



OKANAGAN DEVELOPMENT CONSULTANTS INC.

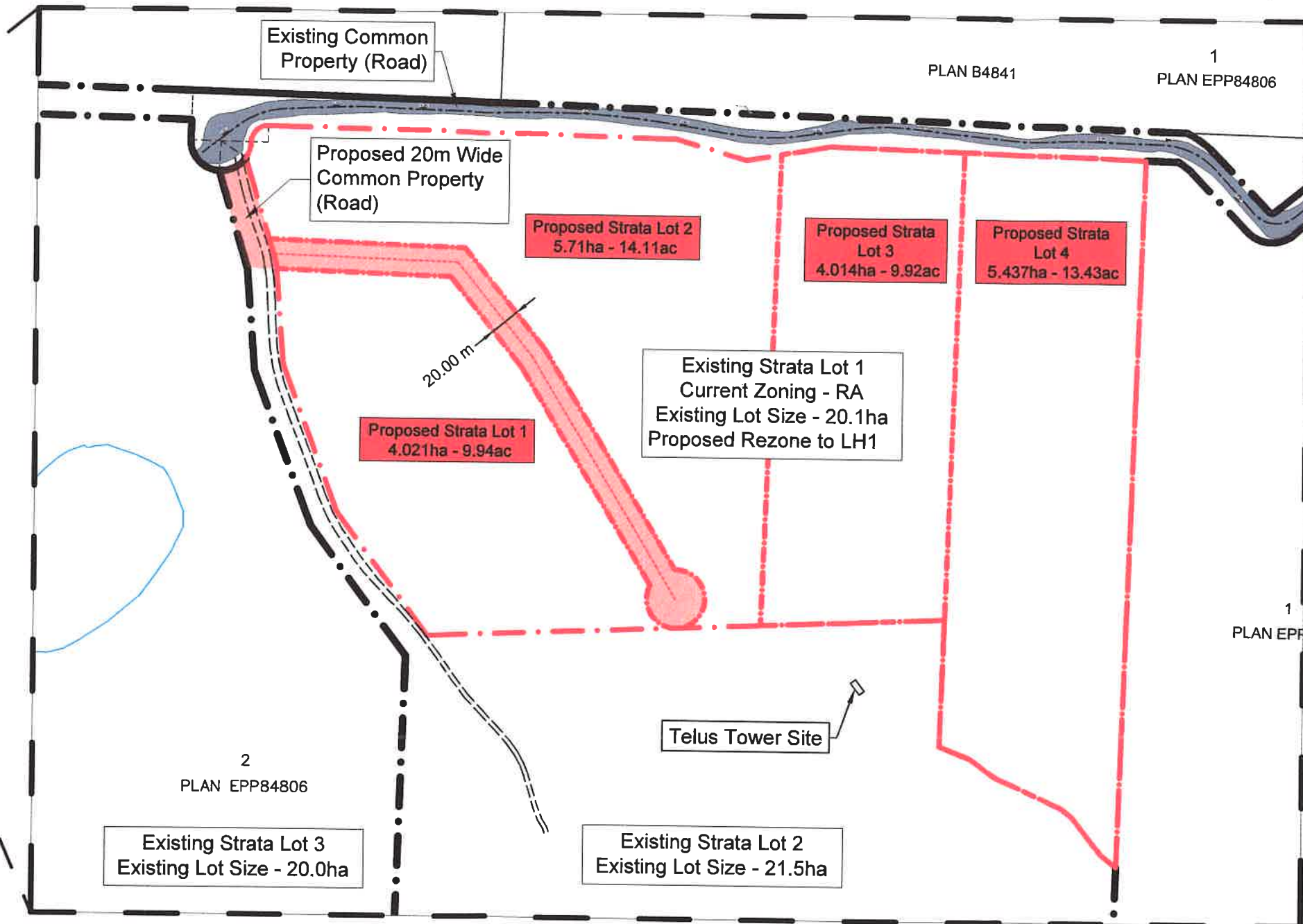
LAND & BUILDING DEVELOPMENT CONSULTANTS:
 15222 KELLY AVE, SUMMERLAND, B.C. PO BOX 774, V0H 1Z0
 PH: (250) 494-0747
 EMAIL: odcinc@telus.net
 WEBSITE: www.odcinc.ca



