3	AREA C	12.15	10.15	123.34
4	AREA D	12.15	10.15	123.34
5	AREA E	12.15	10.15	123.34
6	AREA F	12.15	10.15	123.34
7	AREA G	12.15	10.15	123.34
8	AREA H	12.15	10.15	123.34
9	AREA I	12.15	10.15	123.34
10	AREA J	12.15	10.15	123.34
11	AREA K	12.15	10.15	123.34
12	AREA L	12.15	10.15	123.34
13	AREA M	12.15	10.15	123.34
14	AREA N	12.15	10.15	123.34
15	AREA O	12.15	10.15	123.34
16	AREA P	12.15	10.15	123.34
17	AREA Q	12.15	10.15	123.34
18	AREA R	12.15	10.15	123.34
19	AREA S	12.15	10.15	123.34
20	AREA T	12.15	10.15	123.34
21	AREA U	12.15	10.15	123.34
22	AREA V	12.15	10.15	123.34
23	AREA W	12.15	10.15	123.34
24	AREA X	12.15	10.15	123.34
25	AREA Y	12.15	10.15	123.34
26	AREA Z	12.15	10.15	123.34

PLAN No. KAP 85512  
 Drawn by: DEC 7 2007  
 G. JOHNSTON

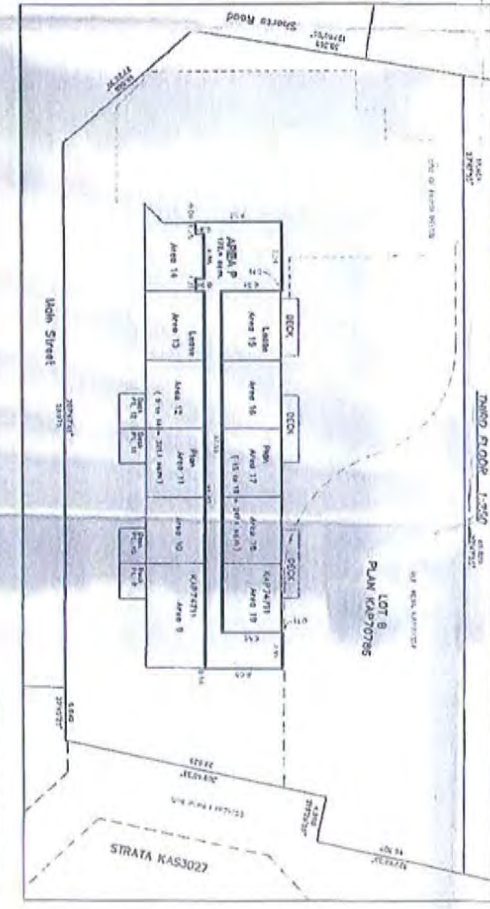
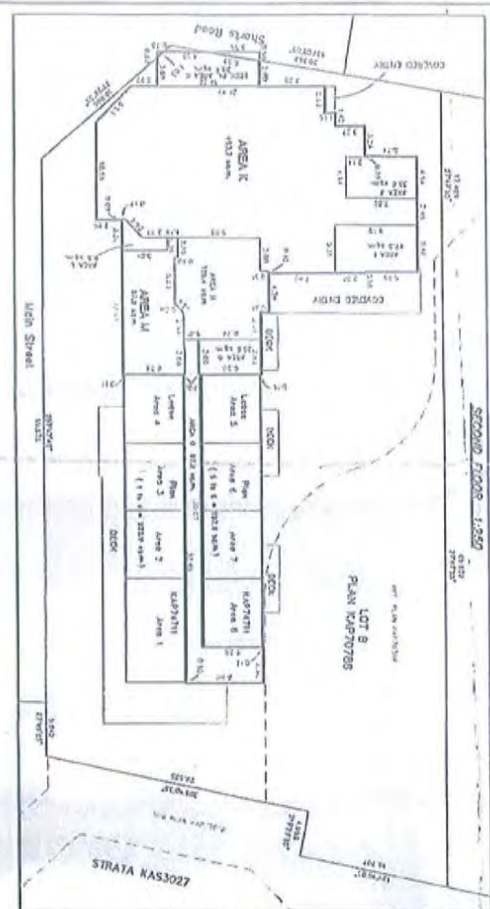


Table of dimensions for the second floor plan.

NO.	DESCRIPTION	LENGTH (M)	BREADTH (M)	AREA (SQ. M)
1	AREA A	12.15	10.15	123.34
2	AREA B	12.15	10.15	123.34
3	AREA C	12.15	10.15	123.34
4	AREA D	12.15	10.15	123.34
5	AREA E	12.15	10.15	123.34
6	AREA F	12.15	10.15	123.34
7	AREA G	12.15	10.15	123.34
8	AREA H	12.15	10.15	123.34
9	AREA I	12.15	10.15	123.34
10	AREA J	12.15	10.15	123.34
11	AREA K	12.15	10.15	123.34
12	AREA L	12.15	10.15	123.34
13	AREA M	12.15	10.15	123.34
14	AREA N	12.15	10.15	123.34
15	AREA O	12.15	10.15	123.34
16	AREA P	12.15	10.15	123.34
17	AREA Q	12.15	10.15	123.34
18	AREA R	12.15	10.15	123.34
19	AREA S	12.15	10.15	123.34
20	AREA T	12.15	10.15	123.34
21	AREA U	12.15	10.15	123.34
22	AREA V	12.15	10.15	123.34
23	AREA W	12.15	10.15	123.34
24	AREA X	12.15	10.15	123.34
25	AREA Y	12.15	10.15	123.34
26	AREA Z	12.15	10.15	123.34

Table of dimensions for the third floor plan.

NO.	DESCRIPTION	LENGTH (M)	BREADTH (M)	AREA (SQ. M)
1	AREA A	12.15	10.15	123.34
2	AREA B	12.15	10.15	123.34
3	AREA C	12.15	10.15	123.34
4	AREA D	12.15	10.15	123.34
5	AREA E	12.15	10.15	123.34
6	AREA F	12.15	10.15	123.34
7	AREA G	12.15	10.15	123.34
8	AREA H	12.15	10.15	123.34
9	AREA I	12.15	10.15	123.34
10	AREA J	12.15	10.15	123.34
11	AREA K	12.15	10.15	123.34
12	AREA L	12.15	10.15	123.34
13	AREA M	12.15	10.15	123.34
14	AREA N	12.15	10.15	123.34
15	AREA O	12.15	10.15	123.34
16	AREA P	12.15	10.15	123.34
17	AREA Q	12.15	10.15	123.34
18	AREA R	12.15	10.15	123.34
19	AREA S	12.15	10.15	123.34
20	AREA T	12.15	10.15	123.34
21	AREA U	12.15	10.15	123.34
22	AREA V	12.15	10.15	123.34
23	AREA W	12.15	10.15	123.34
24	AREA X	12.15	10.15	123.34
25	AREA Y	12.15	10.15	123.34
26	AREA Z	12.15	10.15	123.34

also see R200362 for lease  
 lease plan - but no units are listed on title under this plan

DATE: 2007-12-07  
 DRAWN BY: G. JOHNSTON  
 CHECKED BY: G. JOHNSTON  
 PROJECT: EXPLANATORY PLAN OF LEASE OF PART OF A 3 STOREY BUILDING

