

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2457.20, 2018

A Bylaw to amend the Electoral Area “D” Zoning Bylaw No. 2457, 2008

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Electoral Area “D” Zoning Amendment Bylaw No. 2457.20, 2018.”
2. The Electoral Area “D” Zoning Bylaw No. 2457, 2008, is amended by:
 - i) adding a new reference to “Village Centre Zones” at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) to read as follows:

Village Centre Zones

Twin Lakes Village Zone

TLV

- ii) adding a new Section 13.0 (Village Centre) to read as follows and renumbering all subsequent sub-sections:

13.0 VILLAGE CENTRE

13.1 TWIN LAKES VILLAGE ZONE (TLV)

13.1.1 Permitted Uses:

Principal uses:

- a) art galleries, libraries, museums;
- b) community hall;
- c) eating and drinking establishment;
- d) indoor recreational facilities;

- e) multi-dwelling units, subject to Section 13.1.10;
- f) office;
- g) personal service establishment;
- h) retail store, general;
- i) tourist accommodation;
- j) vacation rentals, subject to Section 7.28;

Secondary uses:

- k) accessory dwelling, subject to Section 7.11;
- l) home occupation, subject to Section 7.17; and
- m) accessory buildings and structures, subject to Section 7.13.

13.1.2 Site Specific Twin Lakes Village (TLVs) Provisions:

- a) see Section **Error! Reference source not found.**

13.1.3 Minimum Parcel Size:

- a) 1,000 m², subject to servicing requirements.

13.1.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth.

13.1.5 Maximum Density:

- a) 55 dwelling units per ha, subject to servicing requirements.

13.1.6 Maximum Floor Area Ratio:

- a) 2.0

13.1.7 Minimum Setbacks:

- a) Buildings and Structures:
 - i) Front parcel line: 3.0 metres
 - ii) Rear parcel line: 3.0 metres
 - iii) Interior side parcel line: 3.0 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory Buildings or Structures:
 - i) Front parcel line: 3.0 metres
 - ii) Rear parcel line: 1.5 metres

- iii) Interior side parcel line: 1.5 metres
- iv) Exterior side parcel line: 4.5 metres

13.1.8 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres;
- b) No accessory building or structure shall exceed a height of 5.5 metres.

13.1.9 Maximum Parcel Coverage:

- a) 75%

13.1.10 Dwelling Unit Regulations:

- a) Dwelling units located in the same building as a commercial use shall have separate entrances from the exterior of the building and shall not share a common hallway with a commercial use.
- b) The amenity area provided for each multi-dwelling units shall be as follows:
 - i) 7.0 m² per unit (bachelor units);
 - ii) 12.0m² per unit (one bedroom units); and
 - iii) 18.0 m² per unit (two or more bedroom units).
- iii) adding a new Section 16.28 (Spite Specific Twin Lakes Village Provisions) under Section 16.0 (Site Specific Regulations) to read as follows:

16.28 Site Specific Twin Lakes Village (TLVs) Provisions:

- .1 Not applicable

- 3. The Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2457, 2008, is amended by:
 - i) changing the land use designation of an approximately 1.1 ha part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and an approximately 3.12 ha part of the lands described as Lot 2, Plan KAP26332, District Lots 228S 2169, SDYD, Except Plan H15455, and as shown shaded yellow on Schedule 'B', which forms part of this Bylaw, from Residential Multiple Family One (RM1) to Resource Area (RA);
 - ii) changing the land use designation of an approximately 1.43 ha part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and an approximately 18.15 ha part of the lands described as Lot 2, Plan KAP26332, District Lots 228S 2169, SDYD, Except Plan

