

**Regional District of Okanagan-Similkameen**  
 101 Martin Street, Penticton, BC, V2A-5J9  
 Telephone: (250) 492-0237 Fax: (250) 492-0063  
 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca) Website: [www.rdos.bc.ca](http://www.rdos.bc.ca)

Office use only	
File No.:	
Received:	
Fee: \$	
Receipt No:	

## Land Use Bylaw Amendment Application

(Official Community Plan Bylaws and Zoning Bylaws)

It is recommended that applicants consult Development Services staff prior to submitting an application. This application will not be accepted unless it is complete and the required fee and plans are attached.

**OWNER INFORMATION (please add an additional page if more than two owners)**

Name:		Name:	
Address: 1326117 B.C. LTD, INC.NO. BC1326117 1-1101 MAIN STREET PENTICTON, BC V2A 5E6		Address:	
City/Town:		City/Town:	
Province:	Postal Code:	Province:	Postal Code:
Day Phone: tel: 250-490-7625		Day Phone:	Cell Phone:
Email: email: harp@wildstone.com		Email:	

**AGENT INFORMATION (if applicable)**

Name:			
Address:	City/Town:	Province:	Postal Code:
Day Phone:	Cell Phone:		
Email:			

**NOTICE OF COLLECTION OF PERSONAL INFORMATION:**

Personal information on this form is collected for the purpose of processing this application and for administration and enforcement. The personal information is collected under the authority of the Local Government Act and the bylaws of the Regional District Okanagan-Similkameen. Documentation / information submitted in support of this application can be made available for public inspection pursuant to the Freedom of Information and Protection of Privacy Act. Contact the Freedom of Information Officer at the Regional District Okanagan-Similkameen for information.

**PROPERTY DESCRIPTION**Civic address: **5300 HAWTHORNE CRES., OK FALLS**Electoral Area: **D**

## Legal Description

Plan KAP434A, SDYD, Part of Osoyoos IR (Dog Lake) Exc.: PCL A PL B12862, PCL 1 PL B12863 &amp; EXC PL 29119, KAP56993 &amp; KAP65845

## Current land use:

**None - inactive and undeveloped**

## Surrounding land uses:

**Residential (low density), institutional (elementary school), and agricultural (cattle auctioning)**

## Current method of sewerage disposal:

 Community Sewer  Septic Tank  Other **NA**

## Current method of water supply:

 Community Water  Well  Other **NA**Any restrictive covenants registered on the subject property:  No  Yes (if YES, attach details)Any registered easements or rights-of-ways over the subject property:  No  Yes (**School board easement**)Agricultural Land Reserve:  No  YesIs ALC approval required:  No  YesDoes the subject property possess a legal road access:  No  Yes (if NO, provide details)

## Development Permit Area Designations:

Watercourse  Multiple Family  Protection of Farming  Commercial

Environmentally Sensitive  Industrial  Naramata Townsite  Hillside

**TYPE OF APPLICATION:** Official Community Plan (OCP) Zoning Joint OCP & Zoning**REQUESTED LAND USE DESIGNATION AMENDMENT(S):**

Existing OCP Designation:

**MR**

Existing Zoning:

**RD1, RS2**

Proposed OCP Designation:

**MR**

Proposed Zoning:

**RM1**

**REQUIRED DOCUMENTATION:**

All plans and drawings referred to in this section should be submitted with one full scale and one reduced (11 x 17) copy suitable for black and white reproduction. When possible, digital versions should also be included.

**Certificate of Title** – copies of titles should be dated no more than 30 days prior to the date of application. Copies of titles are available from the Land Titles Office, or through a Government Agent’s Office, a notary, lawyer or search company. The Regional District is also able to obtain a copy of a title at a cost of \$25.00.

~~**Agent Authorization** (if applicable) – signature requirements on Page 4 of this application form~~

**Context Map** – showing all areas affected by the zoning bylaw amendment, including existing and proposed zones, adjacent properties and roads, watercourses and other significant natural features.

**Development Plans** – drawn to scale and showing the property that is the subject of the application and how it is proposed to develop and/or use the property.

~~**Subdivision Plan** – rezoning applications submitted to facilitate the subdivision of land should include a proposed plan of subdivision prepared by a BC Land Surveyor which includes subdivision layout (including all dimensioned lots), lot areas, and any proposed easements and right of ways.~~

**Site Notification** – to be prepared in accordance with the specifications contained in the Regional District’s Development Procedures Bylaw, and proof of the sign on the subject property included at the time of making application (i.e. photos).

**Supporting Rationale** – the reason why you are seeking a rezoning must be included (i.e. what will the new zoning allow you to do and why is this a good idea?). Please use the space below to provide your rationale or attach as a separate sheet (as necessary).

Please read the Official Community Plan Bylaw for your Electoral Area to see if the Regional District has adopted policies that may support, or speak against your proposed development.

**Supporting Rationale: The proposed development is consistent with the OCP as well as recent provincial new housing legislation.**

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*Additional material or more detailed information may be requested by the Regional District upon review of the application.*

**AGENT AUTHORIZATION:**

If the registered owner(s) of the subject property elects to have someone act on their behalf in submission of this application this section must be completed:

As owner(s) of the land described in this application, I/we hereby authorize: \_\_\_\_\_  
to act as applicant in regard to this land development application. (Print Name)

Signature of Owner:	Date:
---------------------	-------

Signature of Owner:	Date:
---------------------	-------

**DECLARATION:**

I, the undersigned, hereby certify that the information provided with respect to this application is full and complete and is, to the best of my knowledge, a true statement of the facts related to this application.



June 26, 2024

\_\_\_\_\_  
Signature of Owner or Authorized Agent

\_\_\_\_\_  
Date

Chris Harp

\_\_\_\_\_  
Print name of Owner or Authorized Agent

97

## 5300 HAWTHORNE CRES

[Click here to access Google StreetView for the property](#)

**Parcel Information**

<b>Civic Address(es)</b>	5300 HAWTHORNE CRES
<b>PID</b>	013-852-981
<b>Legal Description</b>	PLAN KAP434A, SIMILKAMEEN DIV OF YALE LAND DISTRICT, PT OF OSOYOOS IR (DOG LAKE) EXC: PCL A PL B12862, PCL 1 PL B12863 & EXC PL 29119, KAP56993 & KAP65845
<b>Assessed Land Values</b>	\$351,000.00

[Zoom to](#)

...