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 MIKE NIELD & JEFF GAGNON
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A SITE OVERVIEW
 1:15000



B PROJECT AREA
 1:3500

PROJECT:
 PROPOSED
 SUBDIVISION FOR
 ROB ACKERMAN

PROJECT
 ADDRESS:
 100 TURTLE LAKE RD,
 KALEDEN, BC

START DATE	08/4/23
ISSUED FOR REVIEW	01/16/24
ISSUED FOR REZONE	04/10/24
ISSUED FOR PERMIT	-/124-

DESIGNED BY:
 MIKE & JEFF

DRAWN BY:
 JEFF GAGNON
 JUSTIN HILDITCH

SHEET:
 A-1.0

PLOT DATE:
 April 10, 2024

Existing Strata Lot 1 Data	
Current Address:	100 Turtle Lake Road, Kaledon B.C.
Current Zoning:	RA - Resource Area Zone
Existing Lot Size:	20.1ha
Proposed Rezone:	LH1 - Large Holdings One Zone
Minimum Lot Size for Subdivision:	4.0ha
PROPOSED STRATA LOT 1:	4.02ha - 9.94ac
PROPOSED STRATA LOT 2:	5.71ha - 14.11ac
PROPOSED STRATA LOT 3:	4.01ha - 9.92ac
PROPOSED STRATA LOT 4:	5.43ha - 13.43ac
PROPOSED COMMON ACCESS THROUGH EXISTING SL1:	9100m ² - 2.24ac

