

LAKE BREEZE ESTATES



Alder Ave.
Kaleden, BC

LAKE BREEZE ESTATES

Welcome to Lake Breeze Estates on Skaha Lake! This extraordinary development offers a rare opportunity for those passionate about building a home in the South Okanagan. Imagine your backyard nestled at the bottom of a gentle wooded slope. The front porch, opening out east, offers a view of the sunrise over the mountains above Shaka Lake. As for the lake itself, you'll simply cross the road for access to one of Kaledan's four beautiful public beach accesses. This quiet subdivision is located just minutes from Penticton and is only a short walk to the famous Kaleden Hotel and Pioneer Park with its sandy public beach and park with picnic and BBQ areas, volleyball, pickle ball, tennis, & basketball courts and more! There's also easy access to the Kettle Valley trail - a favourite of hikers, runners and cyclists. Fruit stands, orchards and vineyards are hallmarks of Kaledan proper—a gem in the South Okanagan. Call today for a detailed package on this exciting new development.



LOT DETAILS

Lake Breeze Estates Lot Sizes

Front Parcel Line 24.606'

Interior Side Parcel Line 4.92'

ALL RS1 LOTS:

Rear Parcel Line 24.606'

Exterior Side Parcel Line 14.76'

Lot 2

\$379,000 + GST 0.3 acres

At Road 82.94' or 25.17 meters
Right Depth 178.89' or 53.43 meters
Left Depth 169.42' or 51.36 meters
Back 82.02' or 25.00 meters

Lot 3

\$399,000 + GST 0.3 acres

At Road 82.58' or 25.11 meters
Right Depth 178.50' or 53.36 meters
Left Depth 174.12' or 53.13 meters
Back 82.02' or 25.00 meters

Lot 4

\$389,000 + GST 0.33 acres

At Road 82.02' or 25.00 meters
Right Depth 174.31' or 53.13 meters
Left Depth 174.83' or 53.14 meters
Back 82.02' or 25.00 meters

Lot 6

\$369,000 + GST 0.33 acres

At Road 82.02' or 25.00 meters
Right Depth 174.78' or 53.27 meters
Left Depth 174.83' or 53.29 meters
Back 82.02' or 25.00 meters

Lot 7

\$369,000 + GST 0.3 acres

At Road 83.27' or 25.30 meters
Right Depth 174.83' or 53.29 meters
Left Depth 169.42' or 49.30 meters
Back 82.02' or 25.00 meters