Hawthorne Crescent

Sedar Street

Okanagan Falls  
Elementary  
School

Ash Street

**TITLE SEARCH PRINT**

2024-03-14, 17:09:20

File Reference:

Requestor: chris harp

Declared Value \$450000

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

<b>Land Title District</b>	KAMLOOPS
Land Title Office	KAMLOOPS
<b>Title Number</b>	CA9806116
From Title Number	KP73712
<b>Application Received</b>	2022-03-24
<b>Application Entered</b>	2022-03-28
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	1326117 B.C. LTD., INC.NO. BC1326117 1-1101 MAIN STREET PENTICTON, BC V2A 5E6
<b>Taxation Authority</b>	Penticton Assessment Area
<b>Description of Land</b>	
Parcel Identifier:	013-852-981
Legal Description:	THAT PART OF OSOYOOS INDIAN RESERVE (DOG LAKE) SHOWN ON PLAN A434 EXCEPT: (1) PARCEL A (PLAN B12862) (2) PARCEL 1 (PLAN B12863) (3) PLANS 29119, KAP56993 AND KAP65845
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	
Nature:	EASEMENT
Registration Number:	KT86050
Registration Date and Time:	2002-08-07 11:15
Remarks:	PART ON PLAN KAP71661 APPURTENANT TO BLOCK 6 PLAN 4397
<b>Duplicate Infeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

KT086050

-7 AUG 2002 11 15

LAND TITLE ACT

FORM C (Section 233)

Province of British Columbia

GENERAL INSTRUMENT - PART 1 (This area for Land Title Office use)

Page 1 of 6 pages

LAND TITLE OFFICE  
KAMLOOPS

WEBBER AGENCY SERVICES LTD.

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent) Randall Cobbett, Solicitor, Cobbett & Cotton Law Corporation, Barristers and Solicitors, 4259 East Hastings Street, Burnaby, B.C., V5C 2J5 (299-6251)  
File - Switzer

Randall Cobbett, Signature of applicant's solicitor

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND: \*

(PID) (LEGAL DESCRIPTION)  
/013-852-981 THAT Part of Osoyoos Indian Reserve (Dog Lake) shown on Plan A434 except Parcel A (Plan B12862), Parcel 1 (Plan B12863) and Plans 29119, KAP56993 and KAP65845

3. NATURE OF INTEREST: \*

DESCRIPTION	DOCUMENT REFERENCE (page and paragraph)	PERSON ENTITLED TO INTEREST
/Easement over part of Plan A434 (PID 013-852-981) as shown on Plan <b>KAM 71661</b>	Entire document	Registered owner of Block 6 DL 2883S SDYD Plan 4397 (PID 010-558-900)

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) Filed Standard Charge Terms	<input type="checkbox"/>	D.F. No. 01 02/08/07 11:16:29 01 KL 55:491
(b) Express Charge Terms	<input checked="" type="checkbox"/>	Annexed as Part 2 CHARGE \$53.00
(c) Release	<input type="checkbox"/>	There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S): \* DAVID WILLIAM SWITZER and DAPHNE LEIGH SWITZER

6. TRANSFEREE(S): (Including occupation(s), postal address(es) and postal code(s)) \*  
THE BOARD OF SCHOOL TRUSTEES OF SCHOOL DISTRICT NO. 53 (OKANAGAN SIMILKAMEEN), 35061 - 101 Street, Box 5000, Oliver, British Columbia, V0H 1T0

7. ADDITIONAL OR MODIFIED TERMS: \* None

8. EXECUTION(S): \*\* This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledges receipt of a true copy of the filed standard charge terms, if any.

Officer Signature

Randall E. Cobbett, Solicitor,  
4259 E. Hastings Street, Burnaby, B.C.  
V5C 2J5  
(as to both signatures)

Execution Date

Y	M	D
01	10	17

Parties signatures

David William Switzer  
  
Daphne Leigh Switzer

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

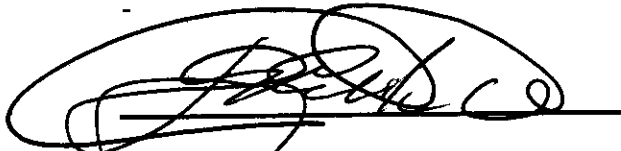
LAND TITLE ACT  
FORM D  
EXECUTIONS CONTINUED

Officer Signature(s)

Execution Date

Transferor Signature

Y	M	D
01	10	24

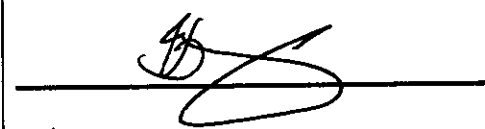


DOUGLAS REGINALD BLATCHFORD  
A COMMISSIONER FOR TAKING AFFIDAVITS  
FOR BRITISH COLUMBIA  
101 - 9971 - 350 AVE.,  
OLIVER, BRITISH COLUMBIA

Douglas Reginald  
Blatchford

101-9971-350 AVE  
OLIVER BC  
A COMMISSIONER FOR  
TAKING AFFIDAVITS FOR  
BRITISH COLUMBIA

The Board of School Trustees of  
School District No. 53 (Okanagan  
Siilkameen), by its authorized  
signatory:



TERRY KILGOUGH

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.



## TERMS OF INSTRUMENT - PART 2

Page 3

## EASEMENT

THIS INDENTURE MADE AS OF THE 24 DAY OF October, 2001

BETWEEN: DAVID WILLIAM SWITZER and DAPHNE LEIGH SWITZER  
4008 Albert Street  
Burnaby, British Columbia, V5C 2E3  
  
("Rem. Plan A434 Owner")

AND: THE BOARD OF SCHOOL TRUSTEES OF SCHOOL DISTRICT NO. 53  
(OKANAGAN SIMILKAMEEN),  
35061 - 101 Street, Bag 5000  
Oliver, British Columbia, V0H 1T0  
  
("Block 6 Owner")

## WHEREAS:

- A. Rem. Plan A434 Owner is the registered owner of certain lands and premises located in Okanagan Falls, British Columbia, legally described as:

Parcel Identifier 013-852-981  
Part of Osoyoos Indian Reserve (Dog Lake)  
Shown on Plan A434  
except Parcel A (Plan B12862), Parcel 1 (Plan B12863) and Plans 29119, KAP56993 and KAP65845

("Rem. Lot A434").