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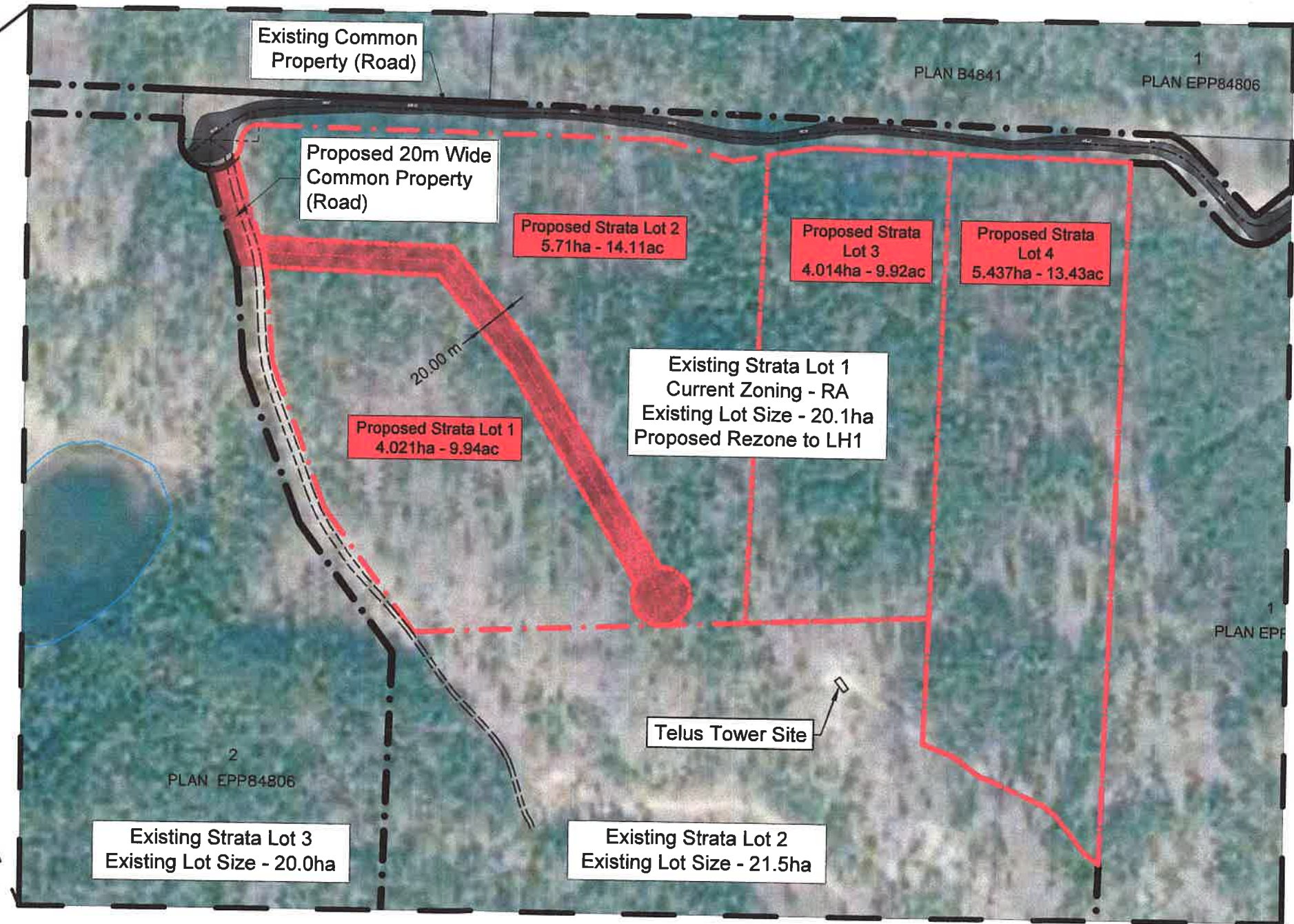
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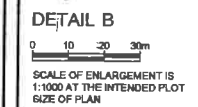
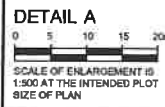
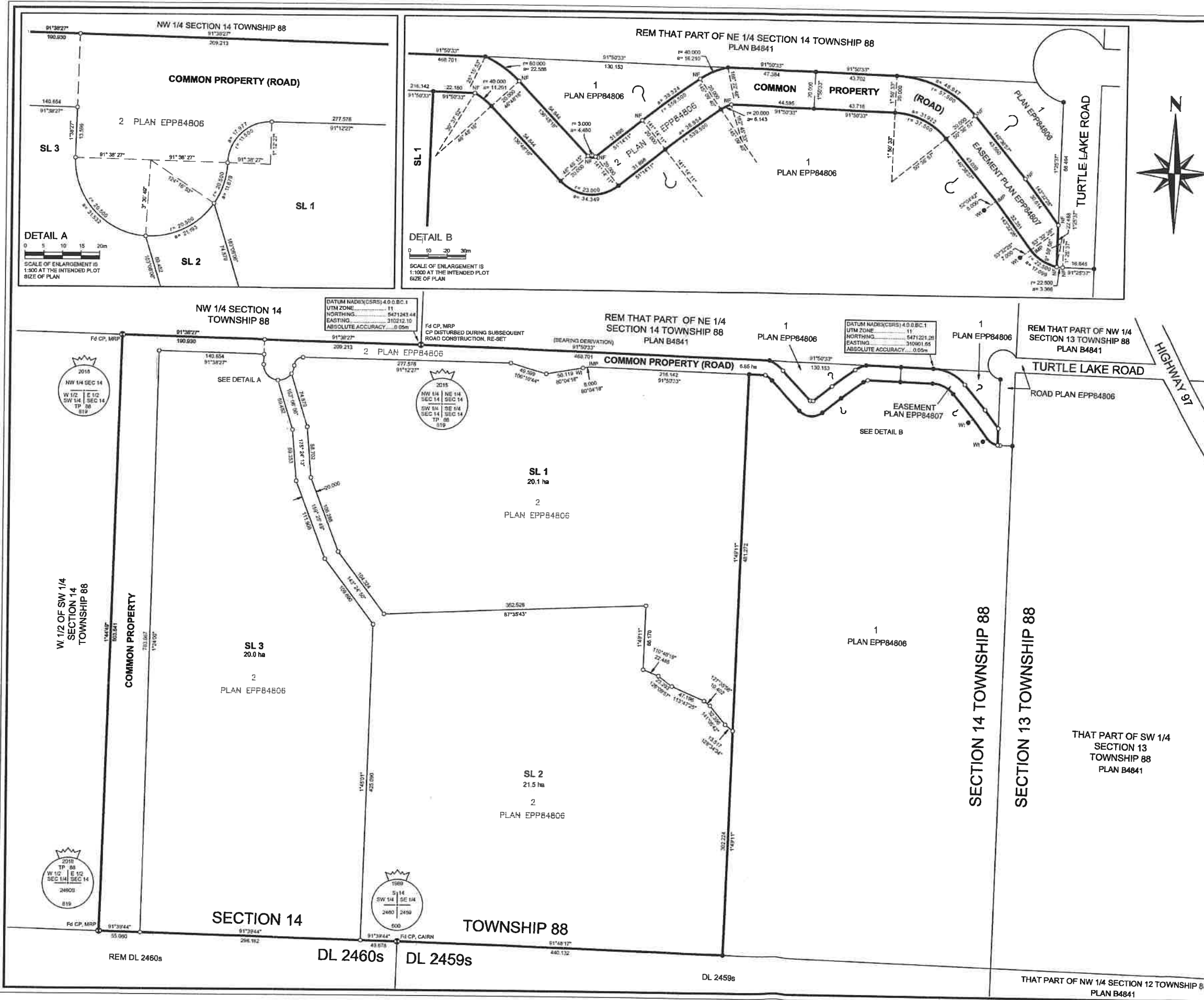
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STRATA PLAN EPS8777



