

# WALTON'S LAKEFRONT RESORT

3207 LAKESHORE DRIVE

OSOYOOS, BC

ISSUED FOR ZONING AMENDMENT

SEPTEMBER 25 2024



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| No. | DATE       | REVISION             |
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| 1   | 2024-09-25 | FOR ZONING AMENDMENT |
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PROJECT TITLE  
 3207 LAKESHORE DR.

DRAWING NUMBER  
**A000**

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DRAWING TITLE  
 COVER PAGE

|         |            |
|---------|------------|
| DATE    | 2024-09-25 |
| JOB NO. | 23.250     |
| SCALE   | NIS        |
| DRAWN   | R.A.       |
| CHECKED | T.C.       |



- A000 COVER SHEET / DRAWING LIST
- A121 SITE INFORMATION
- A203 SITE PLAN
- A301 EXISTING LEVELS 1+2
- A302 PROPOSED LEVELS 1+2
- A421 BUILDING ELEVATIONS
- A441 BUILDING SECTIONS



104 - 259 BACKSTREET BLVD, PENTICTON, BC, V2A 0G4  
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| BUILDING CODE SUMMARY   |  |   |   |  | BUILDING/SITE SUMMARY                         |   |
|---|--|---|---|--|---|---|
|   | FITNESS / LAUNDRY / CHANGEROOMS  |   | DWELLING UNITS  |  | CIVIC ADDRESS:                                | 3207 LAKESHORE DRIVE, OSOYOOS, BC   |
| OCCUPANCY CLASSIFICATION<br>MAXIMUM BUILDING AREA   | GROUP A2<br>3.2.2.25<br>1,000 m <sup>2</sup>   |   | GROUP C<br>3.2.2.53<br>1125 m <sup>2</sup>                                  |  | LEGAL DESCRIPTION:                            | STRATA LOT 72; PLAN KAS3690, DISTRICT LOT 100, SIMILKAMEEN DIV OF YALE LAND DISTRICT TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOTS AS SHOWN ON FORM V |
| SPRINKLERED   | REQUIRED<br>NO   | EXISTING<br>NO  | REQUIRED<br>NO  | PROPOSED<br>NO   | PID:  | 027-962-245   |
| NUMBER OF STOREYS   | UP TO 2<br>2   | 2   | 2   | 2  | LOT AREA:                                     | 1,339 m <sup>2</sup> (14,413 FF)  |
| NUMBER OF STREETS   | 1  | 1   | 1   | 2  | GROSS FLOOR AREA:                             | LEVEL 1: 442.7 m <sup>2</sup> [4,765 FF]<br>LEVEL 2: 326.8 m <sup>2</sup> [3,975 FF]<br>TOTAL: 769.5 m <sup>2</sup> [8,740 FF]  |
| CONSTRUCTION TYPE   | COMB./NON-COMB.  | COMBUSTIBLE   | COMB./NON-COMB.   | COMBUSTIBLE  |   |   |
| CONSTRUCTION REQUIRED:<br>- FLOORS/CEILINGS<br>- MEZZANINES<br>- ROOF<br>- BEARING  | 45 MIN. OR NON-COMB.<br>45 MIN. OR NON-COMB.<br>45 MIN. OR NON-COMB.   | EXISTING CONDITION<br>N/A<br>EXISTING CONDITION<br>EXISTING CONDITION | 45 MIN.<br>N/A<br>EXISTING CONDITION<br>EXISTING CONDITION                  | 45 MIN.<br>N/A<br>EXISTING CONDITION<br>EXISTING CONDITION |   |   |
| <b>OCCUPANCY SEPARATIONS 3.1.3.1</b>  |  |   |   |  | <b>ZONING BYLAW SUMMARY</b>                   |   |
| F.R.R. OF FIRE SEPARATIONS BETWEEN A2 AND C: 1 HOUR   |  |   |   |  | EXISTING ZONE:                                | CT2   |
| <b>SUITE SEPARATIONS 3.3.1.1</b>  |  |   |   |  | PERMITTED USE:                                | CAMPGROUND COMMERCIAL   |
| F.R.R. OF FIRE SEPARATIONS BETWEEN SUITES: 1 HOUR   |  |   |   |  | MINIMUM LOT AREA:                             | 2,000 m <sup>2</sup> (0.2 hec.)   |
| <b>BUILDING AND GROSS FLOOR AREA 3.1.3.2</b>  |  |   |   |  | MINIMUM PARCEL WIDTH:                         | 30 m (98 ft)  |
| PROPOSED BUILDING AREA: 769.5 m <sup>2</sup> [8,740 FF]   |  |   |   |  | NET FLOOR AREA:                               | # m <sup>2</sup> MAX (RESTRICTED BY FAR)  |
| PROPOSED LEVEL 1: 442.7 m <sup>2</sup> [4,765 FF]   |  |   |   |  | MAXIMUM FLOOR AREA RATIO:                     | N/A   |
| PROPOSED LEVEL 2: 326.8 m <sup>2</sup> [3,975 FF]   |  |   |   |  | TOTAL BUILDING AREA:                          | 830 m <sup>2</sup> (8,940 FF)   |
| <b>FIRE/ EMERGENCY SYSTEMS 3.2.4</b>  |  |   |   |  | MAXIMUM SITE COVERAGE:                        | N/A   |
|   | FITNESS / LAUNDRY / CHANGEROOMS  |   | DWELLING UNITS  |  | MAXIMUM HEIGHT:                               | 10.0 m  |
| FIRE ALARM SYSTEM   | --   |   | NO  |  | MINIMUM FRONT YARD:                           | 6.0 m   |
| EXIT LIGHTS   | YES  |   | NO  |  | MINIMUM INSIDE YARD:                          | 1.0 m   |
| EMERGENCY LIGHTS  | YES  |   | YES   |  | MINIMUM SIDE YARD (FLANKING STREET):          | 4.5 m   |
| <b>FIRE/ EMERGENCY SYSTEMS 3.2.5.8</b>  |  |   |   |  | MINIMUM REAR YARD (LANE ADJ. TO RESIDENTIAL): | 3.0 m   |
| STAND PIPE: NO  |  |   |   |  | <b>PARKING BYLAW SUMMARY</b>                  |   |
| <b>OCCUPANT LOAD 3.1.17.1</b>   |  |   |   |  | RESIDENTIAL PARKING:                          | 1.75 PER UNIT (10 STALLS)   |
|   | FITNESS / LAUNDRY / CHANGEROOMS  |   | DWELLING UNITS  |  | BICYCLE PARKING:                              | 1 SPACE PER 10 VEHICLE SPACES   |
| OCCUPANCY LOAD  | GROUP A2 - ASSEMBLY<br>299 PERSONS (224.6 m <sup>2</sup> / 0.75 m <sup>2</sup> /person)<br>LIMIT TO 25 PERSONS OF EACH SEX; SIGNAGE INDICATING OCCUPANT LOAD OF 50 PEOPLE MAXIMUM TO BE POSTED IN CONSPICUOUS LOCATION |   | GROUP C - RESIDENTIAL<br>24 PERSONS (12 BEDROOMS x 2 PERSONS/SLEEPING ROOM) |  | ACCESSIBLE PARKING:                           | 5% OF 10 OR MORE PARKING SPACES   |
| <b>EXITS AND EGRESS SYSTEMS 3.3.1.5.B &amp; 3.4.2.5.1.C</b>   |  |   |   |  |   |   |
|   | FITNESS / LAUNDRY / CHANGEROOMS  |   | DWELLING UNITS  |  |   |   |
| REQUIRED EXITS  | TWO  |   | 1 PER DWELLING UNIT   |  |   |   |
| PROVIDED EXITS  | TWO  |   | 1 PER DWELLING UNIT   |  |   |   |
| MAXIMUM TRAVEL DISTANCE   | 30m  |   | 30m   |  |   |   |
| EXIT RATING   | N/A  |   | N/A   |  |   |   |
| PANIC HARDWARE REQUIRED   | YES  |   | NO  |  |   |   |
| EXIT WIDTH  | 1100mm CORRIDORS, 800mm DOORWAYS, 900mm STAIRS   |   | 1100mm CORRIDORS, 850mm DOORWAYS, 900mm STAIRS                              |  |   |   |
| DEAD END CORRIDORS - 3.3.1.9.7  | MAXIMUM 6m   |   | N/A   |  |   |   |
| <b>WATERCLOSET FACILITIES 3.7.2.2.C &amp; 3.7.2.10. &amp; 3.8.2.36.</b>   |  |   |   |  |   |   |
|   | FITNESS / LAUNDRY / CHANGEROOMS  |   | DWELLING UNITS  |  |   |   |
|   | REQUIRED<br>2 (1 MALE / 1 FEMALE)  | PROVIDED<br>12 (6 MALE / 6 FEMALE)                                    | REQUIRED<br>5 (1 PER DWELLING UNIT)   | PROPOSED<br>8 (VARIES ON DWELLING SIZE)                    |   |   |
| <b>REQUIREMENTS FOR PEOPLE WITH DISABILITIES 3.8.2.1</b>  |  |   |   |  |   |   |
| THE FITNESS/LAUNDRY/CHANGEROOMS IS REQUIRED PROVIDE ACCESS FOR PEOPLE WITH DISABILITIES AS PER BCBC 2024. THE RESIDENTIAL DWELLING UNITS ON LEVEL 2 ARE NOT REQUIRED TO PROVIDE ACCESS FOR PEOPLE WITH DISABILITIES. THE GROUND LEVEL SUITES ARE ACCESSIBLE FOR PEOPLE WITH DISABILITIES. |  |   |   |  |   |   |

