



**– Twin Lakes Golf Course Rezoning –
Public Information Meeting
Wednesday August 5, 2020**



Twin Lakes Golf Course Rezoning

Meeting Agenda

- Background
- Current Status
- Proposed changes to Amendment Bylaw No. 2457.20
- Next Steps
- Questions

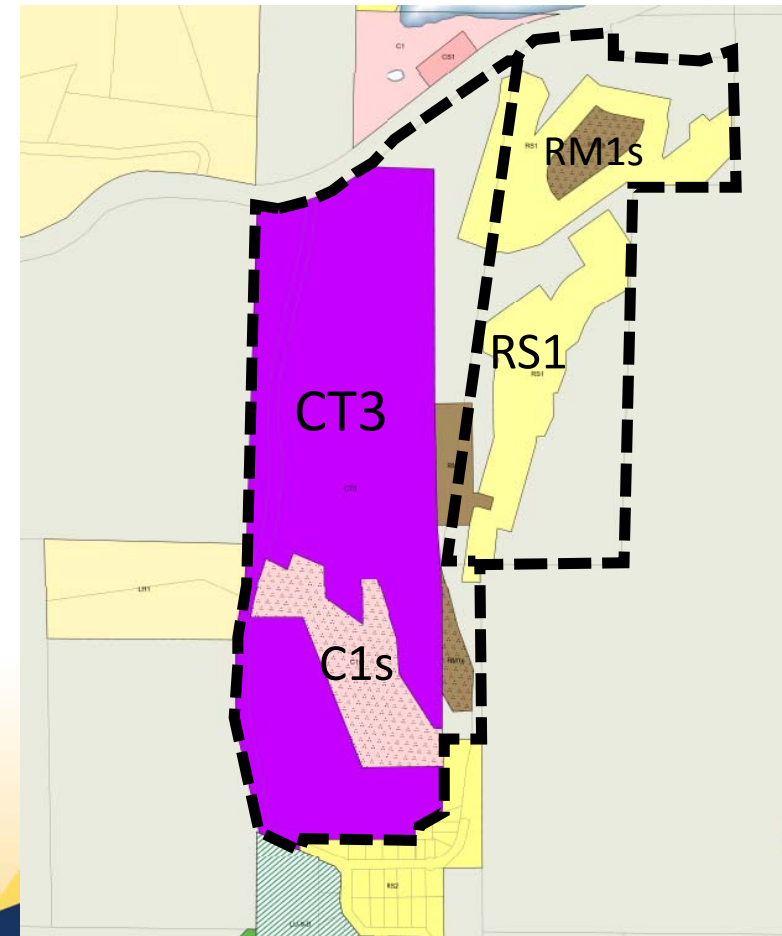
Twin Lakes Golf Course Rezoning

Background:

Current Zoning:

- part Commercial Golf Course (CT3);
- part General Commercial Site Specific (C1s);
- part Residential Single Family One (RS1);
- part Medium Density Residential One Site Specific (RM1s).

Zoning is split across two legal parcels.