- H15455, and as shown shaded purple on Schedule 'B', which forms part of this Bylaw, from Residential Single Family One (RS1) to Resource Area (RA);
- iii) changing the land use designation of an approximately 1,500 m² part of the lands described as District Lot 4098S, SDYD, Portion EX BLK A, Except Plan KAP53180, and as shown shaded purple on Schedule 'B', which forms part of this Bylaw, from Residential Single Family One (RS1) to Resource Area (RA);
 - iv) changing the land use designation of an approximately 6.43 ha part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded brown on Schedule 'C', which forms part of this Bylaw, from General Commercial (C1) to Twin Lakes Village (TLV);
 - v) changing the land use designation of an approximately 1.34 ha part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded pink on Schedule 'C', which forms part of this Bylaw, from General Commercial (C1) to Tourist Commercial Six (CT6);
 - vi) changing the land use designation of an approximately 1.05 ha part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded orange on Schedule 'C', which forms part of this Bylaw, from Tourist Commercial Six (CT6) to Twin Lakes Village (TLV);
 - vii) changing the land use designation of an approximately 1.2 ha part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded red on Schedule 'D', which forms part of this Bylaw, from Residential Multiple Family (RM1) to Residential Multiple Family Three (RM3);
 - viii) changing the land use designation of an approximately 4,315 m² part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded purple on Schedule 'D', which forms part of this Bylaw, from Resource Area (RA) to Residential Multiple Family Three (RM3);
 - ix) changing the land use designation of an approximately 7,250 m² part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded yellow on Schedule 'D', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Residential Multiple Family Three (RM3);
 - x) changing the land use designation of an approximately 1.9 ha part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded yellow on Schedule 'E', which forms part of this Bylaw, from Resource Area (RA) to Tourist Commercial Six (CT6); and

- xi) changing the land use designation of an approximately 2,050 m² part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded purple on Schedule 'E', which forms part of this Bylaw, from General Commercial (C1) to Tourist Commercial Six (CT6).

READ A FIRST AND SECOND TIME this ___ day of _____, 2018.

PUBLIC HEARING held on this ___ day of _____, 2018.

READ A THIRD TIME this ___ day of _____, 2018.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "D" Zoning Amendment Bylaw No. 2457.20, 2018" as read a Third time by the Regional Board on this ___ day of ___, 2018.

Dated at Penticton, BC this ___ day of ___, 2018.

Chief Administrative Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ___ day of _____, 2018.

ADOPTED this ___ day of ___, 2018.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

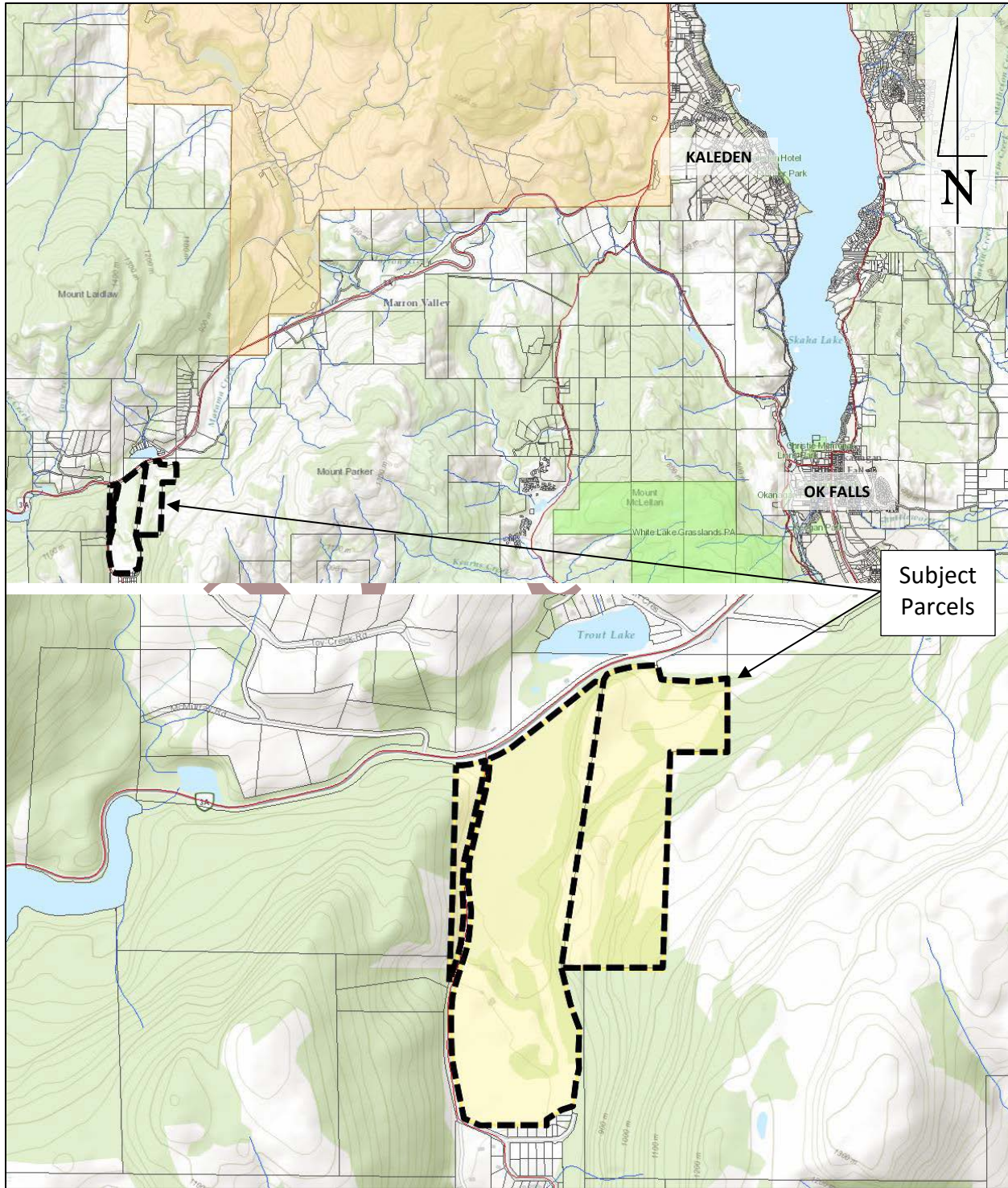
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.20, 2017