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PROJECT TITLE  
**3207 LAKESHORE DR.**

DRAWING NUMBER  
**A121**

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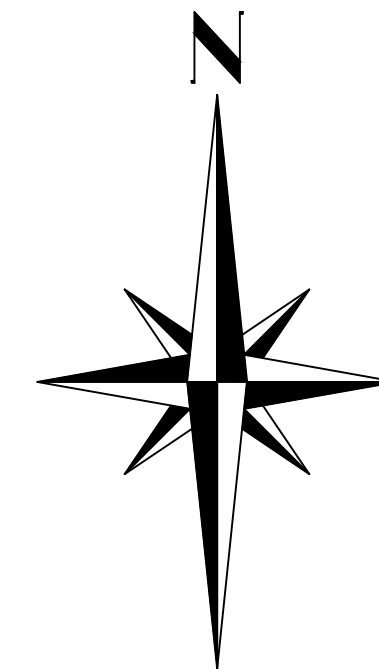
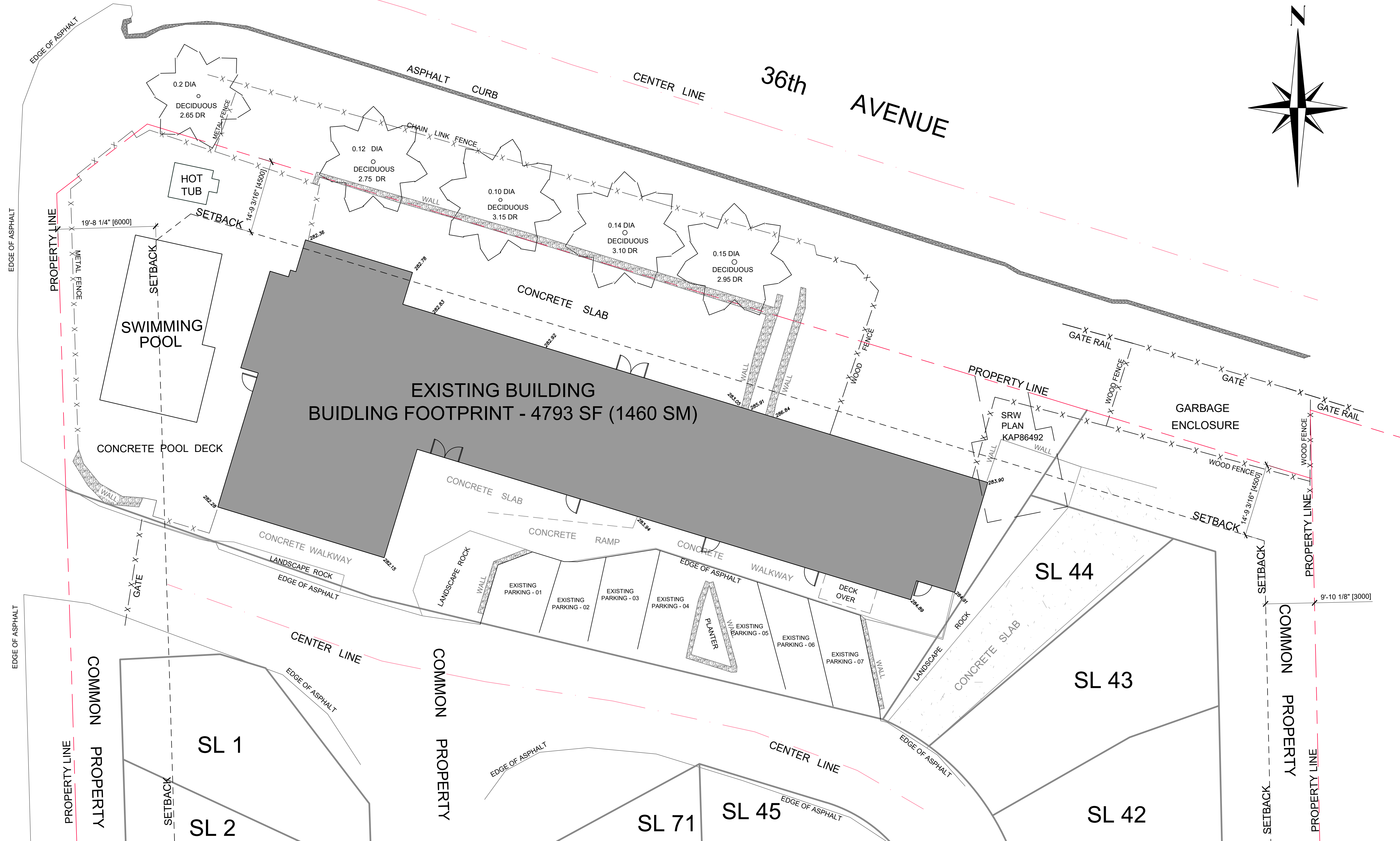
DRAWING TITLE

**SITE INFORMATION**

|         |            |
|---------|------------|
| DATE    | 2024-09-25 |
| JOB NO. | 23.250     |
| SCALE   | NTS        |
| DRAWN   | R.A.       |
| CHECKED | T.C.       |

LAKESHORE DRIVE

CENTER LINE



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PROJECT TITLE  
3207 LAKESHORE DR  
WALTON'S RESORT.