- B. Block 6 Owner is the registered owner of certain lands and premises located in Okanagan Falls, British Columbia, legally described as:

Parcel Identifier 010-558-900  
Block 6  
District Lot 2883S Similkameen Division Yale District  
Plan 4397

("Block 6")

- C. Rem. Plan A434 Owner wishes to grant to Block 6 Owner an easement for the purpose of providing access to Block 6.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of Ten (\$10.00) Dollars now paid by Block 6 Owner to Rem. Plan A434 Owner, the receipt and sufficiency of which is hereby acknowledged, Rem. Plan A434 Owner covenants and agrees with Block 6 Owner as follows:

1. "Easement Area" means that area charged by the Rem. Plan A434 Easement, being that portion of Lot A434 shown outlined in bold black on Explanatory Plan of Easement over Part of Osoyoos Indian Reserve (Dog Lake) shown on Plan A434 except Parcel A (Plan B12862), Parcel 1 (Plan B12863) and Plans 29119, KAP56993 and KAP65845 prepared by Buzikievich & Harrichhausen, B.C.L.S. and certified correct on May 14, 2001, hereafter known as Plan KAP ~~71661~~.

2. "Rem. Plan A434 Easement" has the meaning set out in paragraph 3.

3. Rem. Plan A434 Owner hereby grants to Block 6 Owner, for the benefit of and to be pertinent to Block 6, for the use and the enjoyment of Block 6 and their invitees, employees, contractors, agents and guests at any time and from time to time, the non-exclusive full, free and uninterrupted right, liberty, right of way, easement and licence (the "Rem. Plan A434 Easement") in common with Rem. Plan A434 Owner and all other persons now or hereafter having the express or implied permission of Rem. Plan A434 Owner or having a similar right, over the Easement Area, at all times hereafter by night and day and at their will and pleasure to enter upon, and go across and return over the Easement Area with or without vehicles for the purpose of obtaining access to and egress from public roadways. To have and to hold as an easement appurtenant to Block 6, forever, subject at all time to the terms hereof.

4. Each of Rem. Plan A434 Owner and Block 6 Owner covenants and agrees with each other that:

(a) Rem. Plan A434 Owner will indemnify and save harmless Block 6 Owner, its employees and agents, from and against any and all losses, claims, damages, actions, causes of action, costs and expenses that Block 6 Owner may sustain, incur, suffer or be put to at any time either before or after the expiration or termination of this agreement, where the same or any of them are based upon, arise out of or occur, directly or indirectly, by reason of any act or omission of Rem. Plan A434 Owner or of any agent, employee, officer, director, or invitee of Rem. Plan A434 Owner arising by virtue of the use of the Easement Area or any part of Block 6, excepting always liability arising out of the independent negligent acts of Block 6 Owner,

(b) Block 6 Owner will indemnify and save harmless Rem. Plan A434 Owner, its employees and agents, from and against any and all losses, claims, damages, actions, causes of action, costs and expenses that Rem. Plan A434 Owner may sustain, incur, suffer or be put to at any time either before or after the expiration or termination of this agreement, where the same or any of them are based upon, arise out of or occur, directly or indirectly, by reason of any act or omission of Block 6 Owner or of any agent, employee, officer, director, or invitee of Block 6 Owner arising by virtue of the use of the Easement Area or other parts of Rem. Plan A434, excepting always liability arising out of the independent negligent acts of Rem. Plan A434 Owner, and

- (c) The parties will, insofar as it is practicable so to do, exercise their rights hereunder in such a manner as not to interfere unduly with the proper and intended use of Rem. Plan A434 or Block 6 as the case may be.
5. Block 6 Owner and Rem. Plan A434 Owner hereby covenant and agree to provide and keep in full force and effect property damage and comprehensive general liability insurance each as to its own interests to a limit customarily maintained by prudent persons with similar liability in the Okanagan Falls, British Columbia, area, in support of the indemnity given each to the other in clauses 4(a) and (b) of this agreement.
6. Rem. Plan A434 Owner and Block 6 Owner agree to do and execute, or cause to be made, done or executed, all such further lawful acts, deeds, things, devises, conveyances and assurances in law or equity whatsoever from time to time and at all times upon every reasonable request for better assuring unto Block 6 Owner the easement hereby granted.
7. If a dispute arises between Rem. Plan A434 Owner and Block 6 Owner with respect to any matter set out in this agreement, both agree such dispute will be referred to arbitration before a single arbitrator pursuant to the provisions of the Commercial Arbitration Act (British Columbia), as such may be amended from time to time or other similar legislation enacted from time to time in its place.
8. No amendment, modification, supplement, termination or waiver of any provision of this agreement will be effective unless made in writing and signed by each of Rem. Plan A434 Owner and Block 6 Owner.
9. Nothing contained in this Agreement will be interpreted so as to restrict or prevent Rem. Plan A434 Owner from using Rem. Plan A434 in any manner in which does not interfere with the security or efficient functioning of or unobstructed use of the Rem. Plan A434 Easement.
10. It is mutually understood, agreed and declared by and between Rem. Plan A434 Owner and Block 6 Owner that;
- (a) The covenants herein contained shall be covenants running with the land but not part of the fee simple thereof and shall pass to or be vested in either of Rem. Plan A434 Owner or Block 6 Owner under or by this agreement;
- (b) None of the covenants herein contained shall be personal or binding upon Rem. Plan A434 Owner or Block 6 Owner, save and except during such Rem. Plan A434 Owner or Block 6 Owner's respective ownership of any interest in Rem. Plan A434 or Block 6 and to the extent of that interest, and save and except for such obligations arising from acts or omissions prior to the termination of such Rem. Plan A434 or Block 6 Owner ownership, but the land shall, nevertheless, be and remain at all times charged therewith;
- (c) Should any portion of this agreement be declared invalid and unenforceable, then such portion shall be deemed severable from this agreement and shall not affect the remainder hereof:

(d) The expressions "Rem. Plan A434 Owner" and "Block 6 Owner" shall be deemed to include the heirs, executors, administrators, successors in title and assigns of such parties wherever the context so requires;

(e) Wherever the singular or the masculine is used in this agreement, the same shall be construed as meaning the plural or feminine or body corporate or politic where the context so requires; and

(f) This agreement shall enure to the benefit of and be binding upon the parties, their respective heirs, executors, administrators, successors and assigns.

