



Sparkling Hill

RESIDENCES & ESTATES

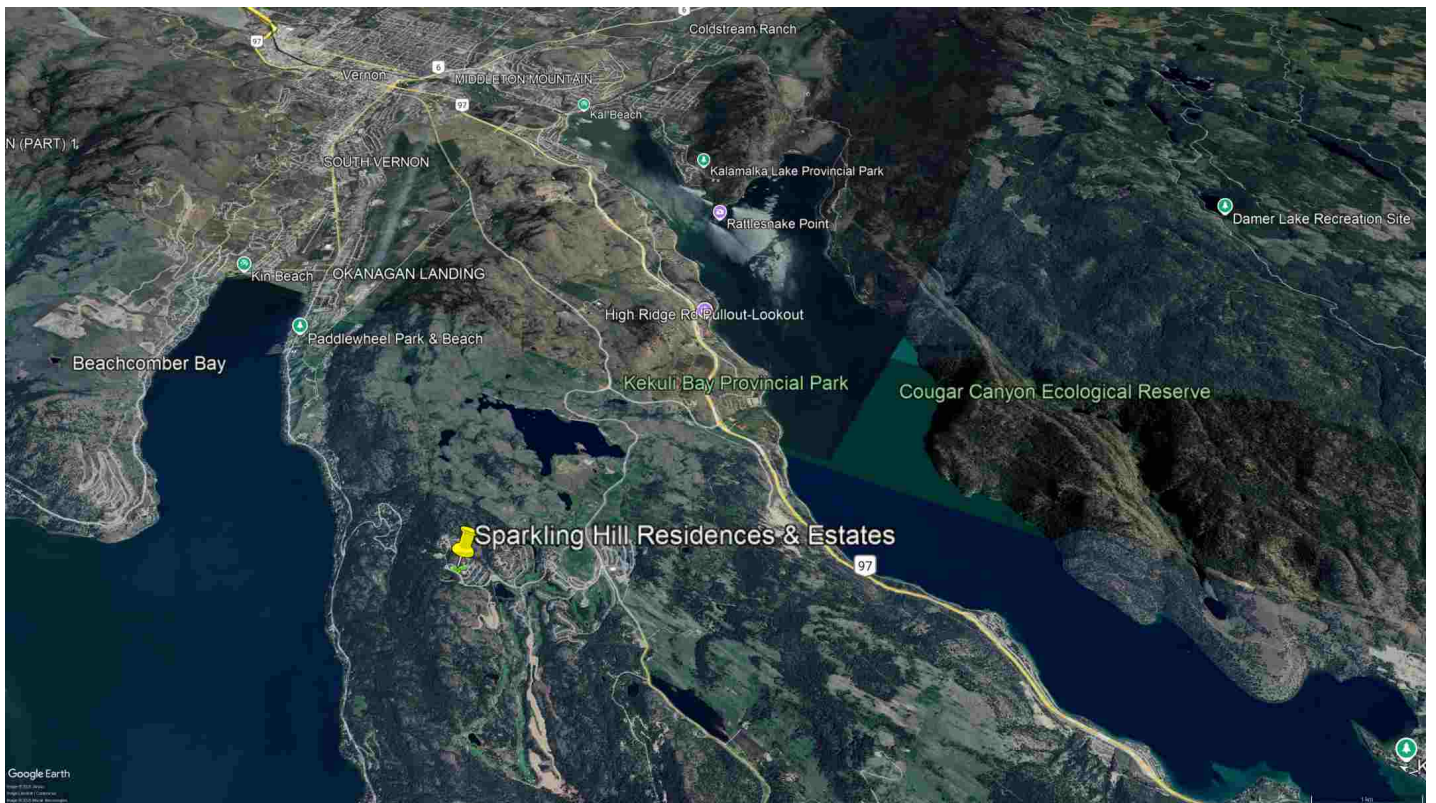


Exclusive Dream Home Building Opportunity

Welcome to Sparkling Hill Residences & Estates!

An opportunity to build your dream home in the most Luxurious neighbourhood in Canada. Next to World-Class Sparkling Hill Resort and offering Buyers exclusive access to Resort Amenities, these 4 amazing homesites await your inspiration.