DRAWING NUMBER

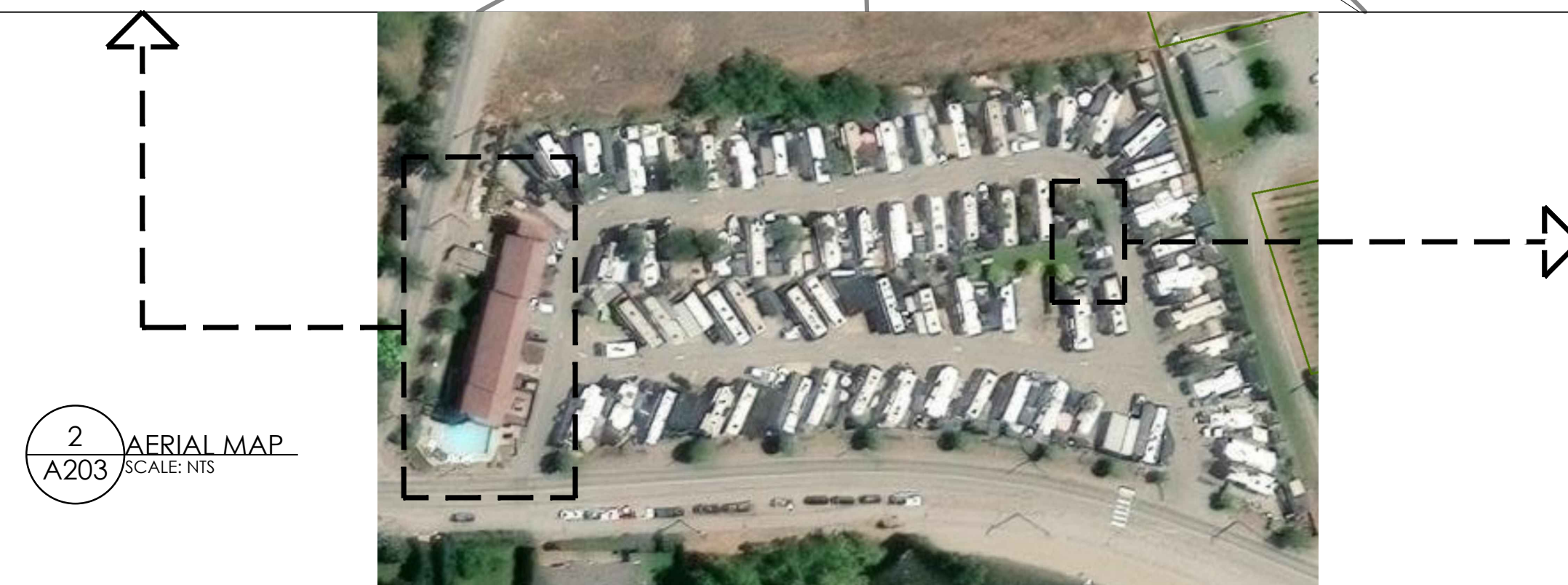
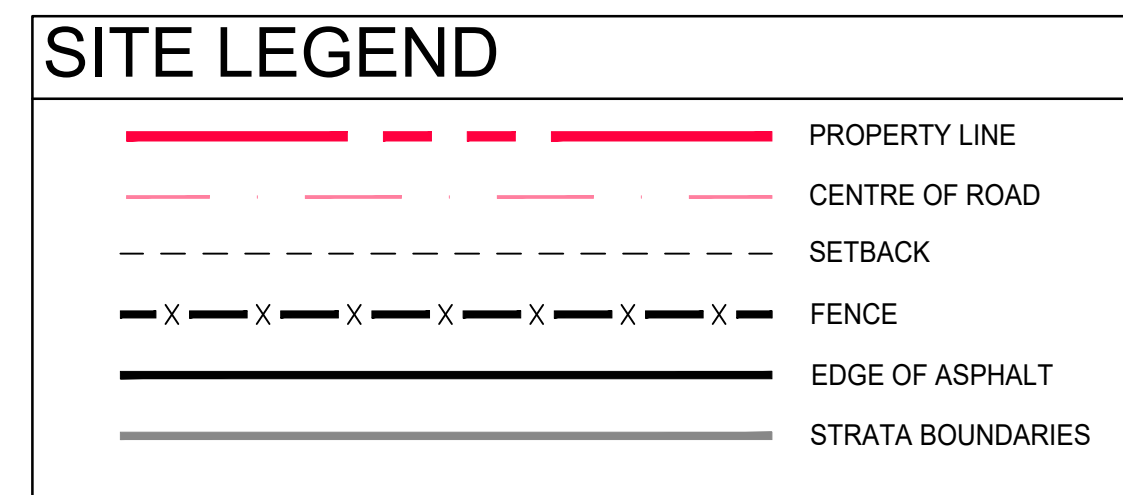
A203

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DRAWING TITLE

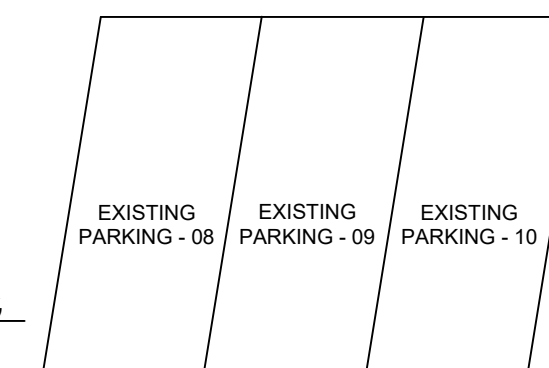
SITE PLAN

|         |               |
|---------|---------------|
| DATE    | 2024-09-25    |
| JOB NO. | 23.250        |
| SCALE   | 3/32" = 1'-0" |
| DRAWN   | R.A.          |
| CHECKED | T.C.          |

