



FOR SALE

11570 Bottom Wood Lake Road,
Lake Country, BC

PROPERTY DETAILS

- 3.86 acres (168,142 SF) of stunning waterfront development land on Wood Lake
- Future use designated as high-density residential
- Potential RM5 Zoning
- Options for holding income with existing 5,659 SF lakefront home

FOR SALE

\$9,000,000

EXTRAORDINARY LAKEFRONT OPPORTUNITY

11570 Bottom Wood Lake Road,
Lake Country, BC

HM Commercial Realty is pleased to present the rare opportunity to purchase 3.86 acres of pristine waterfront development land on Wood Lake in Lake Country. The property currently holds a 5,659 SF home with beach and dock.

- 3.86 acres (168,142 SF) of stunning waterfront development property with approx. 330 feet of shoreline.
- Property provides multiple options and is prime for redevelopment, or it could be maintained as a private lakefront family estate.
- Currently featuring a 5,659 SF house, 5-car garage, dock with 3 electric boat lifts, and a pristine sandy beach facing Wood Lake.
- Lake Country's OCP allows for high-density development on the property.
- Property also provides the potential for holding income options from the single-family home.
- The subject property is minutes from amenities and services and only steps from Beasley Park, Turtle Bay Park, Wood Lake RV Park and Marina, Kokanee Beach Resort Hotel, and Turtle Bay Marina Resort and Pub.
- Conveniently situated within 10 minutes of YLW Kelowna International Airport, award winning wineries, fantastic golf courses, and UBC Okanagan campus, this estate is perfectly located for Okanagan living.



PROPERTY DETAILS



CIVIC ADDRESS	11570 Bottom Wood Lake Road
LEGAL DESCRIPTION	LOT A DISTRICT LOT 169 OSOYOOS DIVISION YALE DISTRICT PLAN 35184
PID	002-888-769
BUILDING SIZE	5,659 SF
LAND AREA	3.86 acres (168,142 SF)
LAKE FRONTAGE	Approximately 330 feet of lake frontage
LOT DIMENSIONS	Approximately 335 FT x 504 FT
ZONING (CURRENT)	RR2 - Rural Residential 2
FUTURE LAND USE	High Density Residential
PROPERTY TAXES	\$62,044.43 (2023)

AERIAL MAP

The subject property is adjacent to Wood Lake RV Park and Marina, as well as Kokanee Beach Resort Hotel. They are conveniently situated within 10 minutes of YLW Kelowna International Airport, award winning wineries, fantastic golf courses, and UBC Okanagan campus, this estate is perfectly located for Okanagan living.