Project No: D2017.069-ZONE

Schedule 'A'



Amendment Bylaw No. 2457.20, 2018
(D2017.069-ZONE)

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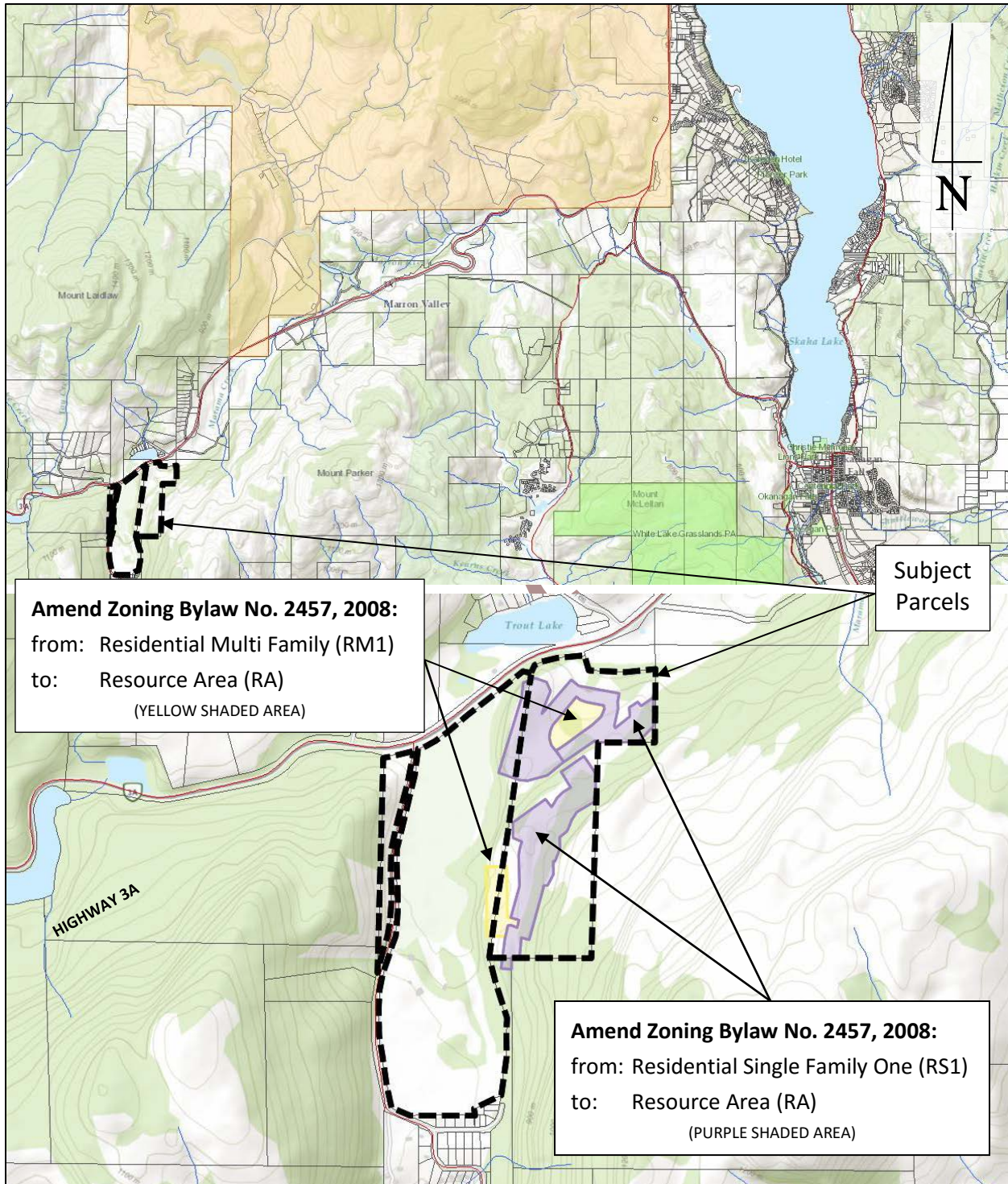
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Amendment Bylaw No. 2457.20, 2017