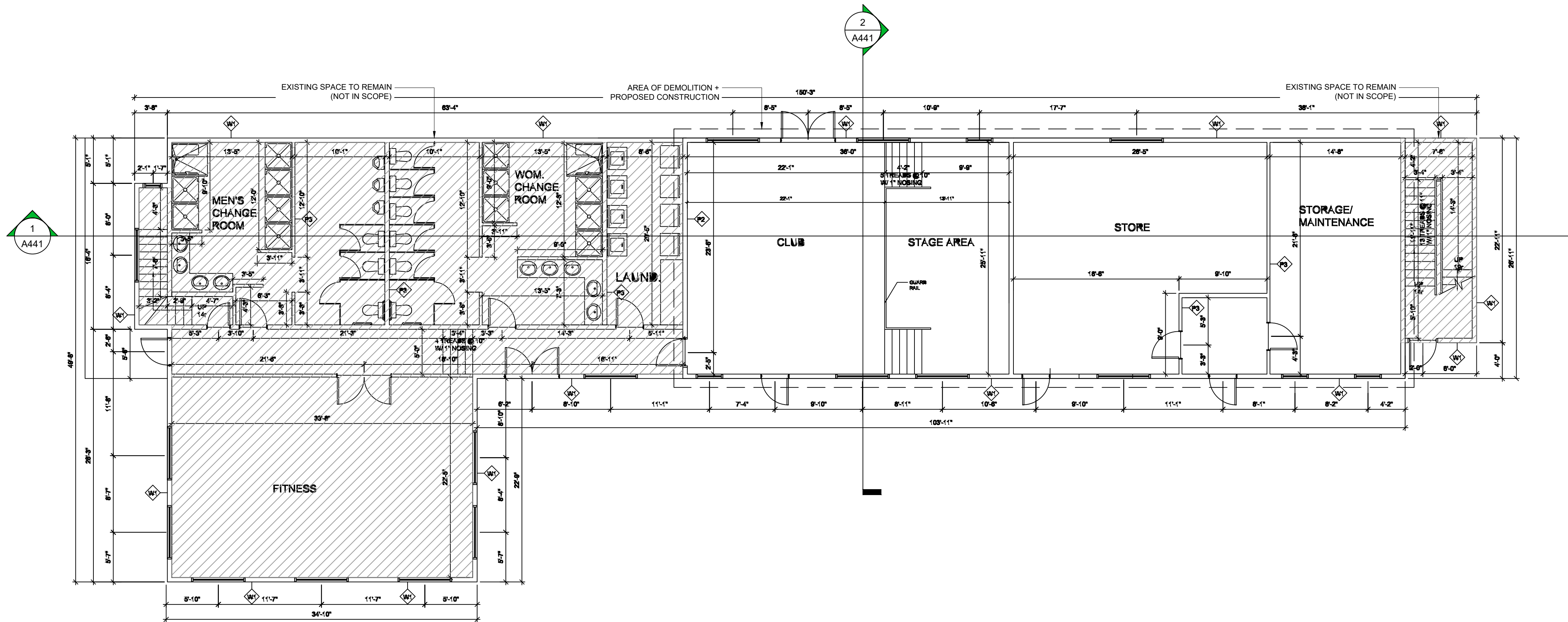


NOTE: THREE ADDITIONAL PARKING SPOTS LOCATED AT THE SOUTH END OF THE PROPERTY NOT SHOWN ON SITE PLAN DUE TO SCALE.

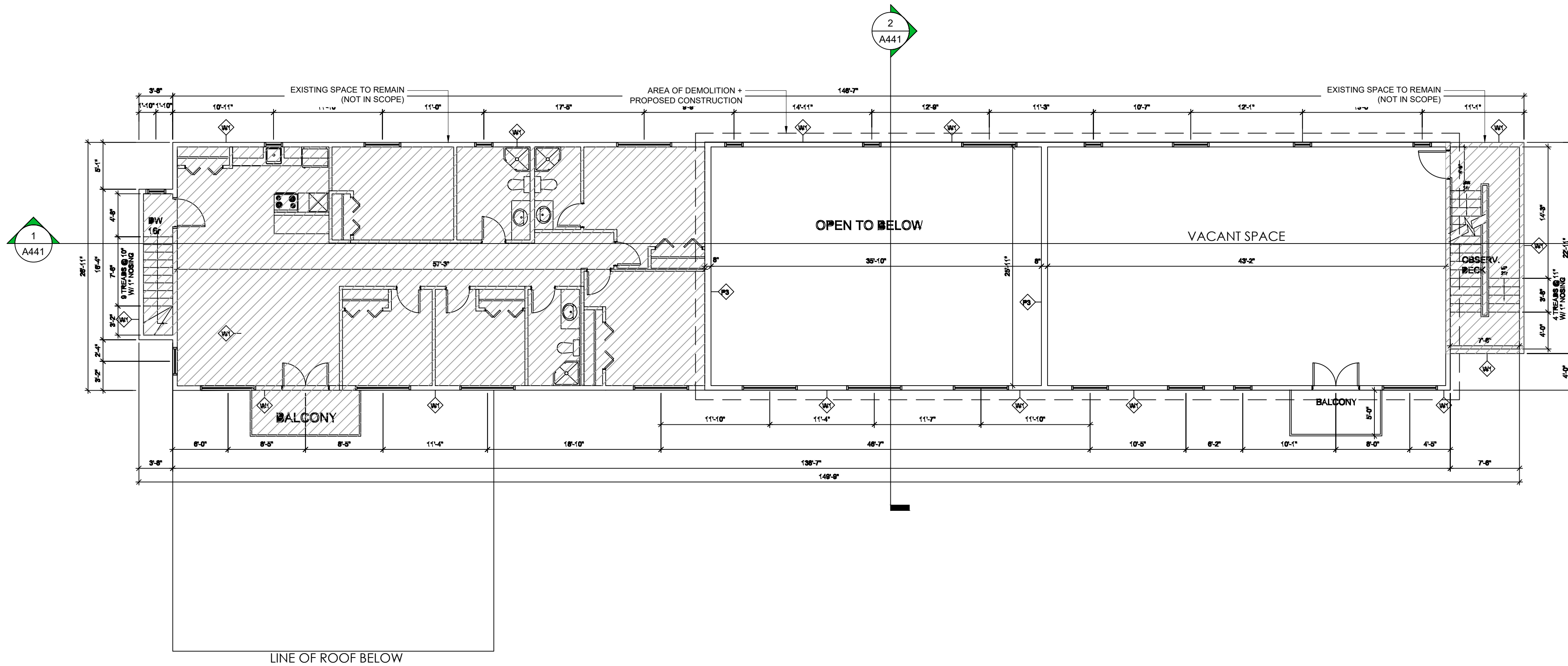
**2 A203 SOUTH PARKING**  
SCALE: 3/32"=1'-0"