The Location



The Opportunity

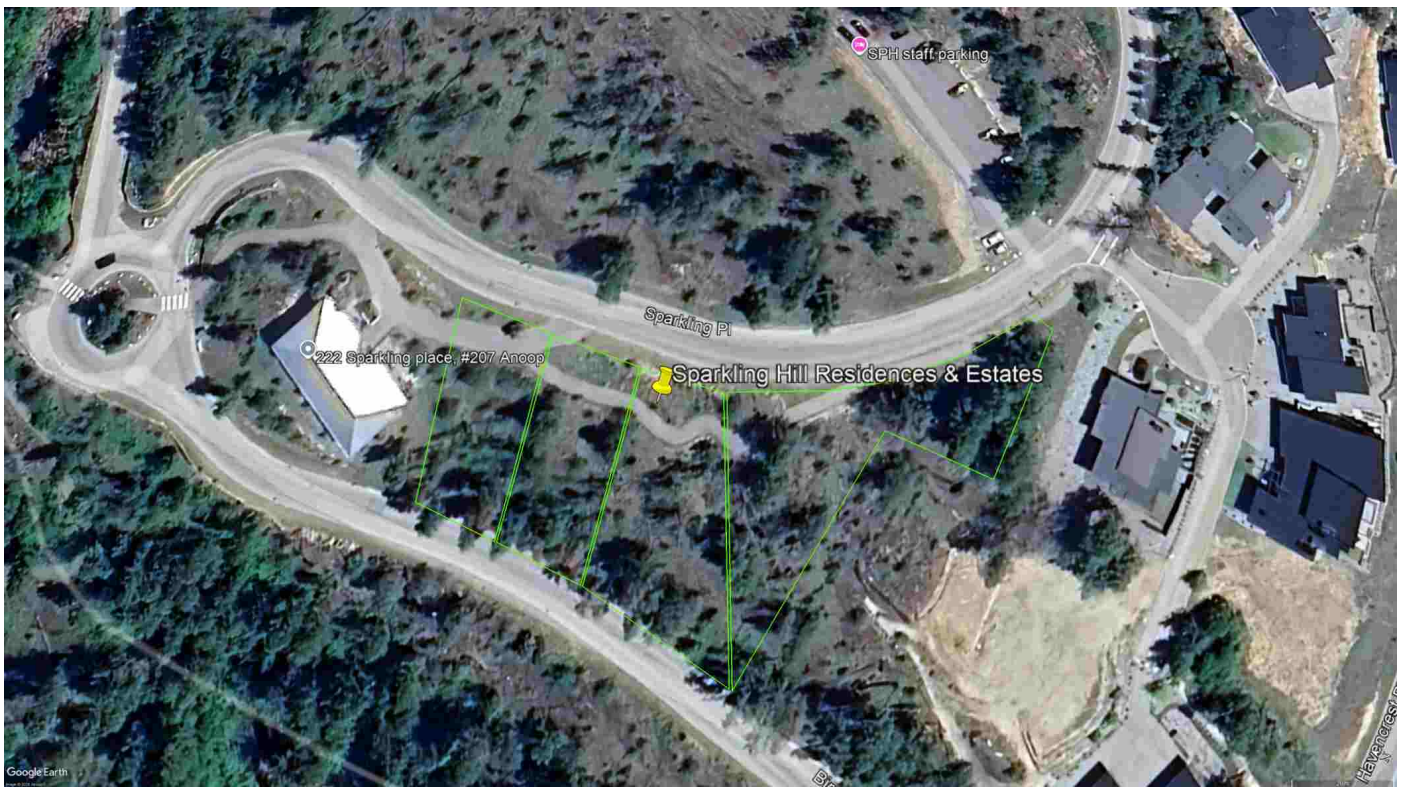
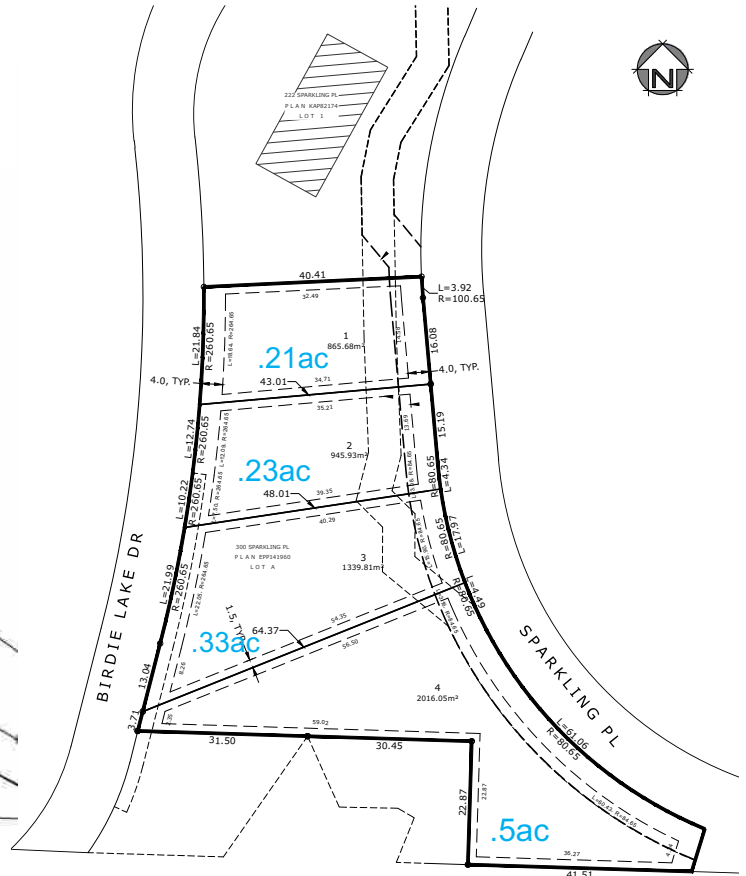
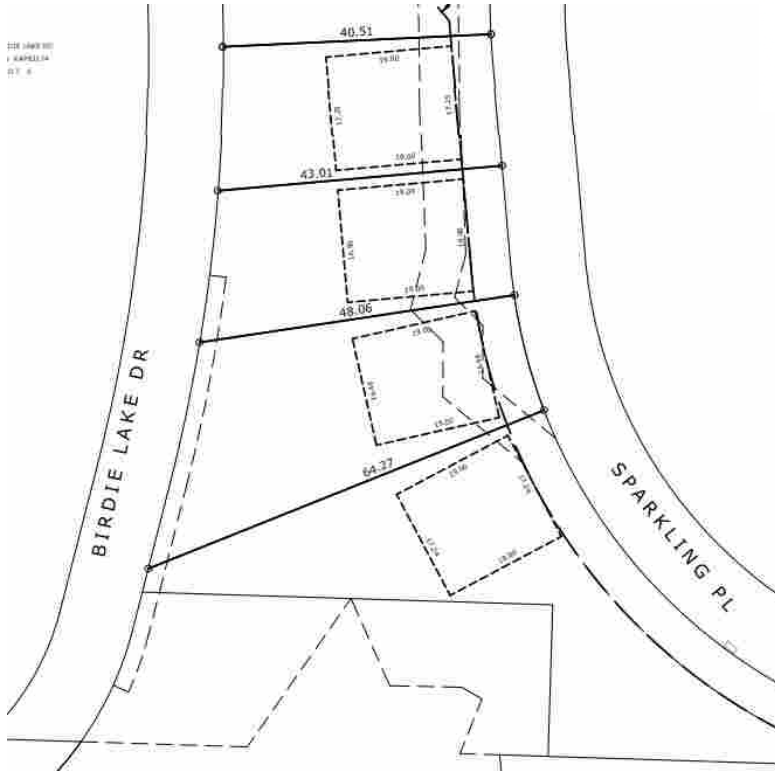
Sparkling Hill Residences & Estates offer a unique opportunity to build your dream home in the most Luxurious residential area in Canada. These residences are now available for purchase and include exclusive access to Sparkling Hill Resort Amenities and more! Living here gives you a rare mix of privacy, master craftsmanship, and top-tier wellness amenities.