DATUM NAD83(CRS) 4.0.0 B.C.1
UTM ZONE: 11
NORTHING: 5471243.44
EASTING: 310212.10
ABSOLUTE ACCURACY: 0.05m

DATUM NAD83(CRS) 4.0.0 B.C.1
UTM ZONE: 11
NORTHING: 5471221.20
EASTING: 310401.55
ABSOLUTE ACCURACY: 0.05m

BARE LAND STRATA PLAN OF LOT 2 SECTION 14 TOWNSHIP 88 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP84806

BCGS 82E.032

SCALE 1 : 2500



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 954 mm IN WIDTH BY 550 mm IN HEIGHT (D-SIZE) WHEN PLOTTED AT A SCALE OF 1:2500

CIVIC ADDRESS: 100 TURTLE LAKE ROAD, OKANAGAN FALLS, BC

LEGEND:

GRID BEARINGS ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 11

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM DUAL FREQUENCY GNSS OBSERVATIONS TO PENTICTON (DRAO) ACP (GCMW 860558).

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99999541. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 550 METRES.

SYMBOLS	DESCRIPTION
FOUND	PLACED
⊙	STANDARD CAPPED POST
●	STANDARD IRON POST
IMP	DENOTES IMPRACTICAL TO SET POST
MRP	DENOTES METAL REFERENCE POST
NF	DENOTES NOTHING FOUND
SL	DENOTES STRATA LOT
W	DENOTES WITNESS

NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNERS.

THIS BARE LAND STRATA PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE.

THIS PLAN LIES PARTLY WITHIN THE AGRICULTURAL LAND RESERVE.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF OKANAGAN BILKAMEEN.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 16th DAY OF JANUARY, 2023. JONATHAN M. AUSTIN, BCLS 819

McElhanney
McELHANNAY ASSOCIATES
LAND SURVEYING LTD.
290 Nanaimo Ave. W
Penticton BC
Canada V2A 1N5
Tel 250 462 7399

FILE NO. 2422-0-857-00 DRAWING NO. 3387-00-V-SUB-F_R2.DWG

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PROJECT: PROPOSED REZONE FOR ROB ACKERMAN
 PROJECT ADDRESS: 100 TURTLE LAKE ROAD, KALEDON, BC
 LEGAL DESCRIPTION: STRATA LOT 1, PLAN EPS8777, SECTION 14, TOWNSHIP 88, SDYLD
 CURRENT ZONING: RA - RESOURCE AREA ZONE
 PLOT DATE: April 10, 2024