**1 A203 SITE PLAN**  
SCALE: 3/32"=1'-0"



1  
 A301  
 EXISTING LEVEL ONE  
 SCALE: 1/8"=1'-0"



2  
 A301  
 EXISTING LEVEL TWO  
 SCALE: 1/8"=1'-0"

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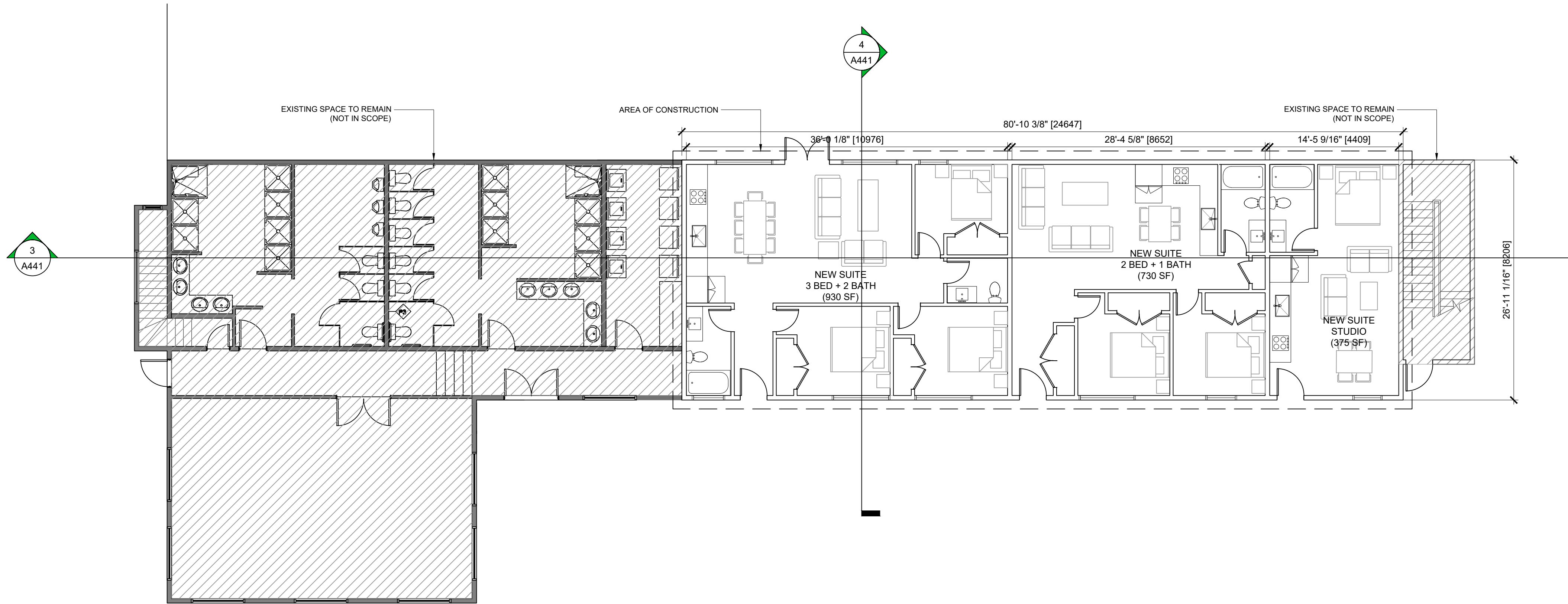
DRAWING NUMBER  

# A301

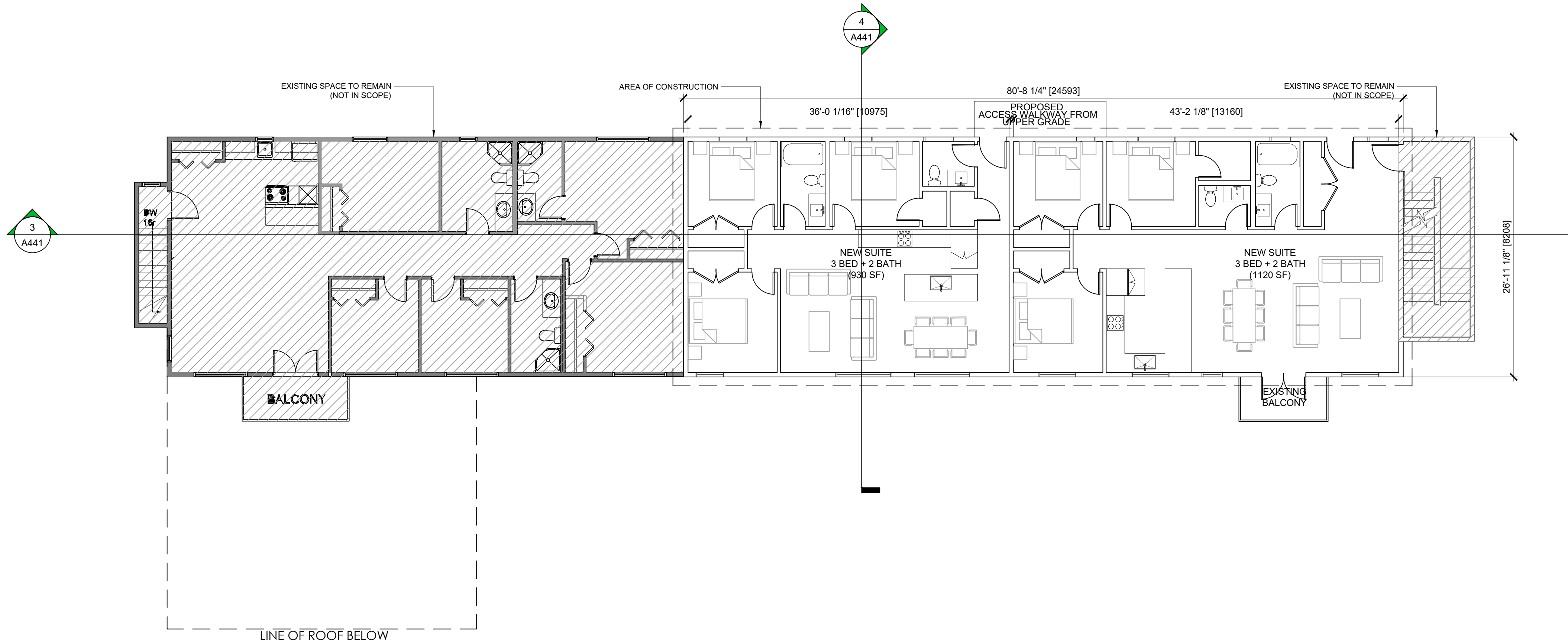
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DRAWING TITLE  
**EXISTING  
 LEVEL 1  
 +  
 LEVEL 2**

|         |              |
|---------|--------------|
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| DRAWN   | R.A.         |
| CHECKED | T.C.         |