Project No: D2017.069-ZONE

Schedule 'B'



Amendment Bylaw No. 2457.20, 2018
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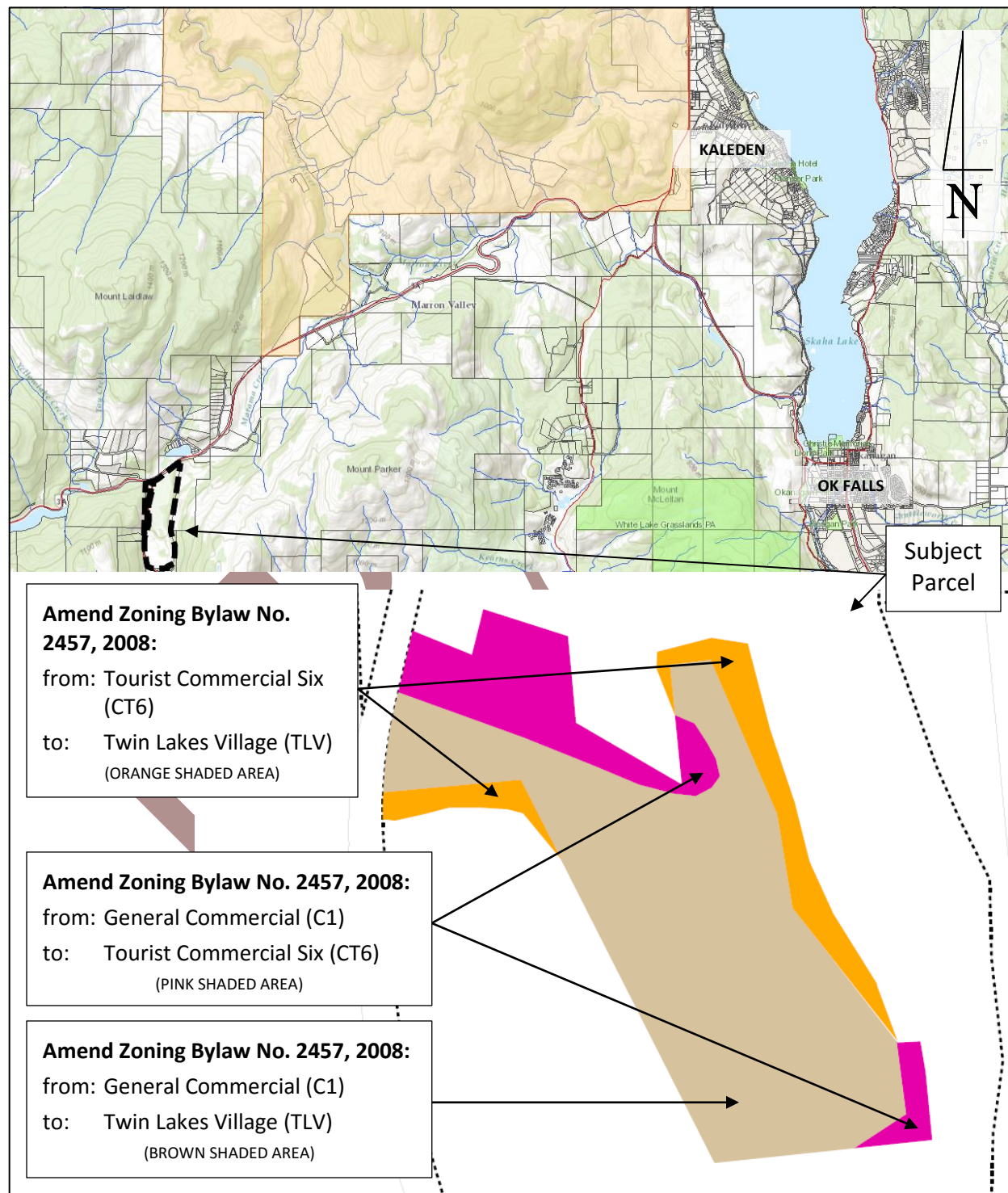
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Amendment Bylaw No. 2457.20, 2017