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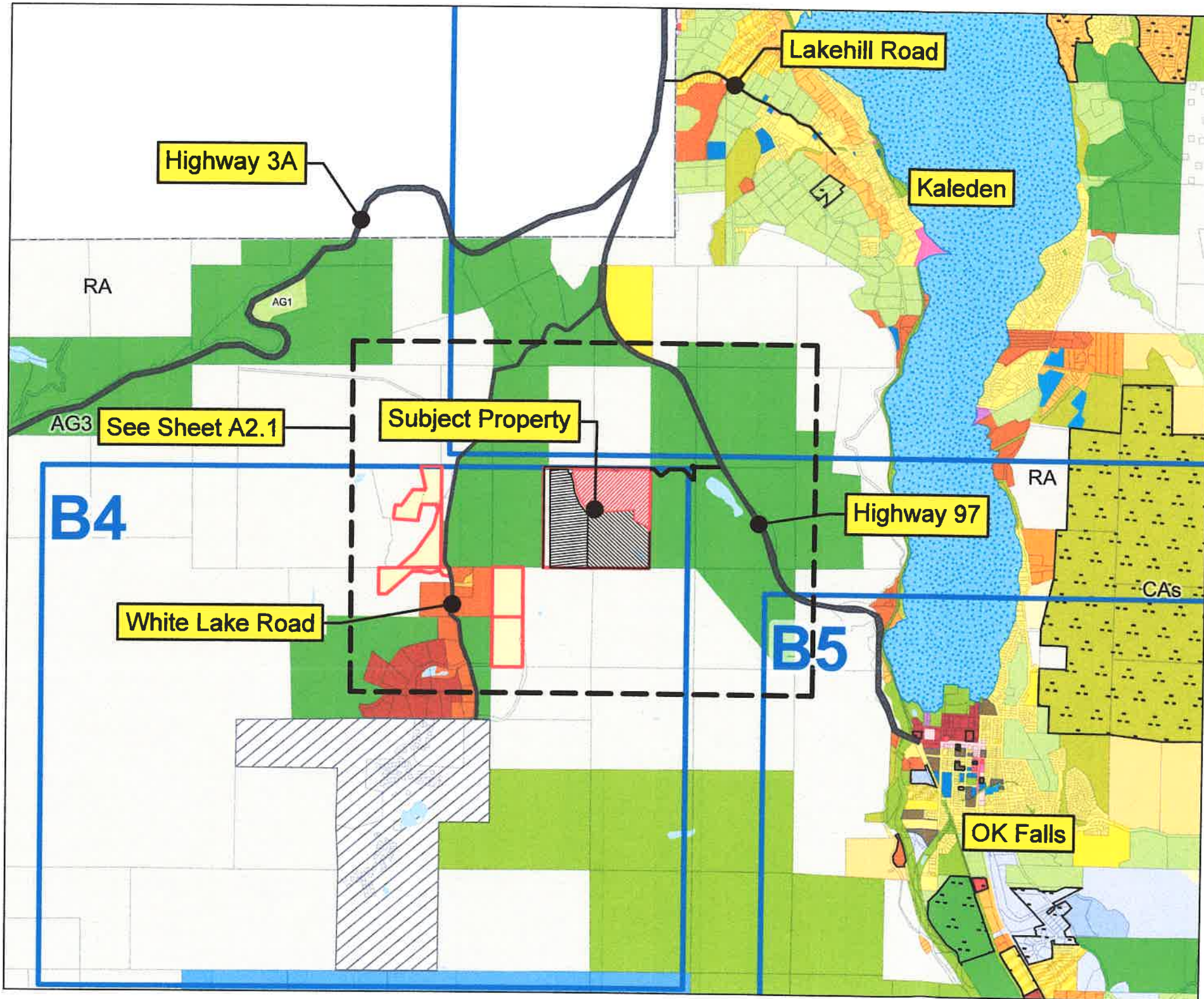
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 DRAWN BY:
 JEFF GAGNON
 JUSTIN HILDITCH