In witness whereof the parties hereto as Transferor and Transferee, respectively, have caused this agreement to be executed on part 1 of this agreement as of the day and year first above written.

END OF DOCUMENT

**LAND TITLE ACT  
FORM 11 (a)**

(section 99(1) (e),(f) and (h))

**APPLICATION FOR DEPOSIT OF REFERENCE  
OR EXPLANATORY PLAN (CHARGE)**

01 02/08/07 11:16:35 01 KL 55:591  
S/S/OT PLANS \$50.00

I, BETTY NELSON, AGENT FOR COBBETT & COTTON LAW CORPORATION

4259 EAST HASTINGS STREET, VANCOUVER, B.C. V5C 2J5 299-6251

[full name, address and occupation]

owner of a registered charge (or agent of THE BOARD OF SCHOOL TRUSTEES OF SCHOOL

DISTRICT NO.53 (OKANAGAN SIMILKAMEEN) 35061-101 ST. BOX 5000, OLIVER, B.C.

[full name, address and occupation]

VOH 1T0

the owner of a registered charge) apply to deposit reference/explanatory plan of

013-852-981 PART OF OSOYOOS INDIAN RESERVE (DOG LAKE) SHOWN ON PLAN

A434 except PCL. A (PLAN B12862), PCL 1 (PLAN B12863) and plans 29119,  
KAP 56993 and KAP65845

I enclose:

1. The reference/explanatory plan.
2. The reproductions of the plan required by section 67(u) ~~see below~~ ASSIGNED PLAN NO.
3. Fees of \$ \_\_\_\_\_.

**71661**

Dated the 7th day of AUGUST, 19 2002



SIGNATURE

NOTE: (i) Under section 67(u) the following reproductions of the plan must accompany this application:

- (a) one blue linen original (alternatively white linen or original transparencies).
- (b) one duplicate transparency.
- (c) one whiteprint is required as a worksheet for the land title office.

(ii) The following further requirements may be necessary:

- (a) If the parent property is an Agricultural Land Reserve, a release is required unless the parent property is less than 2.0 acres (app. .8094 hectares) or where, for permitted uses, an approving officer has signed the plan under section 1(1)(a) and (b) of the Subdivision and Land Use Regulation (B.C.Reg. 7/81) under the *Agricultural Land Commission Act*.
- (b) Where a notice respecting a grant under the *Home Purchase Assistance Act* is endorsed on title, an extra white print must accompany the application, unless the Ministry of Lands, Parks and Housing agrees otherwise in writing. This extra print must contain the following endorsement:

"The eligible residence as defined by the *Home Purchase Assistance Act* is located on lot \_\_\_\_\_ created by this plan.

\_\_\_\_\_  
B.C.L.S. or solicitor for the owner"

- (c) Controlled access approval must be evident on the plan where parent property adjoins a highway that is designated as a controlled access highway
- (d) Where the plan refers to a restrictive covenant to be made under section 215, the instrument containing the covenant must be tendered with the plan.

REFERENCE PLAN OF EASEMENT ON PART OF THAT PART OF OSOYOOS INDIAN RESERVE (DOG LAKE) SHOWN ON PLAN A434 EXCEPT PARCEL A (PLAN B12862), PARCEL 1 (PLAN B12863) AND PLANS 29119, KAP56993 and KAP65845.

AREA REQUIRED FOR EASEMENT - 397 m<sup>2</sup>

BCGS 82E.033  
SCALE 1:500



A  
PLAN  
KAP65845

D.L. 3147s

A  
PLAN 27045

PARCEL A

CANADIAN

PACIFIC

RAILWAY

STRATA PLAN  
KAS1376

D.L. 3147s

BK. 6  
PLAN 4397

REM.