DEVELOPMENT POTENTIAL

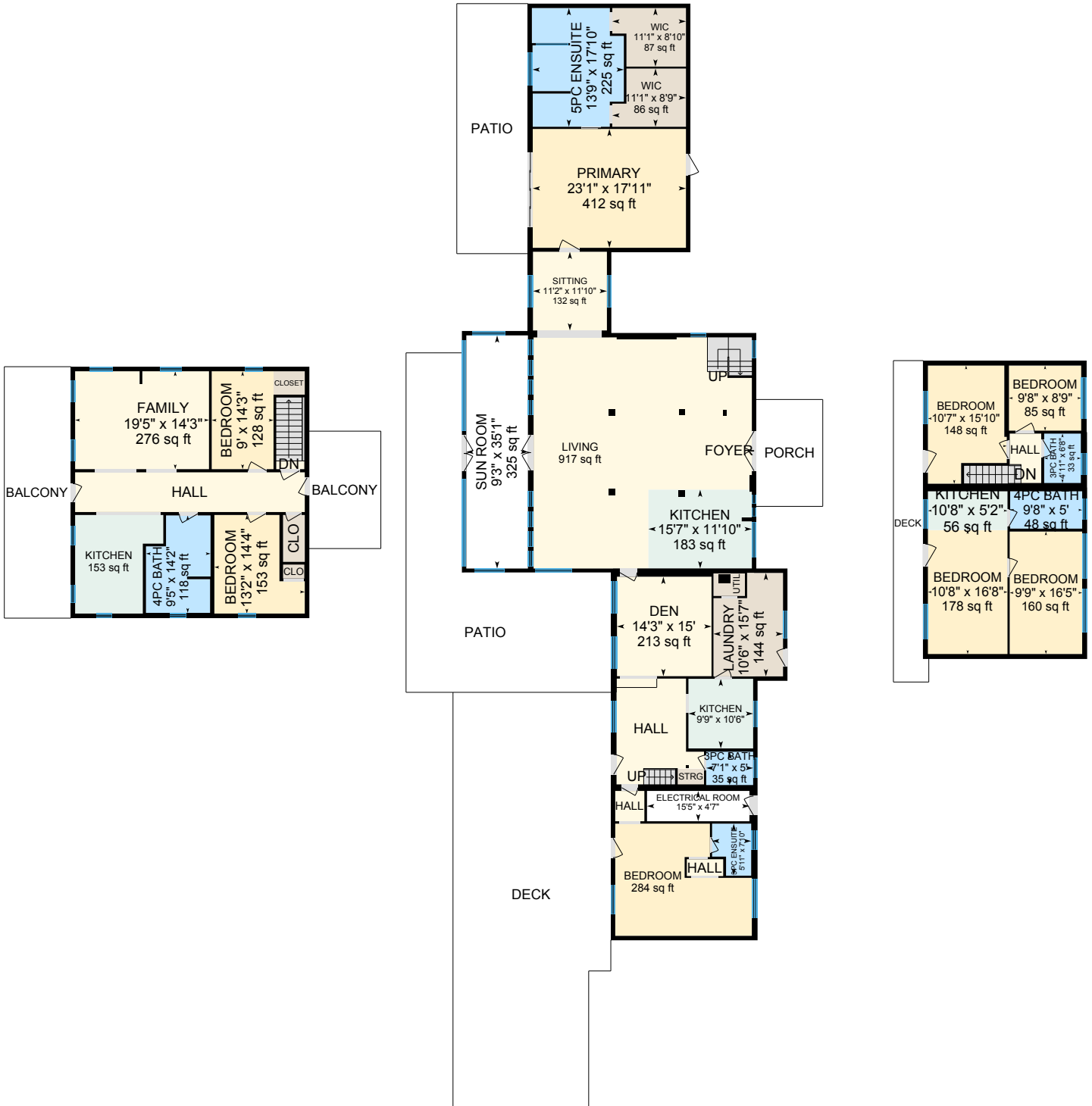
11570 BOTTOM WOOD LAKE ROAD

- » Current Zoning: RR2 – Rural Residential 2
- » Current Use: Single-Family Home
- » Future Use: High Density Residential

In discussions with the District of Lake Country, they have shown support of redevelopment the lot with the following development guidelines.

- The OCP designates the future use of 11570 Bottom Wood Lake Road as High Density Residential.
- Total site area is 3.86 acres (168,142 SF).
- Lot dimensions are estimated at 504 ft x 335 ft.
- RM5 zoning has a maximum FAR of 1.0, or up to 1.3 FAR available, when the developer has provided an amenity in compliance with the density bonusing provisions.
- The OCP designations would support redevelopment concepts including 4-storey and 6-storey residential buildings.
- The Mobility Master Plan identifies a future connection from Rogers to Clement Road, however there is potential for this road to be offset.
- There are no parking in lieu options available, however the zoning bylaw allows developments to satisfy parking minimums offsite via legal agreements in favour of the District.
- Interior Health completed their annual inspection of the pump house in January 2024, and 4 times a month drinking water samples are submitted to be tested.

FLOOR PLANS







POTENTIAL ZONING | RM5

15.7. RM5 – Medium Density Multiple Housing

- 15.7.1 Purpose
The purpose is to provide a zone primarily for medium density apartments and compatible secondary uses on serviced urban lots. Secondary uses can include commercial uses in conjunction with residential development.
- 15.7.2 Principal Uses
- a) boarding and lodging houses
 - b) congregate housing
 - c) group home, major
 - d) multiple dwelling housing
- 15.7.3 Secondary Uses
- a) care centres, major
 - b) home occupation
 - c) financial services
 - d) food primary establishment
 - e) government services
 - f) health services
 - g) offices
 - h) participant recreation services, indoor
 - i) personal service establishments
 - j) public libraries and cultural exhibits
 - k) retail stores, convenience
- 15.7.4 Buildings and Structures Permitted
- a) apartment housing;
 - b) row housing;
 - c) stacked row housing;
 - d) accessory buildings and structures.
- 15.7.5 Subdivision Regulations
- a) WIDTH
The minimum lot width is 30.0 m.
 - b) DEPTH
The minimum lot depth is 35.0 m.
 - c) AREA
The minimum lot area is 1400 m².

