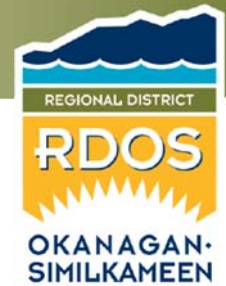


FILE NOTE

Development Services Department



DATE: July 28, 2020

FROM: Christopher Garrish, Planning Manager

RE: Electoral Area "I" Zoning Bylaw Amendment No. 2457.20, 2018
Proposed amendments to be considered at 3rd reading

Proposed Amendments:

At such time as Amendment Bylaw No. 2457.20, 2018, is considered for third reading by the Board of the Regional District of Okanagan-Similkameen, it will be proposed that a number of amendments to the bylaw be considered, specifically:

- the proposed Twin Lakes Village Centre (TLV) Zone be applied to an approximately 0.725 ha area currently proposed to be zoned Residential Multiple Unit Three (RM3);
- permitted uses in the TLV Zone be amended by:
 - replacing "multi-dwelling units" with "apartment building" and "townhouse";
 - adding "campground", "community hall", "duplex"; and
 - deleting "accessory dwelling".
- amending minimum parcel size requirements for subdivision to introduce regulations for the strata subdivision of duplex units (i.e. 550 m² parent parcel size and 225 m² when strata subdividing the units);
- amending the maximum density allowance as follows:
 - from 55 dwelling units/ha for apartment buildings and townhouses to 60 dwelling units/ha; and
 - introducing a provision of duplexes (i.e. 2 dwelling units per parcel for duplexes, provided that both dwellings are located in one (1) residential building).
- deleting the maximum Floor Area Ratio (FAR) requirement of 2.0;
- increasing the front setback from 3.0 metres to 4.5 metres;
- amending the maximum parcel coverage regulation by introducing a 45% provision for duplexes; and
- deleting a site specific provision that would have allowed "campground" as a permitted use in the Resource Area (RA) Zone to be applied to Lot 2, Plan KAP26332, District Lot 228S 2169, SDYD, Except Plan H15455.

Background:

Amendment Bylaw No. 2457.20, 2018, proposes to rezone parts of two legal parcels that comprise the Twin Lakes Golf Resort (79 Twin Lakes Road), in order to facilitate a development which is going to "compliment the existing golf course use with up to 232 new residential units and tourism facilities, in two proposed phases, over the next 25 years."

At its meeting of March 21, 2018, the Regional District Board resolved to approve second reading of Amendment Bylaw No. 2457.20, 2018, and delegated the scheduling of a public hearing to Director Monteith.

The Board further resolved that, prior to third reading, the property owner enter into a servicing agreement with the Regional District in order to ensure that the proposed community water system and community sanitary system is designed and built in accordance with RDOS Bylaws requirements. Work on this agreement remains on-going.

At its meeting of July 2, 2020, the Regional District Board adopted Amendment Bylaw No. 2457.26, 2020, which, amongst other things, deleted the Residential Multiple Unit Three (RM3) Zone from the [Electoral Area "1" Zoning Bylaw No. 2457, 2008](#).

In mid-May of 2020, the applicant requested an amendment to the bylaw in order to allow for the retention of the existing RV Park at its current location and so that it *may* be expanded in future.

Analysis:

Due to the RM3 Zone no longer existing within any Electoral Area Zoning Bylaw, an alternate zoning is required for an approximately 0.725 ha area of the subject property.

While it is being proposed to extend the Twin Lakes Village (TLV) Zone to this area, the TLV Zone does not currently contain the same allowance for duplexes that the RM3 Zone did.

To address this, it is being proposed to amend the TLV Zone to allow for duplexes by:

- listing these as a permitted use in the zone;
- introducing a specific density provision related to duplexes; and
- updating minimum parcel size to reflect duplex subdivision requirements.

The basis of the change in density in the TLV Zone is in relation to the direction set by the Regional District Board in relation to the recent [Medium Density Residential Zone Update](#), wherein maximum density was increased from 55 units/ha to 60 units/ha.

Similarly, the replacement of "multi-dwelling units" with "apartment building" and "townhouse" is a reflection of other changes that occurred as part of the Medium Density Residential Zone Update.

The removal of the Floor Area Ratio of 2.0 is that this regulation is seen to be specific to the Apex Mountain Village (AMV) Zone and not applicable to Twin Lakes. Building envelopes in the TLV Zone will otherwise be regulated by minimum setbacks, maximum parcel coverage and maximum building height.

The amendment bylaw currently contemplates the relocation of the existing RV Park from the golf course onto the hillside to the east. To accommodate the applicant's request to retain the RV Park at its current location, it is being proposed to introduce "campground" as a permitted use in the TLV Zone and to further remove a site specific regulation permitting "campground" in the RA Zone to be applied to the hillside.

The proposed changes to the front parcel line setback from 3.0 metres to 4.5 metres is bring proposed in response to comments received from the Ministry of Transportation and Infrastructure (MoTI).

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'C. Garrish', written over a horizontal line.

C. Garrish, Planning Manager

Attachments: No. 1 – Comparison of Proposed Zone Changes from RM3 to TLV

Attachment No. 1 – Comparison of Proposed Zone Changes from RM3 to TLV