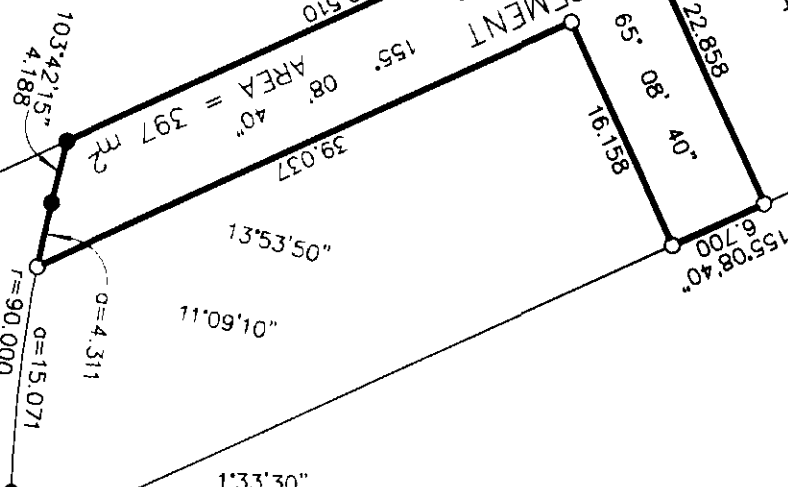
PLAN

A434

EASEMENT

6.7 m WIDE

AREA = 397 m<sup>2</sup>



C E D A R  
S T R E E T

PLAN KAP **71661**

DEPOSITED IN THE LAND TITLE OFFICE AT KAMLOOPS, B.C.  
THIS DAY OF March, 2002

REGISTRAR

*[Signature]*  
KTB6050  
JC

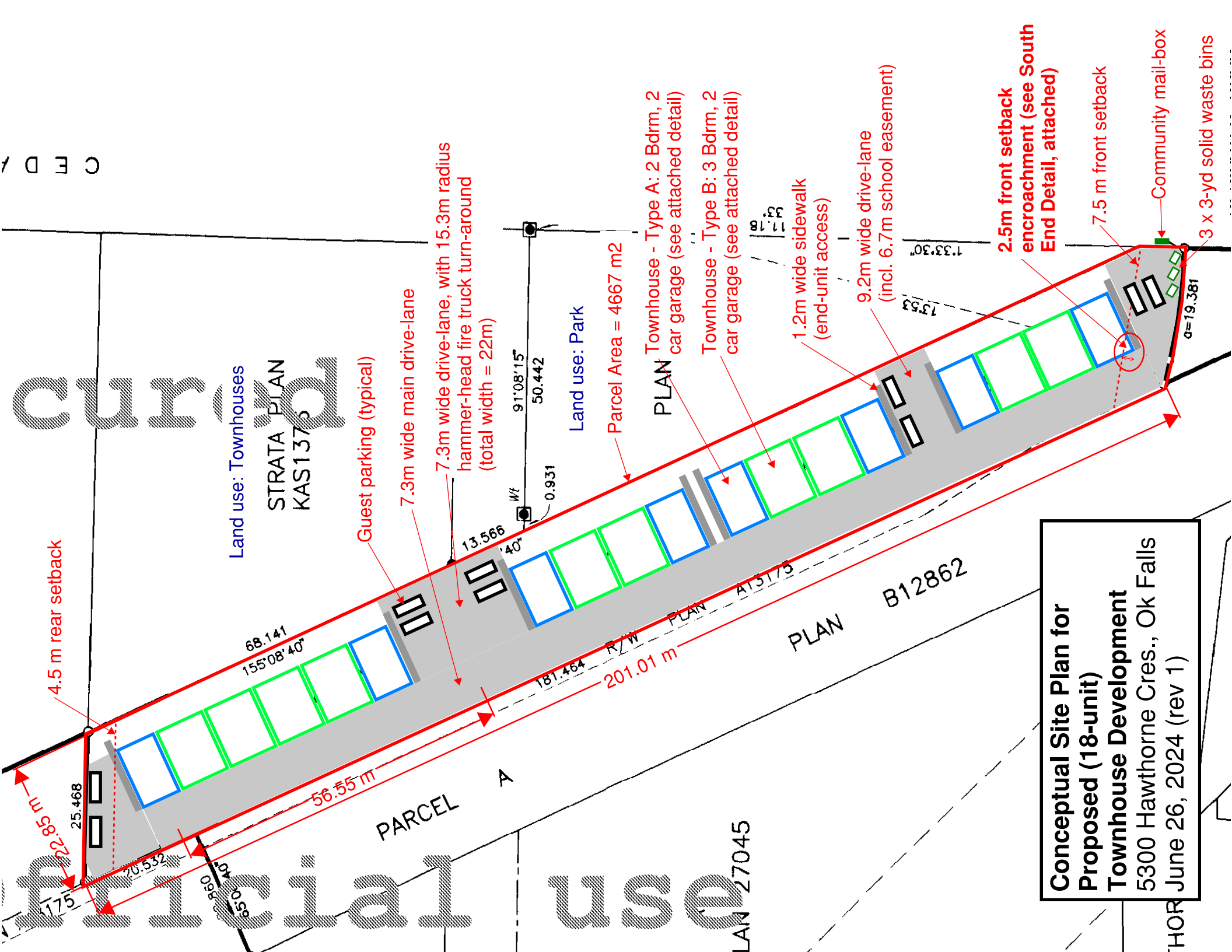
**LEGEND**

ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE NOTED  
BEARINGS ARE ASTRONOMIC AND DERIVED FROM PLAN KAP65845  
● STANDARD IRON POST FOUND  
○ STANDARD IRON POST PLACED  
THIS PLAN LIES WITHIN THE OKANAGAN SIMILIKAMEEN REGIONAL DISTRICT

I, STEVEN J. BUZKIEWICH, A BRITISH COLUMBIA LAND SURVEYOR OF THE CITY OF PENICTON IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON THE 14th DAY OF MAY, 2001.

*[Signature]*  
B.C.L.S.

BUZKIEWICH & HARRICHHAUSEN  
PROFESSIONAL LAND SURVEYORS  
54 NANAIMO AVE. E.  
PENICTON, B.C.  
Phone: (250)492-0559 Fax: (250)492-9851  
FILE 01-129 FB 119 PG. 72  
DWG. 01-129



C E D A

Land use: Townhouses  
 STRATA PLAN  
 KAS1376

Land use: Park

Parcel Area = 4667 m<sup>2</sup>

PLAN Townhouse - Type A: 2 Bdrm, 2 car garage (see attached detail)

PLAN Townhouse - Type B: 3 Bdrm, 2 car garage (see attached detail)

1.2m wide sidewalk (end-unit access)

9.2m wide drive-lane (incl. 6.7m school easement)

2.5m front setback encroachment (see South End Detail, attached)

7.5 m front setback

Community mail-box

3 x 3-yd solid waste bins

4.5 m rear setback

Guest parking (typical)

7.3m wide main drive-lane

7.3m wide drive-lane, with 15.3m radius hammer-head fire truck turn-around (total width = 22m)

68.141  
 155°08'40"