POTENTIAL ZONING | RM5

15.7.6 Development Regulations

a) FLOOR AREA RATIO

- i. The maximum floor area ratio is 1.0, except it is up to 1.3 where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18 . Where parking spaces are provided totally beneath habitable space of a principal building or beneath useable common amenity areas providing that in all cases, the parking spaces are screened from view, an amount may be added to the floor area ratio equal to 0.2 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.2. Where a Housing Agreement is provided pursuant to the provisions of Section 7.10, an amount of 0.1 may be added to the floor area ratio.
- ii. The maximum floor ratio area attributable to all commercial uses is 0.15.

b) SITE COVERAGE

- i. The maximum site coverage is 40%, provided that the maximum site coverage of buildings, driveways, and parking areas is 60%.

c) HEIGHT

- i. The maximum height is the lesser of 12.4 m or 3 storeys, except it is 4.5 m for accessory buildings and structures. This height is increased to the lesser of 16.5 m or 4 storeys where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.17.

d) FRONT YARD

- i. The minimum site front yard is 6.0 m.

e) SIDE YARD

- i. The minimum site side yard is 4.5m for a portion of a building not over 2½ storeys, and 7.5m for portions of a building in excess of 2½ storeys, and 7.5 m from a flanking street.

f) REAR YARD

- i. The minimum site rear yard is 9.0 m, except it is 7.5 m where there is a rear lane. It is 6.0 m for accessory buildings.

g) SETBACK FOR ACCESSORY BUILDINGS

The setback requirements for an accessory building containing recreational amenities for the use of all residents shall conform to the setback requirements for principal buildings.

CURRENT ZONING | RR2

14.2. RR2 – Rural Residential 2

14.2.1. Purpose

The purpose is to provide a zone for country residential development, and complementary uses, on medium sized lots in areas of high natural amenity and rural services.

14.2.2. Principal Uses

- (a) group home, minor
- (b) single dwelling housing

14.2.3. Secondary Uses

- (a) animal clinics, major
- (b) animal clinics, minor
- (c) bed and breakfast homes
- (d) care centre, minor
- (e) home occupations
- (f) hobby farms
- (g) secondary suite or accessory suite
- (h) utility services, minor impact
- (i) short term vacation rental

Added by Bylaw 1053

14.2.4. Building and Structures Permitted

- (a) one single detached house (which may contain a secondary suite);
- (b) accessory buildings or structures (which may contain an accessory suite).

14.2.5. Subdivision Regulations

- (a) AREA
The minimum lot area is 1.0 ha (0.5 ha with community sewer).
- (b) WIDTH
The minimum lot width is 40.0 m.
- (c) DEPTH
The minimum lot depth is 30.0 m.

14.2.6. Development Regulations

- (a) COVERAGE
The maximum site coverage is 20%.
- (b) HEIGHT
The maximum height is the lesser of 9.5 m or 2½ storeys, except it is the lesser of 8.0 m or 1½ storeys for accessory buildings and 13.0 m for accessory structures.

Amended by
Bylaw 719

CURRENT ZONING | RR2

- (c) FRONT YARD
The minimum front yard is 6.0 m.
- (d) SIDE YARD
The minimum side yard is 3.0 m, except it is 4.0 m from a flanking street.
- (e) REAR YARD
The minimum rear yard is 10.0 m, except it is 3.0 m for accessory buildings.
- (f) OTHER SETBACKS
Accessory buildings housing more than 4 animals shall be located no closer than 15.0 m to any lot line.