2 PROPOSED LEVEL 1  
 A301 SCALE: 1/8"=1'-0"



2 PROPOSED LEVEL TWO  
 A301 SCALE: 1/8"=1'-0"

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PROJECT TITLE  
**3207 LAKESHORE DR  
 WALTON'S RESORT.**

DRAWING NUMBER  
**A302**

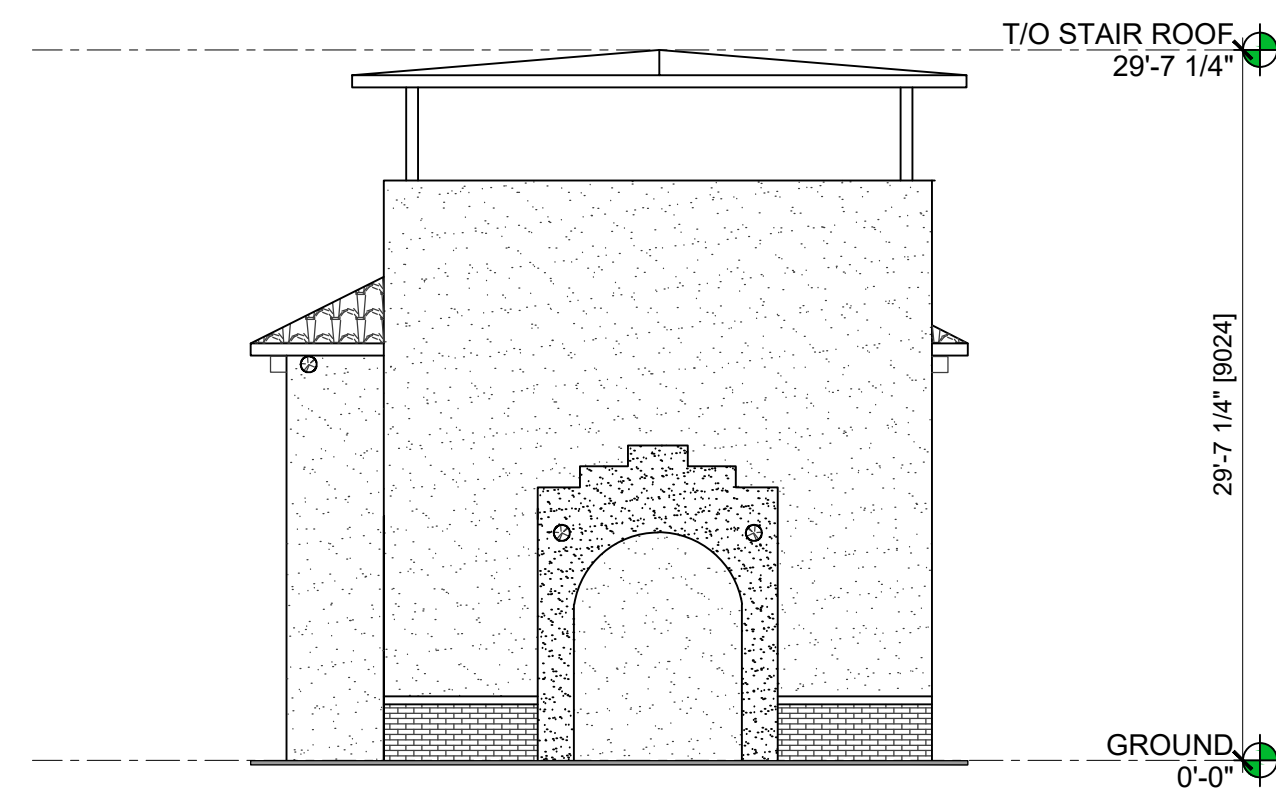
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DRAWING TITLE  
**PROPOSED  
 LEVEL 1  
 +  
 LEVEL 2**

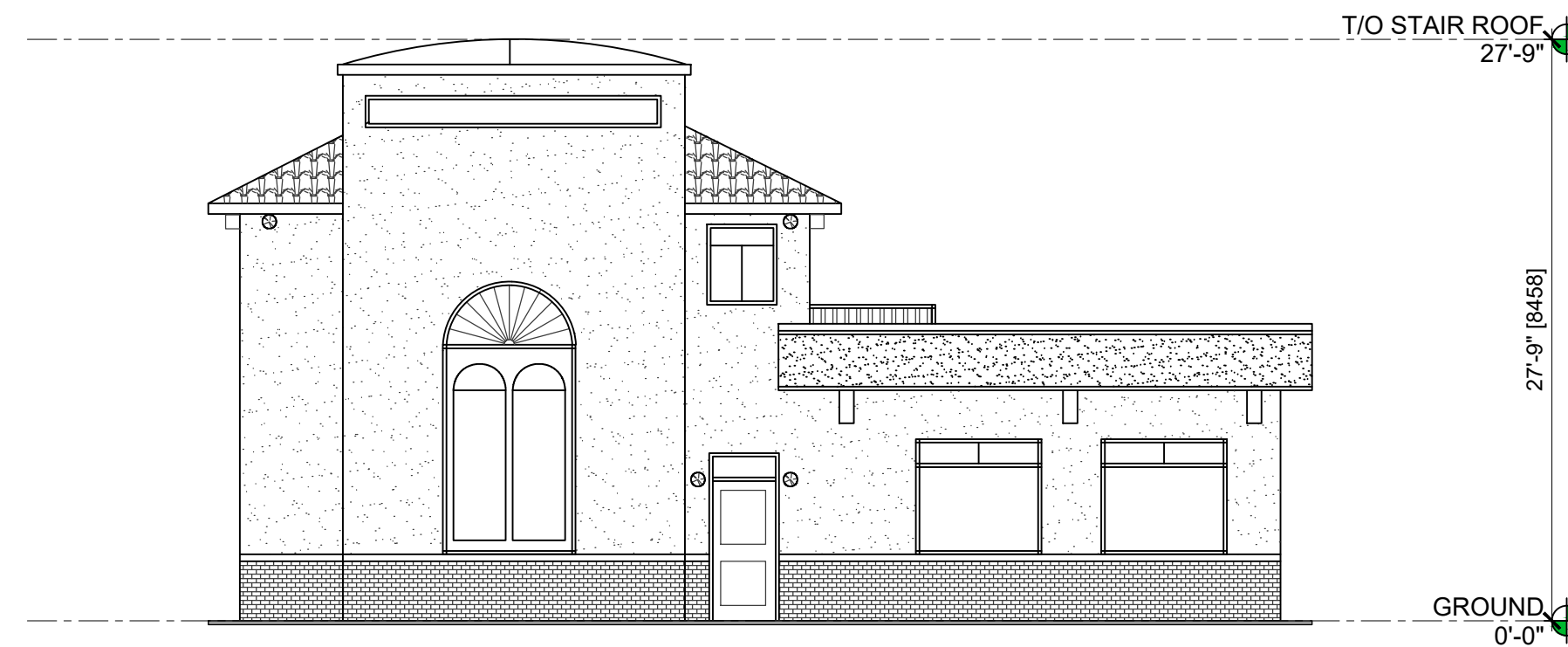
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| DATE    | 2024-09-25   |
| JOB NO. | 23.250       |
| SCALE   | 1/8" = 1'-0" |
| DRAWN   | R.A.         |
| CHECKED | T.C.         |