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Schedule 'C'



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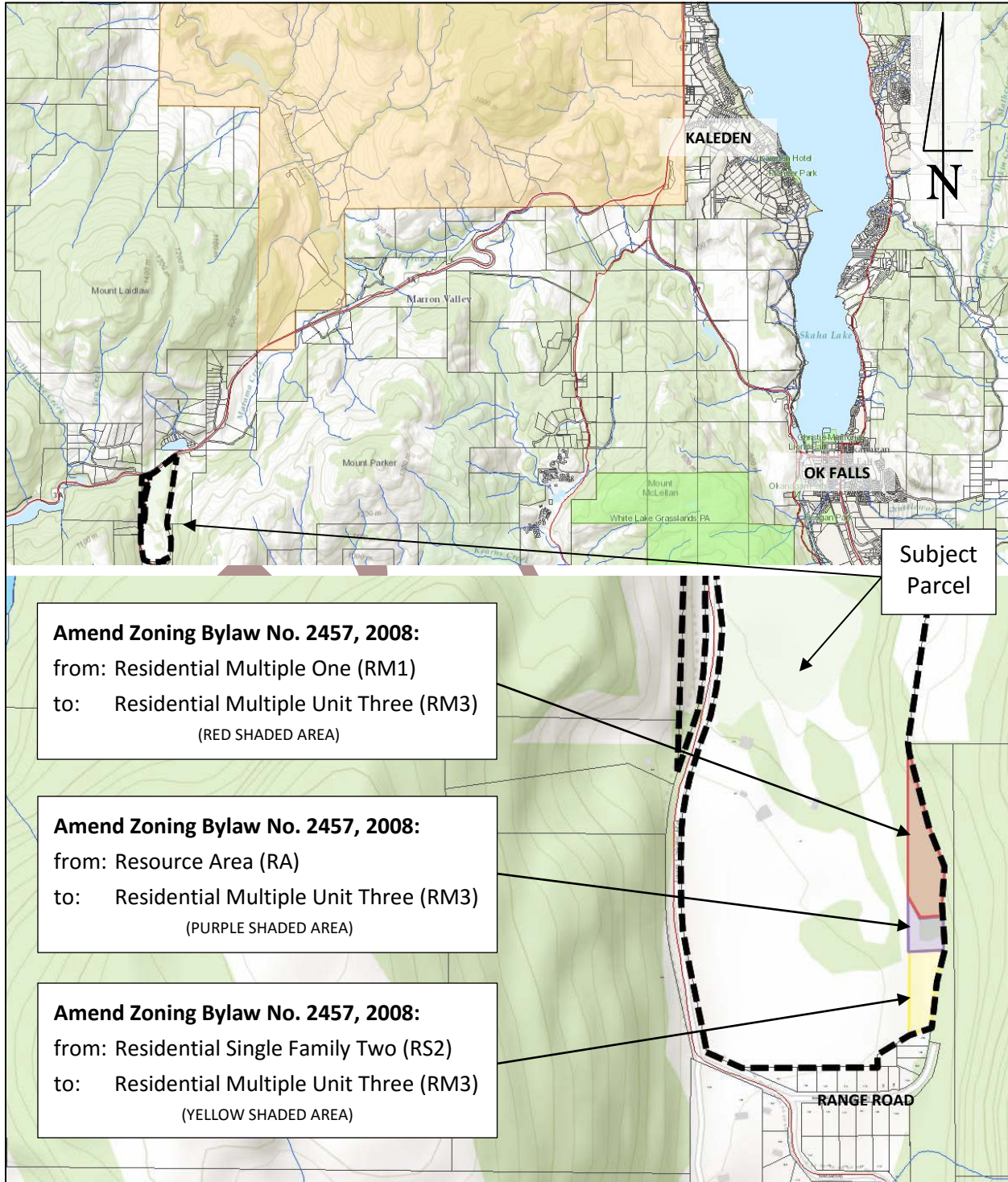
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Schedule 'D'