Why This Location is Extraordinary

- **Resort Amenity Access:** Owners get the opportunity to access the luxury amenities at Sparkling Hill Resort & Spa, including the famous 40,000-square-foot KurSpa, seven themed steam rooms, the heated cliff-top infinity pool and more exclusive features.
- **Stunning Natural Area and Views:** The properties are near beautiful Okanagan and Kalamalka Lakes, Ellison Provincial Park and the Monashee Mountains.
- **World-Class Neighbours:** You are steps away from 36 holes of championship golf at Predator Ridge Golf Resort and a short drive from premium Okanagan wineries.
- **Perfect Travel Connections:** The Resort sits just a short 30-minute drive from the Kelowna International Airport for easy travel.



Lot Plans



Exclusive Access



BECOME A CLUB MEMBER

\$30,010 Annual Membership Value

Experience the essence of elevated wellness living at Sparkling Hill Resort. Enjoy privileged access to Sparkling Hill's most iconic wellness, dining, and lifestyle experiences, all set within the breathtaking landscape of the Okanagan.

The **Sparkling Hill Club Membership** is offered complimentary for the first two years, extended to Sparkling Hill Residences homeowners as an invitation to enjoy the resort at its most refined expression of wellness, hospitality, and restorative luxury.

Founding Members is a further distinguished membership tier offering a complimentary five-year membership, recognizing an early connection to the vision and elevated lifestyle of Sparkling Hill Residences.

Benefits

WELLNESS ACCESS

Enjoy daily privileges across the resort's most sought-after wellness spaces:

- Daily complimentary access to uniquely themed Steams & Saunas, nature-themed Experience Showers, heated outdoor Infinity Pool, indoor Serenity Pool and Hot Pool, Kneipp Hydrotherapy*
- Daily complimentary access to Tea and Serenity Relaxation Room, Fitness Studio with state-of-the-art Keiser equipment, Movement Studio* * Access available during regular operating hours.

RESORT PRIVILEGES

Enjoy a curated collection of benefits, crafted to enhance every visit:

- 15% preferred savings on KurSpa treatments
- 15% preferred culinary savings across all dining outlets
- 15% preferred savings on curated retail and Gift Shop offerings
- 30% exclusive preferred accommodation rates, including penthouses

Exclusive Access



SIGNATURE EXPERIENCES

- Invitations to two exclusive Sparkling Hill Club members events annually
- Exclusive access to meeting and event spaces at a preferred 50% rate for private functions, offering an elevated setting for private gatherings and celebrations

FOUNDING MEMBERS

A limited membership tier for early homeowners to enjoy enhanced recognition and access:

- Complimentary 5-year SH Club Membership
- Signature gold membership card
- Private dedicated locker within the KurSpa**

Reserved for the first purchaser within the initial 4 -lot release and the first five purchasers within the 14-lot release.

***Limited to the first five Founding Members*

PERSONALIZED SERVICES

Your membership extends beyond access & privileges, offering seamless support tailored to your lifestyle:

- Housekeeping and in-residence cleaning services
- Private catering and personal chef experiences
- Server and bartender services for private gatherings
- Laundry and garment care services *Available for an additional charge.*

Contact our Membership Concierge to learn more.

Learn More

Important Notice:

- Membership is exclusive to Sparkling Hill Residences homeowners, valid for two registered adult owners per residence, and is non-transferable upon sale. Membership begins upon home completion and issuance of an occupancy permit. Resort access is limited to guests aged 16 and over.
- Resort access is available during regular opening hours for guests aged 16 and over.
- Benefits may change annually.

Zoning

10.1 RTH – Resort Tourist Housing

10.1.1 Purpose

To provide a zone for the development of a variety of housing forms for **Use** within a comprehensively planned resort community.

10.1.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
Housing		
Small Scale Multi-Unit Housing	●	
Commercial		
Home Based Business		●
Office		●
Resort Accommodation	●	
Short-term Rental Accommodation		●
Community		
Housing Care Centre	●	
Supportive Housing	●	
Agricultural		
Urban Agriculture		●

Zoning

10.1.3 Density of Housing Use

The number and type of **Dwelling Units** on a **Lot** with characteristics indicated in the second, third, fourth and fifth columns of the following table must not exceed the number indicated in the right-hand column of the table.