1 EXISTING NORTH ELEVATION  
 A421 SCALE: 1/8"=1'-0"



2 EXISTING EAST ELEVATION  
 A421 SCALE: 1/8"=1'-0"



3 EXISTING WEST ELEVATION  
 A421 SCALE: 1/8"=1'-0"

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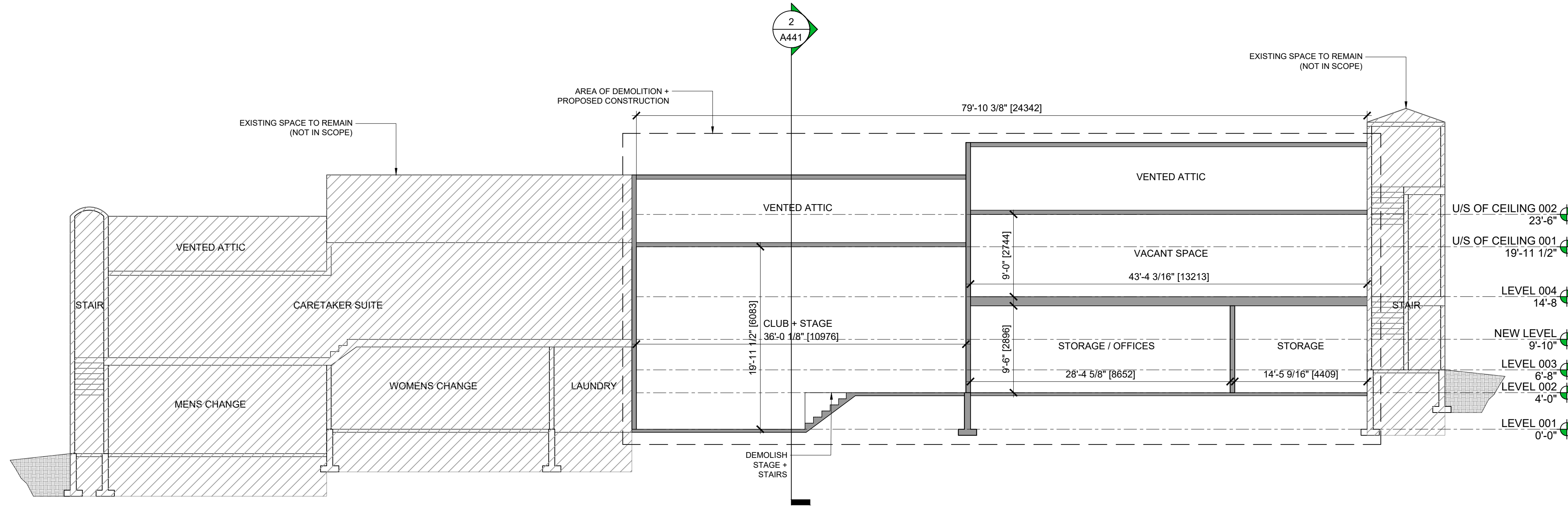
PROJECT TITLE  
**3207 LAKESHORE DR  
 WALTON'S RESORT.**

DRAWING NUMBER  
**A421**

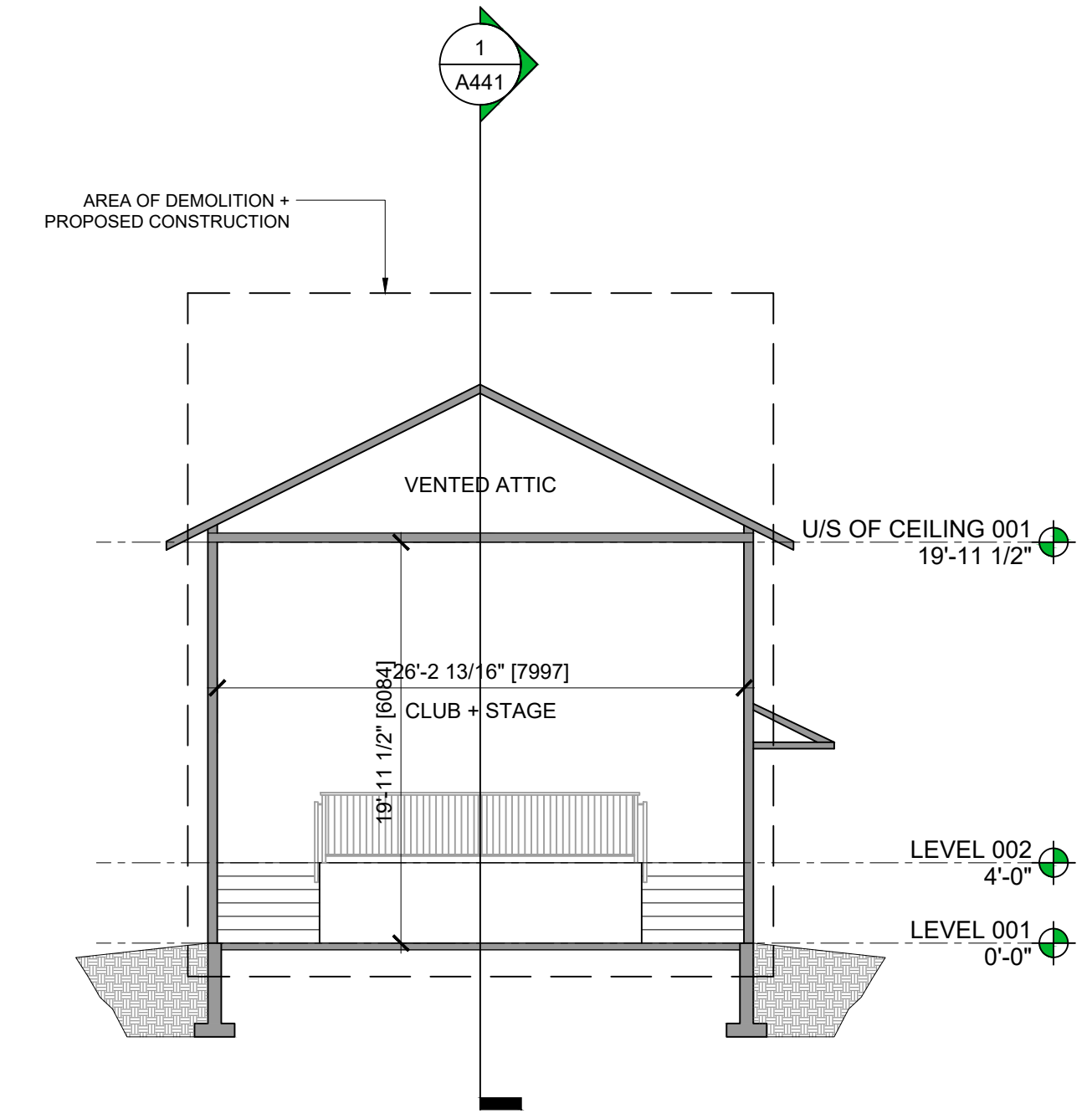
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 DRAWING TITLE