SHEET:
A - 2.0

PLOT DATE:
 April 10, 2024



Zoning Map

Schedule '2' - Okanagan Valley Zoning Bylaw No. 2800, 2022

Legend

Okanagan Valley Bylaw Boundary	Apex Mountain Village (AMV)
Indian Reserve	Okanagan Falls Town Centre (OFTC)
Map Inset	Twin Lakes Village (TLV)
Site Specific ('s')	Commercial
Land Use Contracts	General Commercial (C1)
Resource Area	Highway Commercial (C2)
Resource Area (RA)	Service Commercial (CS1)
Agriculture	Tourist Commercial
Agriculture One (AG1)	Tourist Commercial (CT1)
Agriculture Two (AG2)	Campground Commercial (CT2)
Agriculture Three (AG3)	Golf Course Commercial (CT3)
Large Holdings	Industrial
Large Holdings One (LH1)	General Industrial (I1)
Large Holdings Two (LH2)	Heavy Industrial (I2)
Small Holdings	Community Waste Management (I3)
Small Holdings One (SH1)	Administrative and Institutional
Small Holdings Two (SH2)	Administrative and Institutional (AI)
Small Holdings Three (SH3)	Radio Astronomy Research (RAR)
Small Holdings Four (SH4)	Parks & Natural Environment
Low Density Residential	Parks and Recreation (PR)
Low Density Residential One (RS1)	Conservation Area (CA)
Low Density Residential Two (RS2)	Okanagan Basin Lakes (W1)
Low Density Residential Three (RS3)	Comprehensive Development
Low Density Residential Apex (RS4)	Twin Lake Acres (CD4)
Low Density Residential Duplex (RD1)	Maple Street (CD5)
Low Density Residential Duplex Apex (RD2)	Chutes End (CD8)
Low Density Residential Manufactured Home Park (RSM1)	Eagle's Rock (CD9)
Medium Density Residential	Eastside Road South (CD10)
Medium Density Residential One (RM1)	Eastside Road North (CD11)
Medium Density Residential Apex (RM2)	

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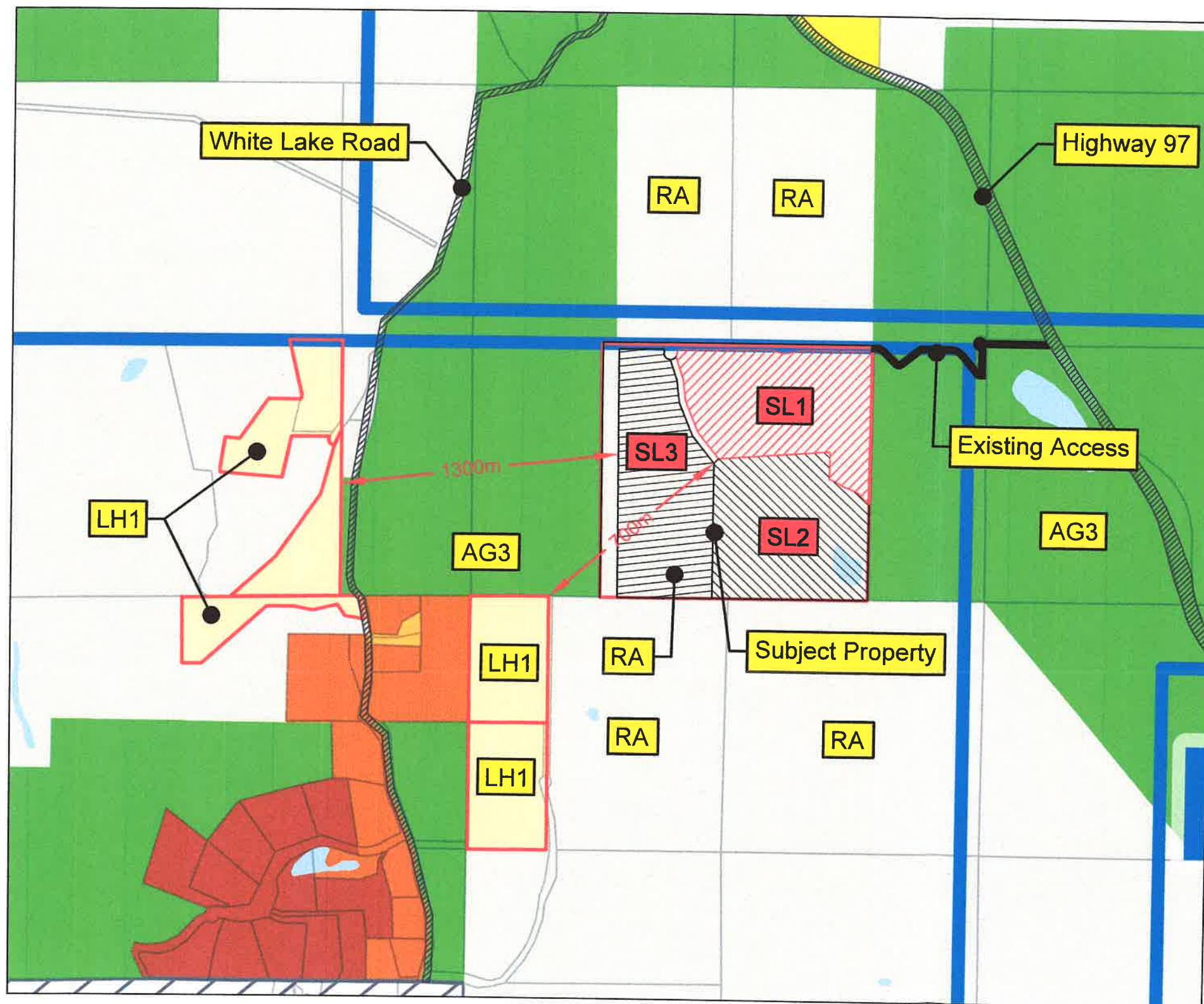
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SHEET:

A - 2.1

PLOT DATE:
April 10, 2024



Zoning Map

Schedule '2' - Okanagan Valley Zoning Bylaw No. 2800, 2022

Legend

<ul style="list-style-type: none"> Okanagan Valley Bylaw Boundary Indian Reserve Map Inset Site Specific ('s') Land Use Contracts <p>Resource Area</p> <ul style="list-style-type: none"> Resource Area (RA) <p>Agriculture</p> <ul style="list-style-type: none"> Agriculture One (AG1) Agriculture Two (AG2) Agriculture Three (AG3) <p>Large Holdings</p> <ul style="list-style-type: none"> Large Holdings One (LH1) Large Holdings Two (LH2) <p>Small Holdings</p> <ul style="list-style-type: none"> Small Holdings One (SH1) Small Holdings Two (SH2) Small Holdings Three (SH3) Small Holdings Four (SH4) <p>Low Density Residential</p> <ul style="list-style-type: none"> Low Density Residential One (RS1) Low Density Residential Two (RS2) Low Density Residential Three (RS3) Low Density Residential Apex (RS4) Low Density Residential Duplex (RD1) Low Density Residential Duplex Apex (RD2) Low Density Residential Manufactured Home Park (RSM1) <p>Medium Density Residential</p> <ul style="list-style-type: none"> Medium Density Residential One (RM1) Medium Density Residential Apex (RM2) 	<p>Town & Village Centre</p> <ul style="list-style-type: none"> Apex Mountain Village (AMV) Okanagan Falls Town Centre (OFTC) Twin Lakes Village (TLV) <p>Commercial</p> <ul style="list-style-type: none"> General Commercial (C1) Highway Commercial (C2) Service Commercial (CS1) <p>Tourist Commercial</p> <ul style="list-style-type: none"> Tourist Commercial (CT1) Campground Commercial (CT2) Golf Course Commercial (CT3) <p>Industrial</p> <ul style="list-style-type: none"> General Industrial (I1) Heavy Industrial (I2) Community Waste Management (I3) <p>Administrative and Institutional</p> <ul style="list-style-type: none"> Administrative and Institutional (AI) Radio Astronomy Research (RAR) <p>Parks & Natural Environment</p> <ul style="list-style-type: none"> Parks and Recreation (PR) Conservation Area (CA) Okanagan Basin Lakes (W1) <p>Comprehensive Development</p> <ul style="list-style-type: none"> Twin Lake Acres (CD4) Maple Street (CD5) Chutes End (CD8) Eagle's Rock (CD9) Eastside Road South (CD10) Eastside Road North (CD11)
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