91°08'15"  
 50.442

0.931

13.566  
 40°

181.464

201.01 m

PLAN A15173

PLAN B12862

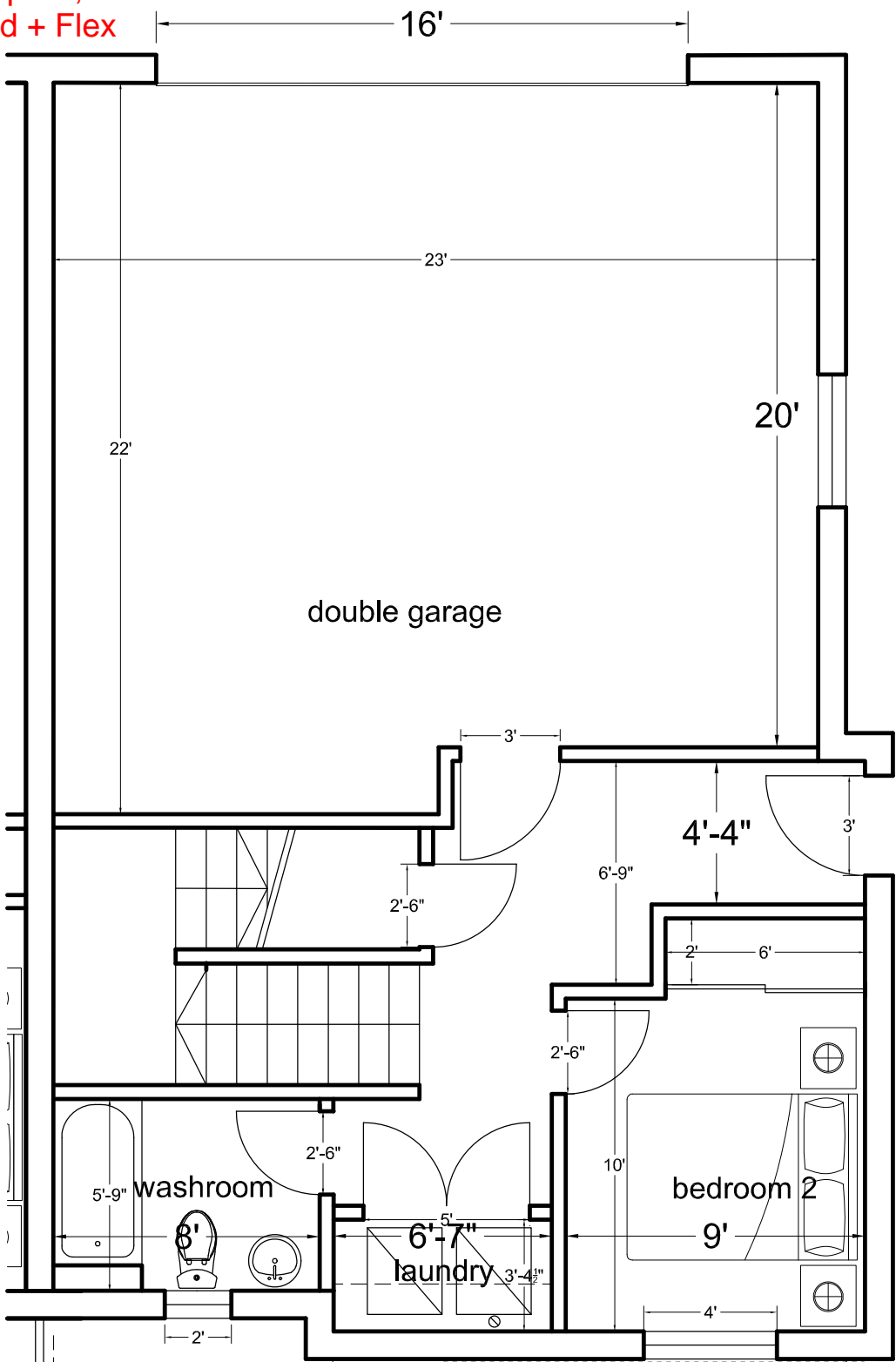
PARCEL A

LAN 27045

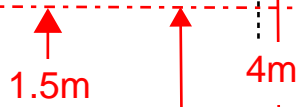
**Conceptual Site Plan for  
 Proposed (18-unit)  
 Townhouse Development  
 5300 Hawthorne Cres., Ok Falls  
 June 26, 2024 (rev 1)**

THOR

Townhouse - Type A, Ground Floor  
 - 2 Storey, 2 Bed + Flex



Total ground-level amenity  
 space = 8.8m x 4m = 28 m2.