**EXISTING ELEVATIONS**

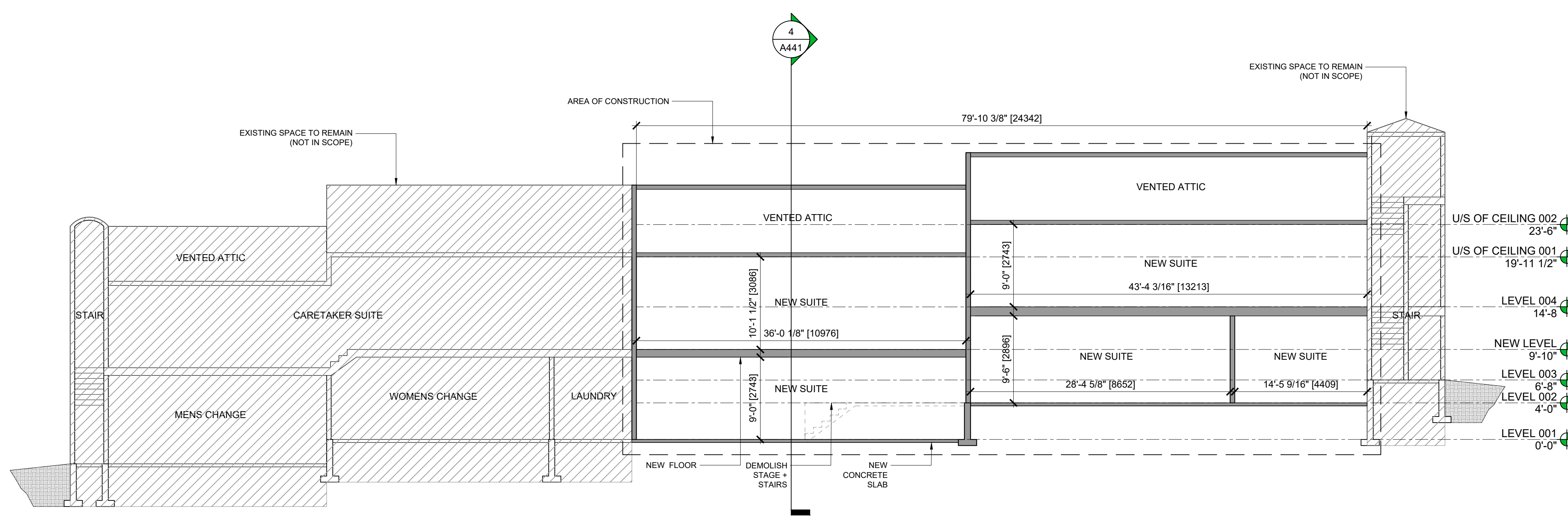
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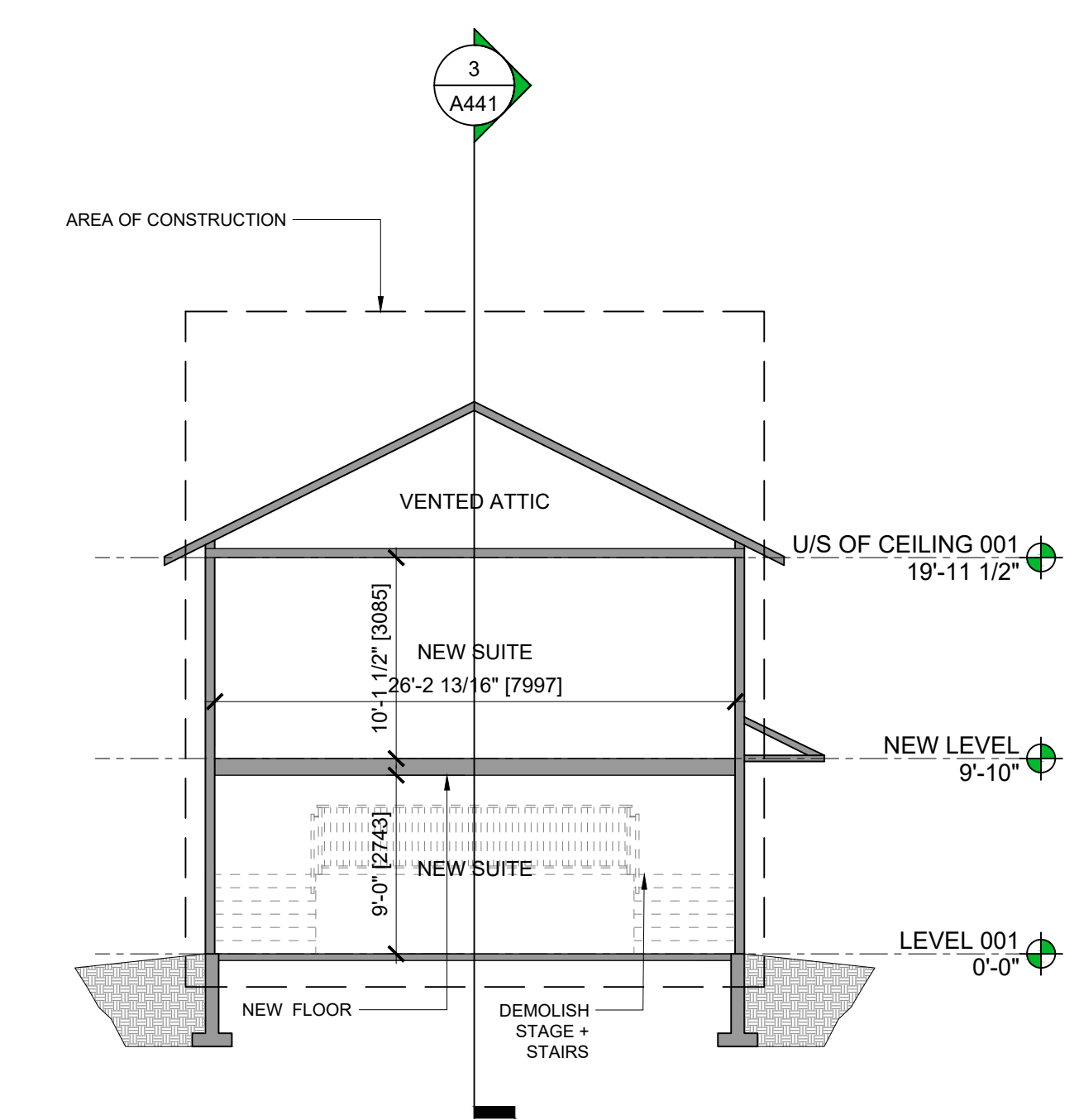
1 EXISTING LONG SECTION  
 A441 SCALE: 1/8"=1'-0"



2 EXISTING SHORT SECTION  
 A441 SCALE: 1/8"=1'-0"



3 PROPOSED LONG SECTION  
 A441 SCALE: 1/8"=1'-0"



4 PROPOSED SHORT SECTION  
 A441 SCALE: 1/8"=1'-0"

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PROJECT TITLE

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## A441

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DRAWING TITLE

**EXISTING + PROPOSED  
 SECTIONS**

|         |              |
|---------|--------------|
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| DRAWN   | R.A.         |
| CHECKED | T.C.         |