Lot 8

\$369,000 + GST 0.2 acres

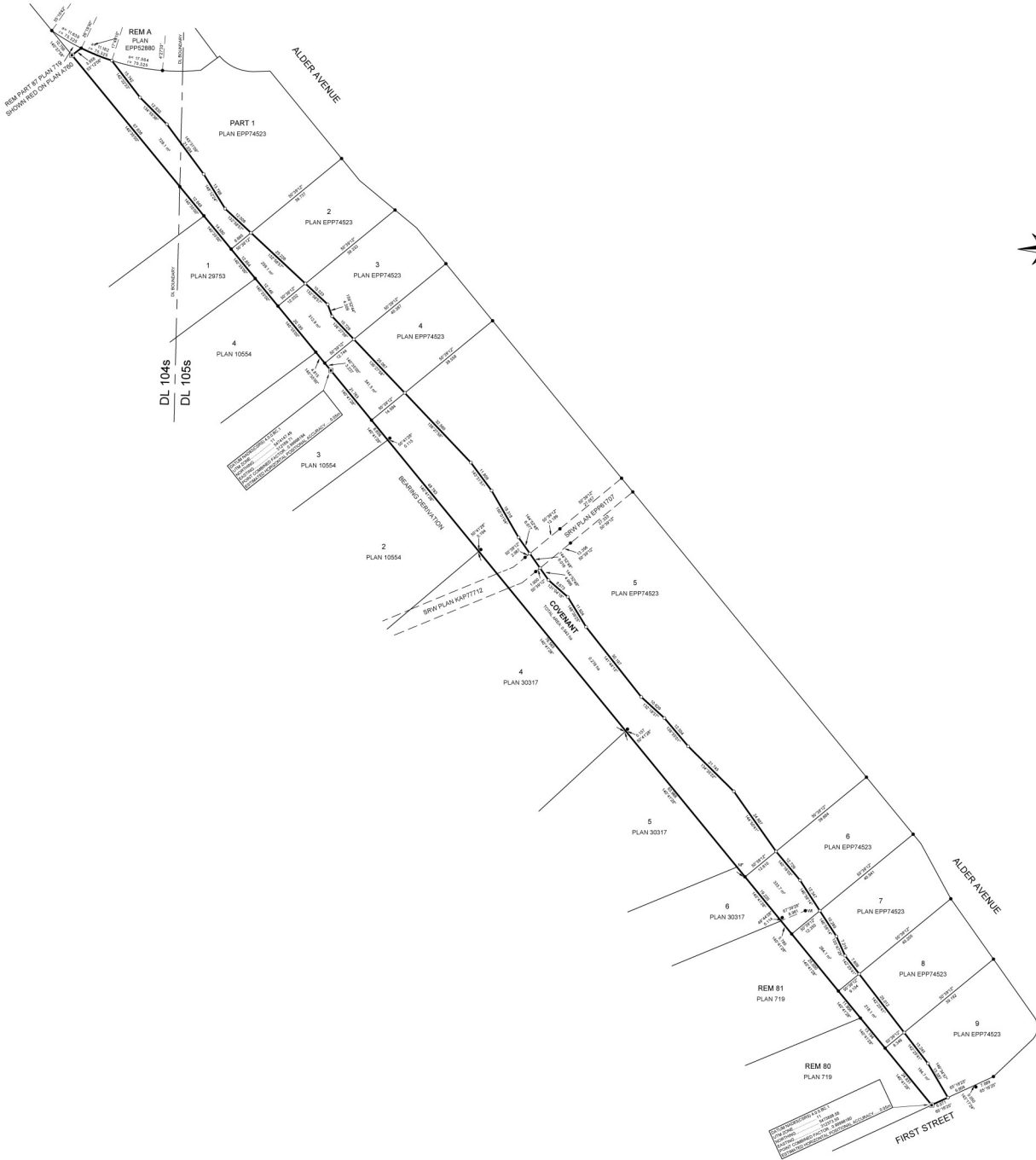
At Road 82.23' or 25.00 meters
Right Depth 171.77' or 49.30 meters
Left Depth 155.10' or 47.53 meters
Back 82.02' or 25.00 meters

Lot 9

\$429,000 + GST 0.3 acres

At Road (approx.) 83.60' or 23.97 meters
Right Depth 155.10' or 47.53 meters
Left Depth (approx.) 153.84' or 49.94 meters
Back 82.02' or 25.00 meters

DEVELOPMENT PLAN



11.0 LOW DENSITY RESIDENTIAL

11.1 RESIDENTIAL SINGLE FAMILY ONE ZONE (RS1)

11.1.1 Permitted Uses:

Principal uses:

- a) single detached dwellings;

Secondary uses:

- b) secondary suite, subject to Section 7.12;
- c) home occupation, subject to Section 7.17;
- d) bed and breakfast operation, subject to Section 7.19; ^{xc}
- e) care centre, minor, accessory to a single detached dwelling;
- f) accessory buildings and structures, subject to Section 7.13.

11.1.2 Site Specific Residential Single Family One (RS1s) Provisions:

- a) see Section 16.7

11.1.3 Minimum Parcel Size:

- a) 505 m², subject to servicing requirements.^{xci}

11.1.4 Minimum Parcel Width:

- a) 16.0 metres.^{xcii}

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:^{xciii}

- a) one (1) principal dwelling per parcel; and
- b) one (1) secondary suite per parcel.

11.1.6 Minimum Setbacks:

- a) Principal Building:
 - i) Front parcel line 7.5 metres

^{xc} Amendment bylaw No. 2594, 2012 – adopted March 21, 2013\

^{xcd} Amendment Bylaw No. 1883.13, 2008 – adopted May 7, 2009

^{xcii} Amendment Bylaw No. 1883.13, 2008 – adopted May 7, 2009

^{xciii} Amendment Bylaw No. 1883.13, 2008 – adopted May 7, 2009 & Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

- ii) Rear parcel line 7.5 metres
- iii) Interior side parcel line 1.5 metres
- iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings or structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 5.5 metres.