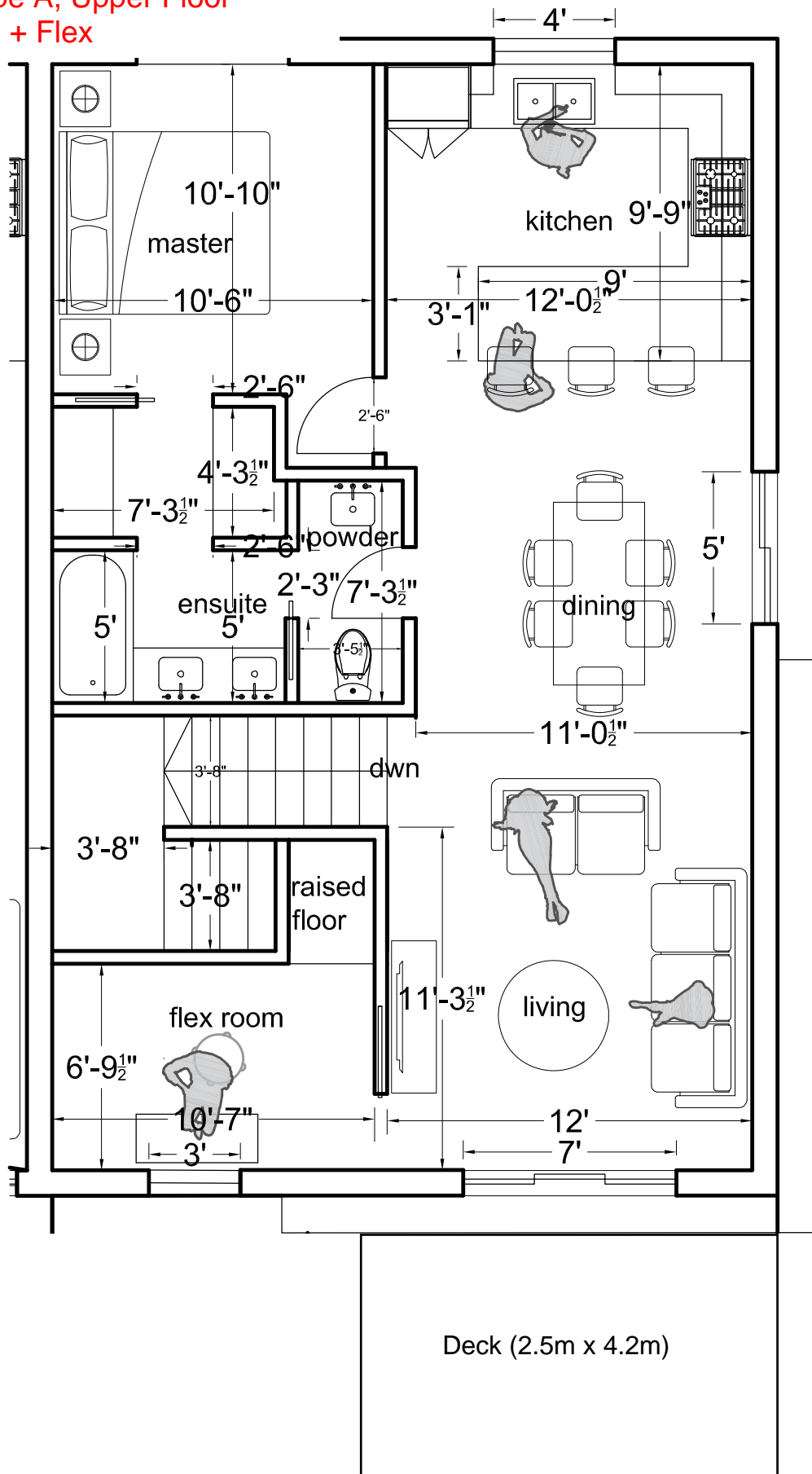
Side setback → 3m

East Property Boundary





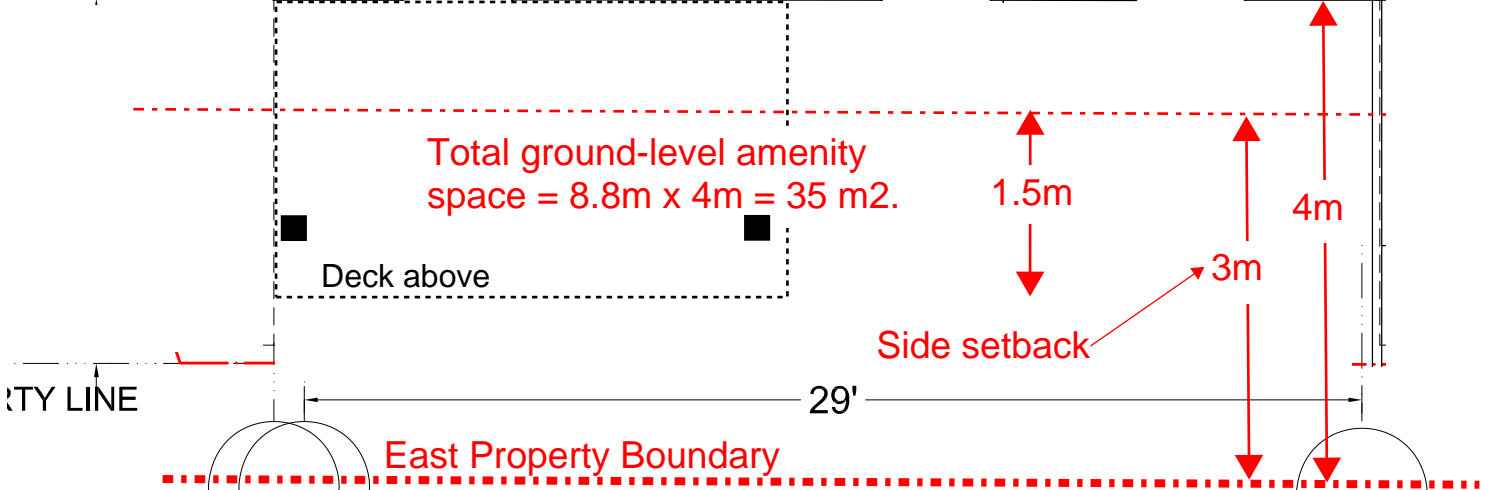
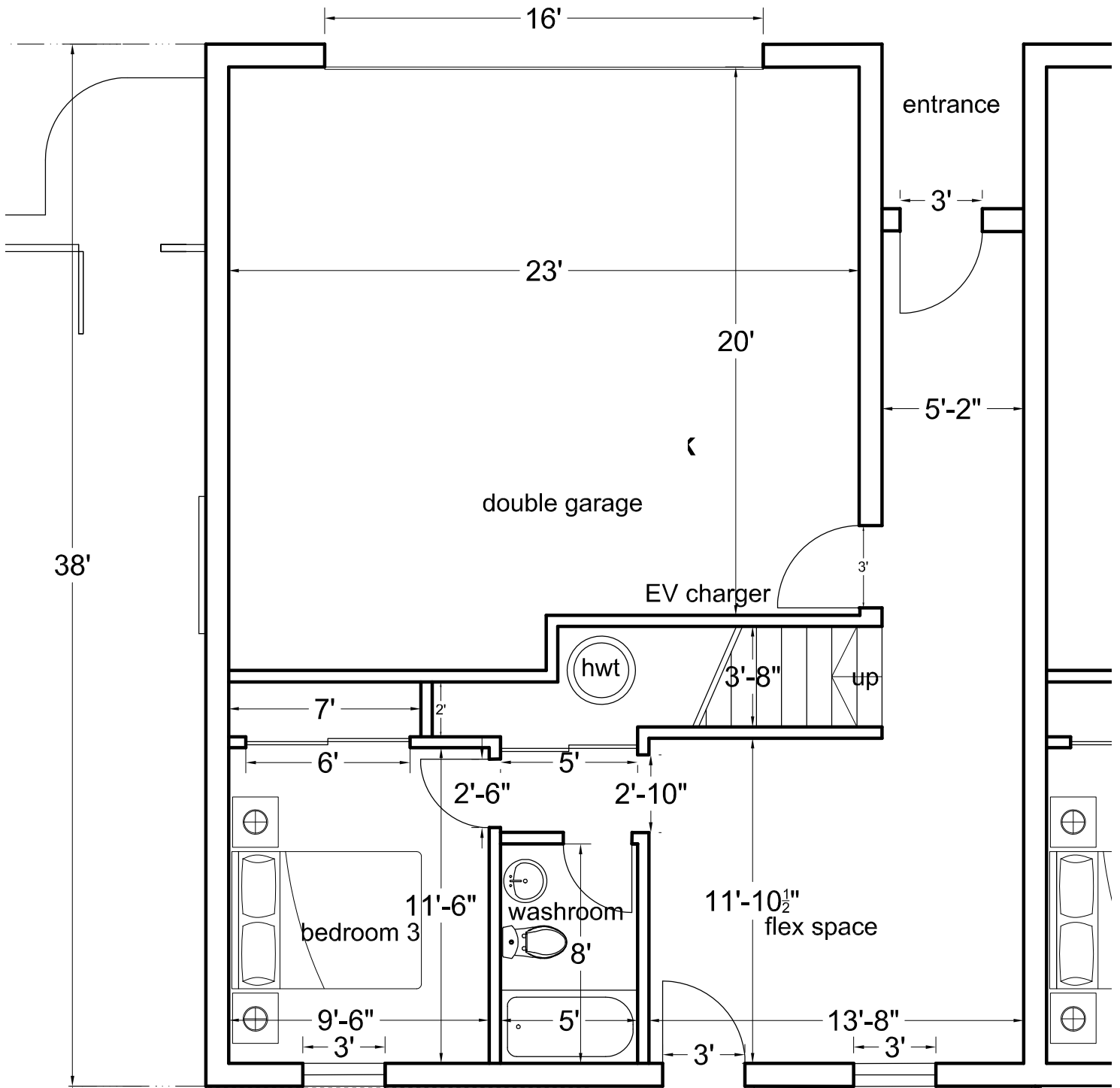
Townhouse - Type A, Upper Floor  
- 2 Storey, 2 Bed + Flex