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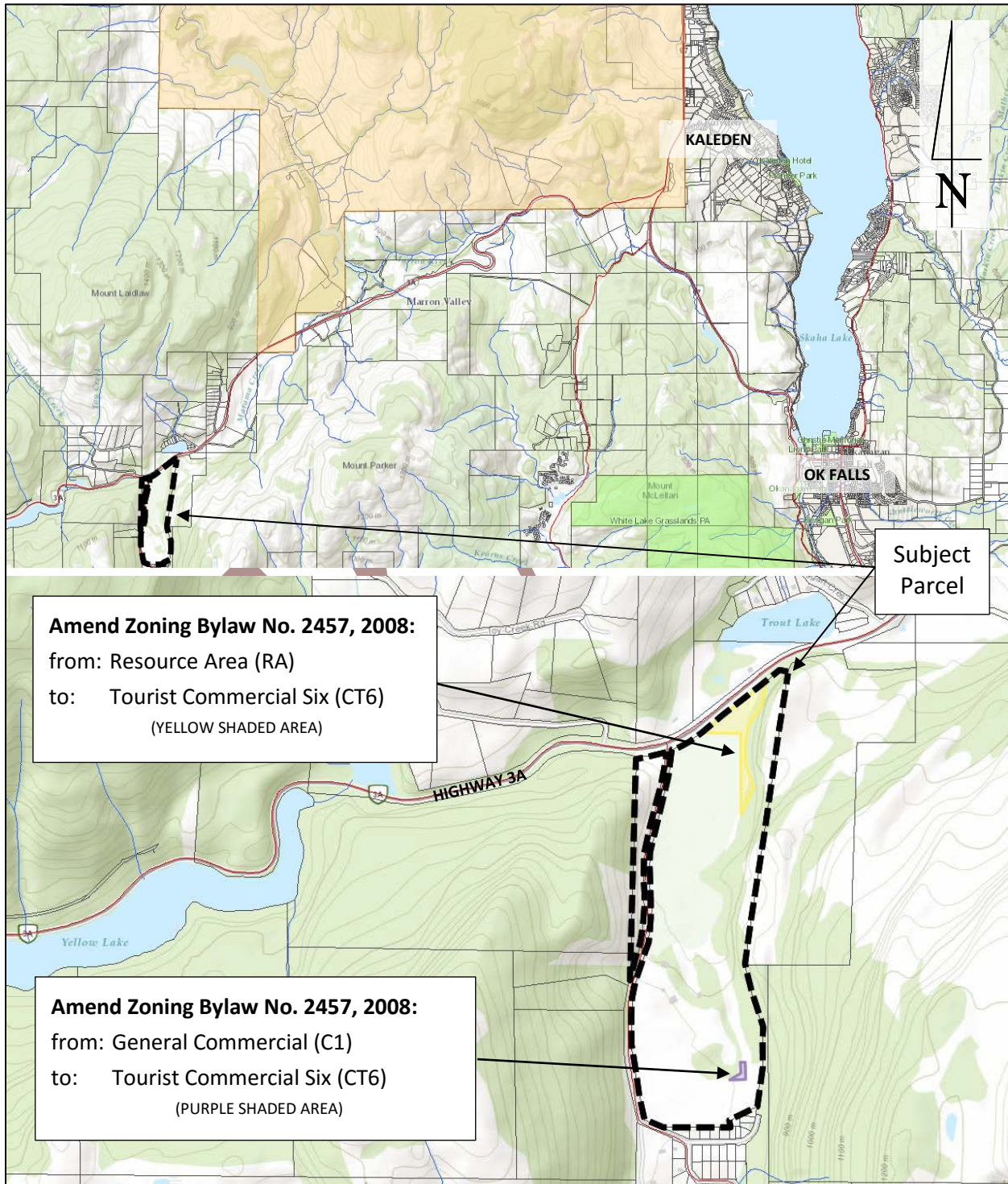
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Schedule 'E'



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