

SCHEDULE A.6

RDNO Application/File No. 21-0155-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

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Feb 16 '21
OCT 19 2020

**REGIONAL DISTRICT OF
NORTH OKANAGAN**

APPLICATION FOR A STRATA SUBDIVISION

FOR OFFICE USE ONLY:	
APPLICATION FEE OF \$ <u>1000.⁰⁰</u>	RECEIVED BY:
RECEIPT NO.: <u>1884/21</u>	
DATE: <u>Feb 16, 2021</u>	
PRELIMINARY REVIEW BY:	

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 A, Plan KAP 70786, District Lot 1355
Osoyoos Division of Yale Land Pld: 025-332-856

and located at (street address or general location):

150 Silver Lake Lane

October 13, 2020
Date

Russell Jacobich
Applicant's Signature

THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT:

October 13, 2020
Date

Justal Buchanan
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 SUBVISION 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):



Rosy Afabir h

Registered Owner's Name(s):



Walter Buckman

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.

This strata subdivision application may be circulated to the following agencies for their comments:

Engineering Department

Parks and Recreation Department

Office Copy

Regional Fire Prevention Officer/Fire Chief

BC Hydro

Ministry of Forests

Telus

Building Inspection Department

Terasen Gas

BC Assessment Authority

Cable TV Company (SHAW)

Canada Post

Improvement District

Archaeological Sites Branch

Ministry of Transportation

Adjacent Municipality or Regional District

Interior Health Authority

Heritage Branch

Advisory Planning Commission

Other

4. Reasons in Support of Application

Reasons and comments in support of the application (use separate sheet if necessary):

See attached

October 13, 2010

Date



Applicant's Signature

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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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.

Chilcoat Lodge and Conference Centre Parking Requirements

	Space	Size - ft. sq.	Size - m. sq.	# rooms	# beds	Parking Regd	Loading
1	Chilcoat - Conference Centre	2965	275	0	0	5	1 (9.0x2.4x3.7h)
2	Chilcoat - Unit 231	237	22	1	2	1.3	
3	Chilcoat - Unit 232	561	52	2	2	1.3	
4	Chilcoat - Unit 233	561	52	2	2	1.3	
5	Chilcoat - Unit 234	237	22	1	2	1.3	
6	Chilcoat - Unit 235	561	52	2	2	1.3	
7	Chilcoat - Unit 236	237	22	1	2	1.3	
8	Chilcoat - Unit 237	237	22	1	2	1.3	
9	Chilcoat - Unit 238	561	52	2	2	1.3	
10	Chilcoat - Unit 239	237	22	1	2	1.3	
11	Chilcoat - Unit 240	561	52	2	2	1.3	
12	Chilcoat - Unit 241	561	52	2	1	1	
13	Chilcoat - Unit 242	237	22	1	2	1.3	
14	Chilcoat - Unit 331	237	22	1	2	1.3	
15	Chilcoat - Unit 332	561	52	2	2	1.3	
16	Chilcoat - Unit 333	561	52	2	2	1.3	
17	Chilcoat - Unit 334	237	22	1	2	1.3	
18	Chilcoat - Unit 335	561	52	2	2	1.3	
19	Chilcoat - Unit 336	237	22	1	2	1.3	
20	Chilcoat - Unit 337	237	22	1	2	1.3	
21	Chilcoat - Unit 338	561	52	2	2	1.3	
22	Chilcoat - Unit 339	237	22	1	2	1.3	
23	Chilcoat - Unit 340	561	52	2	2	1.3	
24	Chilcoat - Unit 341	561	52	2	2	1.3	
25	Chilcoat - Unit 342	237	22	1	2	1.3	
26	Chilcoat - Unit 431	237	22	1	2	1.3	
27	Chilcoat - Unit 432	561	52	2	2	1.3	
28	Chilcoat - Unit 433	561	52	2	2	1.3	
29	Chilcoat - Unit 434	237	22	1	2	1.3	
30	Chilcoat - Unit 435	561	52	2	2	1.3	
31	Chilcoat - Unit 436	237	22	1	2	1.3	
32	Chilcoat - Unit 437	237	22	1	2	1.3	
33	Chilcoat - Unit 438	561	52	2	2	1.3	

Chilcoot Lodge and Conference Centre Parking Requirements

34	Chilcoot - Unit 439	237	22	1	2	1.3	
35	Chilcoot - Unit 440	561	52	2	2	1.3	
36	Chilcoot - Unit 441	561	52	2	2	1.3	
37	Chilcoot - Unit 442	237	22	1	2	1.3	
		17323	1607	54	71	51.5	

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