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:^{xciV}

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

^{xciV} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

SERVICING INFORMATION

Utilities and Services

The particulars regarding utilities and services are as follows:

(i) **Water** Water is provided by the Kaleden Irrigation District for domestic purposes. The Developer has paid fees and levies to the Kaleden Irrigation District to upgrade the waterline on Lakehill Road to address fire flow availability on Alder Avenue, plus the Developer has also paid capital levies and connection fees for the 9 lot subdivision. Kaleden Irrigation District advises that it will be performing the work for the water line upgrade and service connections once the subdivision plan has been registered. The water service will be available at the lot line at the location determined by Kaleden Irrigation District. Purchasers will be responsible for the cost to bring the water from the property line to the new residence.

(ii) **Electricity** Electricity is being brought to the property line of each Offered Lot by the Developer as approximately shown in preliminary plans prepared by FortisBC. The Developer is not being permitted by the Ministry of Transportation to cut the road for underground services, therefore electricity will be brought across Alder Avenue by overhead pole at two locations. One pole will be located between lots 4 and 5, and another pole will be located between lots 6 and 7. From these poles electricity will be brought underground to service all Offered Lots. This work is being funded by the Developer from its own funds and will be performed by FortisBC, and is anticipated to be completed by October 31, 2017. FortisBC will require Easements for electrical distribution boxes for underground services to be registered on Proposed Lots 3, 4 and 6 prior to energizing.

(iii) **Sewerage** A community sewer system is not available in Kaleden. Purchasers will be required as part of the Building Permit process, to have a sewerage system designed and approved by the Interior Health Authority. Purchasers will be required to design and install the system at their own cost.

The development was assessed for the viability of sewerage systems on each lot as part of the subdivision application process, and was granted approval by the Interior Health Authority. For the purpose of the assessment each lot was shown to be able to support sewerage flows from a four bedroom single family home with a maximum of 3,552 square feet, and have adequate area for the disposal field and a 100% backup area. The actual design, including size and location of the sewerage system will be determined by the designer based on the actual residence to be constructed.

(iv) **Natural Gas** Natural gas will be available to the development from FortisBC, provided that all hook up costs will be the responsibility of the purchaser from the lot line.

(v) **Fire Protection** Fire protection will be provided by the Kaleden Volunteer Fire Department. Further information regarding fire protection can be obtained at the following website, or by phoning the Kaleden Fire Chief at 250-497-8231.

<http://www.rdos.bc.ca/departments/community-services/emergencyprotective-services/fire-services/kaleden-volunteer-fd/>

(vi) **Telephone** A telephone line will be provided to the lot line of each Offered Lot. All hook up costs will be the responsibility of the purchaser

(vii) **Access** The Preliminary Subdivision Plan sets out the proposed dedicated roadway that abuts the Development. The Ministry of Transportation has the authority over roadways in Kaleden, and does not require access permits for single residential driveways on side roads.

KALEDEN

Kaleden is a small, picturesque town situated in British Columbia's beautiful Interior. This quiet community is known for its stunning views of Skaha Lake, an inviting lake that compliments the town's vineyards and orchards. Visitors come to Kaleden to kick-back, relax, and immerse themselves in beautiful surroundings. With fine beaches throughout the community, it's no wonder that this historic town gets so much attention.

The town is located in the Okanagan valley on Skaha Lake, near Okanagan Falls. The city of Penticton is just fifteen minutes north on Hwy 97.

PENTICTON

Penticton is well-known for wine. And little wonder, since it's home to some of British Columbia's very best bottles. But in between vineyard tours, you'll find no end of fun that also rates quite highly. After all, this charming, sun-soaked town is nestled along two beautiful bodies of water: Okanagan Lake and Skaha Lake. So get ready to get busy. Or do absolutely nothing on a sandy beach.

Visit www.visitpenticton.com for more information on this beautiful area.

Contact

Penny Morrison at
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For Developer Disclosure Statement and more
information on this exciting new development

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INDEPENDENTLY OWNED AND OPERATED