Class	Community System		Inside the Urban Containment Boundary	Lot Area	Maximum Density
	Water	Sewer			
1	N/A	No	N/A	Any Lot Area	1 Dwelling Unit, plus 1 Secondary Suite
2	N/A	Yes	N/A	Any Lot Area	1 Dwelling Unit, plus 1 Secondary Suite, plus 1 Accessory Dwelling Unit
3	Yes	Yes	Yes	Up to 280 m ²	3 Dwelling Units
4	Yes	Yes	Yes	280 m ² to 4,050 m ²	The greater of: a) 4 Dwelling Units; or b) 60 Dwelling Units / ha (24 Dwelling Units / ac)

10.1.4 Subdivision Lot Area and Dimensions

Community Sewer System	Minimum Lot Area	Minimum Lot Width
Not Connected	10,000 m ² (2.47 ac)	30.0 m
Connected	250 m ² (0.06 ac)	10.0 m

10.1.5 Siting of Buildings

- Buildings** and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the right-hand column of the table.
- For a **Garage** or carport that does not have an entry facing a **Street**, the setback from the **Street** shall be the same as the setback for the **Dwelling Unit**. (Bylaw 6012)

Lot Line Abutting a:	Minimum Setback		
	Dwelling Unit(s)	Accessory Building(s)	Garage or carport
Street	4.0 m	4.0 m	6.0 m
Laneway or Alley	1.5 m	1.5 m	N/A
Housing-based Lot	1.5 m	1.5 m	N/A
Non-housing-based Lot	3.0 m	1.5 m	N/A
Party Wall	0.0 m	0.0 m	N/A

Zoning

10.1.6 Size of Buildings

Buildings and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

Type	Maximum Height
Dwelling Unit(s)	11 m (3 Storeys)
Accessory Dwelling Unit(s)	8 m (2 Storeys)
Accessory Building(s)	4.5 m

10.1.7 Development Regulations

1. **Lots** in the classes indicated in the following table must be provided with **Landscaping** to at least the extent indicated, and **Lot** classes shall be determined in accordance with the table in Section 10.1.3. For developments with 5 **Dwelling Units** or greater per **Site**, the **Dwelling Units** must be provided with **Amenity Areas** of at least the extent indicated in the table. (Bylaw 6012)

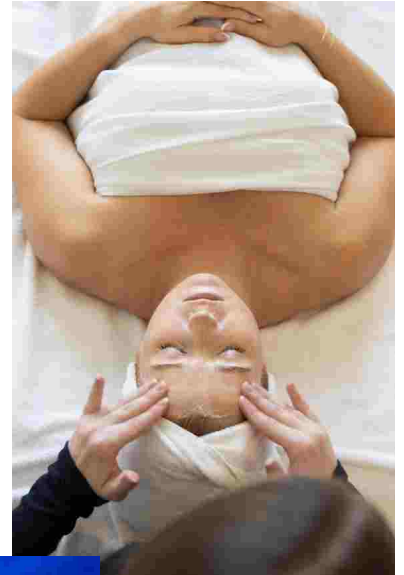
Class	Minimum Landscaping Area	Minimum Common and/or Private Amenity Area(s)
1	50%	N/A
2	40%	N/A
3	25%	N/A
4	30%	5 m ² / studio Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom
For developments with 20 Dwelling Units or greater per Site , a minimum of 4 m ² per Dwelling Unit of the Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks . (Bylaw 6012)		

2. Maximum total length of any **Building Frontage** for new construction, and of additions including the length of an existing **Building Frontage**, is 30 m.
3. **Vehicle** access must be from an abutting **Laneway** where a **Laneway** is available. Where no **Laneway** is available, access shall be from the lower classification of road. One **Vehicle** access per **Site** shall be permitted, or as determined by the **Director of Planning & Community Services**. (Bylaw 6012)
4. Common **Buildings**, facilities and amenities in strata plans shall be treated as **Accessory Buildings** for the purposes of determining their permitted **Height** and siting.
5. One **Office** may be operated for management and operation of the multi-unit housing development. No other **Office Uses** are permitted.



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DAVID PUSEY*
Okanagan Residential & Commercial Real Estate

Buy • Sell • Invest
250-550-4069 davidpusey63@gmail.com www.davidpusey.ca

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RE/MAX Vernon
2021, 2022 & 2023

*Personal Real Estate Corporation