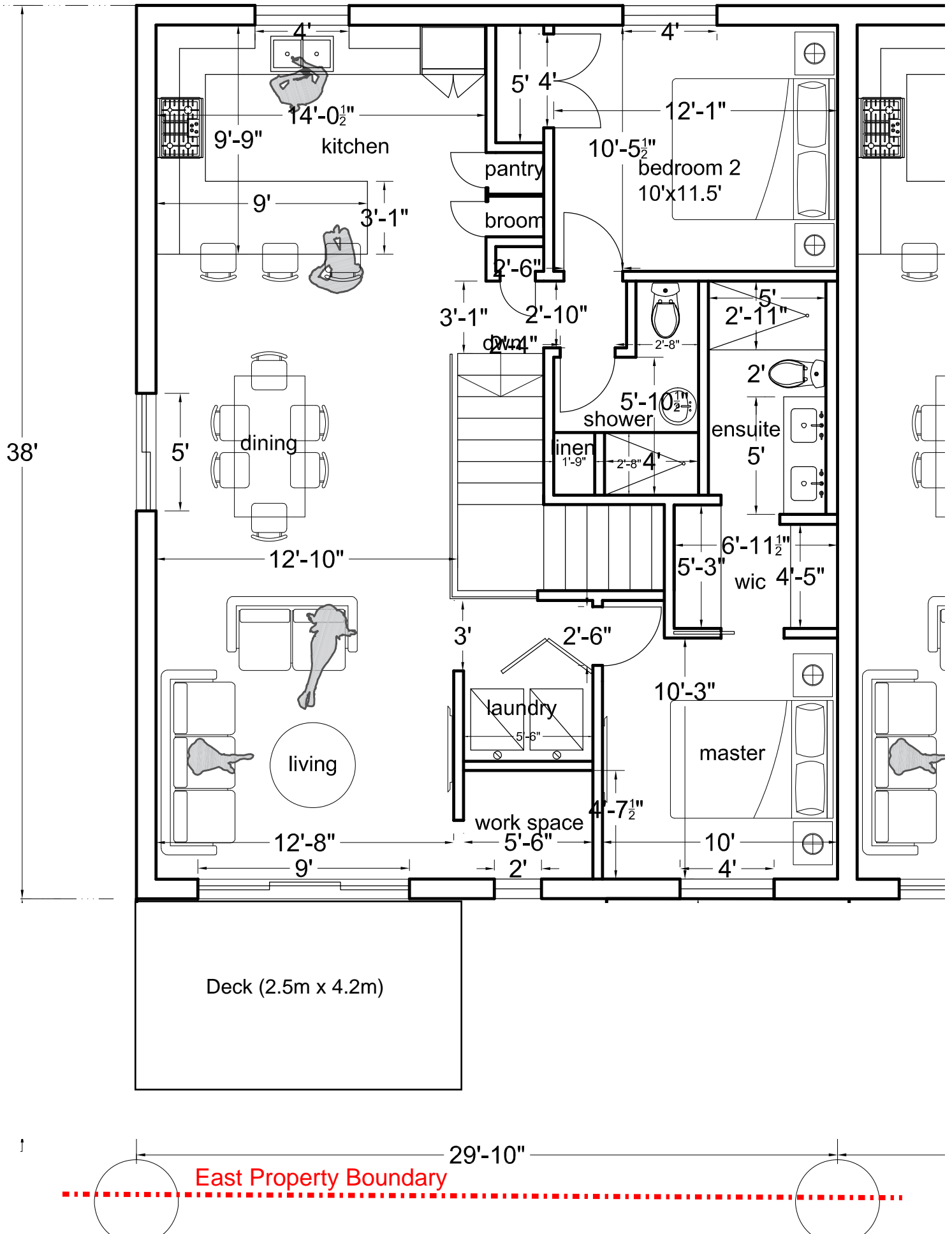
East Property Boundary



Townhouse - Type B, Ground Floor  
 - 2 Storey, 3 Bed + Flex



Townhouse - Type B, Upper Floor  
 - 2 Storey, 3 Bed + Flex



A434

7.3m wide main drive lane

EASEMENT  
6.7 m WIDE

**South end detail**  
5300 Hawthorne Cres., OK Falls  
June 20, 2024 (rev 1)