14.2.7. Other Regulations

- (a) ANIMAL CLINICS
Major animal clinics shall not be located on parcels less than 2.0 ha.
- (b) ADDITIONAL REGULATIONS
In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.
- (c) SECONDARY SUITES
 - (i) A secondary suite, in accordance with Section 10.7, may only be located within a single detached dwelling.
 - (ii) Only one secondary suite or one accessory suite is permitted per parcel.
- (d) ACCESSORY SUITE
 - (i) An accessory suite, in accordance with Section 10.8, may only be located within an accessory building to a single detached dwelling which is no closer than 5.0 m to the principal building.
 - (ii) Only one secondary suite or one accessory suite is permitted per parcel.

THE FINE PRINT



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NON DISCLOSURE & NON-SOLICITATION AGREEMENT

CIVIC ADDRESS	11570 Bottom Wood Lake Road
LEGAL DESCRIPTION	LOT A DISTRICT LOT 169 OSOYOOS DIVISION YALE DISTRICT PLAN 35184
PID	002-888-769

Collectively referred to as the Property (the “Property”)

John & Barbara Dadam (“the “Owners”) are the Owners of the Property and have engaged the Okanagan Life Commercial Team, Lindsey Termul Personal Real Estate Corporation and Chad Termul, licensed with Unison HM Commercial Realty, (the “Broker”) as the exclusive broker representing them on the sale of the Property. The Owners and Broker have agreed to provide you with certain confidential information concerning the Property, which is not generally available to the public. Such information may include, without limitation, various studies and reports, legal documents and records containing or reflecting information concerning the Property, other material whether prepared by Owners, Broker or others, and includes photocopies or other reproductions of any such information (all of the aforementioned information is collectively referred to herein as the “Confidential Material”).

It is acknowledged by you that any disclosures of the Confidential Material or use of the same by you, except for the express purpose of reviewing the same for the possible purchase of the Property, can and will involve serious harm or damage to the Property, its Owners and Broker.

The Owners and Broker are prepared to furnish the Confidential Material to you on the following conditions:

1. You agree that you are acting as a Principal or a Consultant to the Principal.
2. You understand and acknowledge that Owners, Broker, and their respective affiliates make no representation or warranty as to the accuracy or completeness of the Confidential Material and that Owners and Broker expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from the Confidential Material. You agree that Owners and Broker shall not have any liability to you resulting from your use of, or reliance upon, the Confidential Material.
3. You agree to treat the Confidential Material in the strictest confidence and not to make any of the Confidential Material available, or disclose any of the contents of the Confidential Material, to anyone without prior written authorization of Broker and Owners.
4. The Confidential Material will not be used or duplicated by you in any way detrimental to Owners and Broker or for any purpose other than in connection with your evaluation of the Property for purchase by you. You shall return the Confidential Material to Broker forthwith upon either Broker’s or Owners’ request.
5. Unless with the written approval of the Owners, you agree not to solicit any of the Owners’ employees, agents, or contractors in relation to any form of employment, independent contracting, or business dealings for a period of twelve months from the date of this Agreement.
6. No failure or delay by Owners and/or by Broker in exercising any right, power or privilege hereunder shall operate as a waiver thereof or preclude any future exercise thereof or the exercise of any other right, power or privilege hereunder.
7. This Agreement shall be governed by, and construed in accordance with, the laws of the Province of British Columbia.

NON DISCLOSURE & NON-SOLICITATION AGREEMENT

Please sign below and return this letter to the undersigned to indicate that you have agreed to be bound strictly by the foregoing conditions and that you acknowledge that your agreement to do so constitutes a material inducement to Owners and Broker to furnish the confidential information to you.

The undersigned accepts, acknowledges and agrees to the terms as reference herein as of this ____ day of _____ 20__.

Per: _____

Buyer's Signature

Buyer's Company Name

Buyer's Name

Buyer's Company Address

Title

Email Address

Phone Number

Fax Number

The Buyer's Agent accepts, acknowledges and agrees to the terms as reference herein as of this ____ day of _____ 20__.

Per: _____

Buyer Agent's Signature

Buyer Agency Name

Buyer Agent's Name(Please print)

Buyer Agency Address

Title

Email Address

Phone Number

Fax Number

Once completed in full, please email to:

info@hmcommercial.com
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