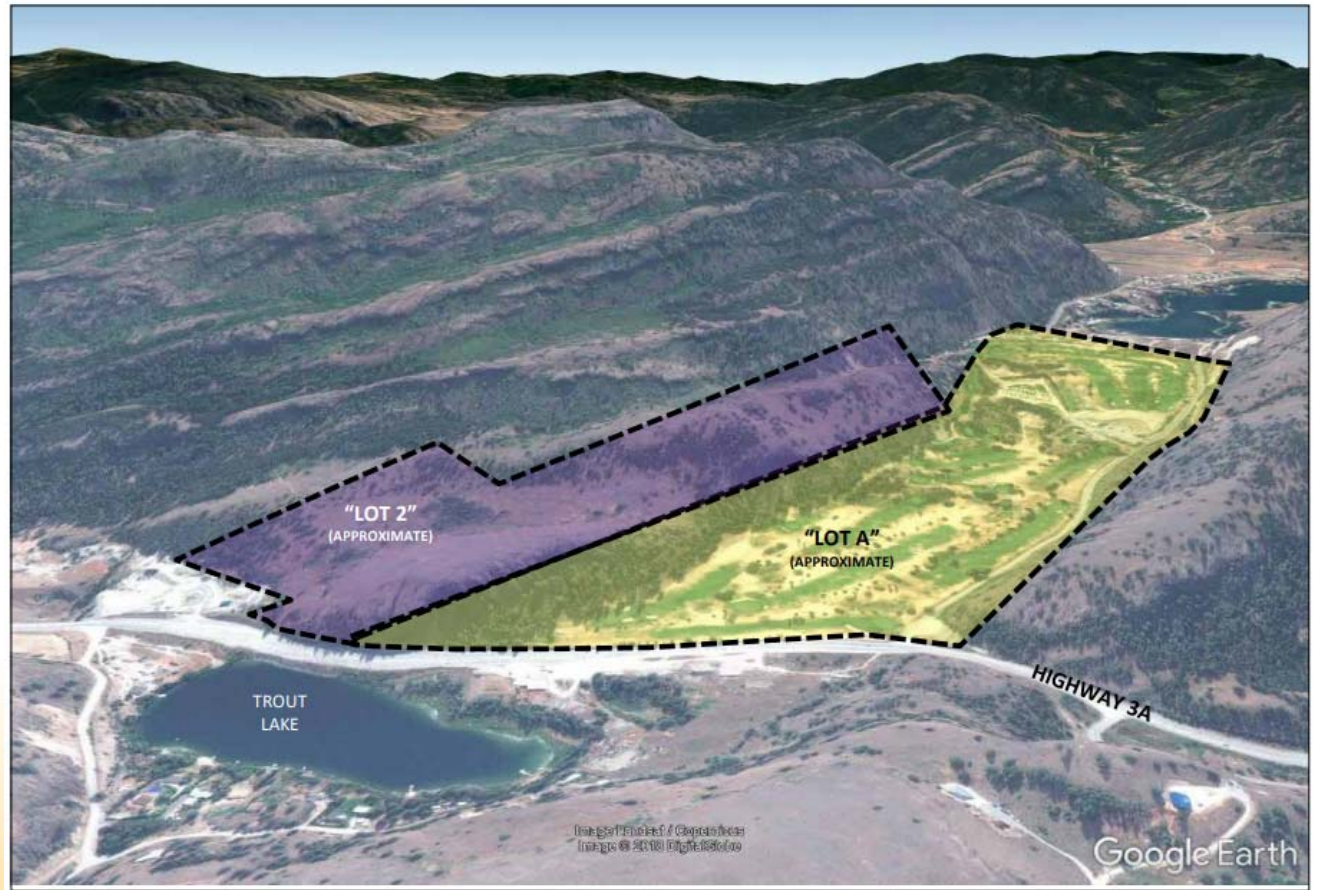


Twin Lakes Golf Course Rezoning

Background:

Zoning is split across two legal parcels:

- “Lot 2” (hillside);
- “Lot A” (golf course).





Twin Lakes Golf Course Rezoning

Background: 1970 to 1973 (4,000 to 1,000 lots)

Friday, January 21, 1972 THE PENTICTON HERALD 3

Twin Lakes Proposal Calls For 4,000 Lots

An application for a recreational cottage area development of almost 4,000 lots at Twin Lakes near the Dominion Astrophysical Observatory was placed before directors of the Regional District of Okanagan-Similkameen at their meeting last night.

The submittal states the company intends to preserve the ecology and natural state of the area. The property owned by the company surrounding the lakes will not be sold or subdivided for the use generally of lake owners and the general public. He said the company intends to beautify the shoreline of the two lakes and manias have been

been the case. It has been placed on power lots. The possibility of attracting wildlife in the area is being investigated. It is anticipated no hunting of wildlife, except for control purposes, will be allowed within the property. It is also stated the company holds grazing rights on several thousand acres of adjoining lands. It is the intention of the company to maintain the grazing rights and to keep these lands in their completely natural state for natural use.

will a finished well from which it is proposed to take the community's water supply would provide between 400 and 500 gallons per minute. The proposals are expected to attract much attention and run-overs because of the magnitude of the Dominion Astrophysical Observatory. The "wild" observatory was located in a 100-acre lake area to be free from electrical interference. The interference from such things as car ignition and home appliances disturbs the astron-

FOR 1,000 LOT SUBDIVISION

Twin Lakes Development Plan Reconsidered

Friday, December 22, 1972 THE PENTICTON HERALD 3

A further proposal for a recreational cottage area development of almost 4,000 lots at Twin Lakes near Pentecost is to be reconsidered by the Regional District of Okanagan-Similkameen. Following a discussion last night with officials of Galbreath Wildwood Estates Ltd., RDOS directors decided they would have their technical staff study a proposal for development of between 1,000 and 1,500 lots if a development of this size has been approved in the past two years.

Let March an application by Galbreath Wildwood for a lease use contract to allow a limited development of 1,000 lots was rejected by the regional district of the grounds of the proposal, potential damage to the environment. First, that the subject was developed several times during the preparation of a zoning bylaw to cover Okanagan-Similkameen Falls and the surrounding rural area. Plans for development of more than 3,000 acres at Twin Lakes Falls and the surrounding rural area. Plans for development of Twin Lakes have been opposed

by officials of the Dominion Astrophysical Observatory at White Lake. They also opposed plans for a second development at St. Andrew's Bay. This was refused by the regional district. The company was represented at last night's board meeting by Pentecost lawyer Fred H. Herbert and company president Ed Harrison. It was the board almost to minutes to decide they should be allowed

more than 10 minutes in which to speak. Before starting they were advised by RDOS Chairman Brian Farmer the provincial government has passed a resolution on the subdivision of agricultural land. "I agree with you that all if it is subject to the whims of the government," said Mr. Herbert. "We would like to discuss our plans with you in the assumption the government is not going to prevent development."

He said his client has spent one of its months of delays trying to satisfy the board and wanted to obtain the views of directors with regard to the size and number of lots that would be acceptable before spending more money. He said the company would like to have lots between 1,000 square feet and half an acre. "We are prepared to go along with anything that is economically feasible. Commenting on the company's plan Mr. Herbert said a large tract of land is proposed for a cattle and hay ranch. The low equipment is on the property and 150 acres is allocated to staking and green belts. There is a golf course on the premises which contains 100 acres. "Both lakes have been cleared from the lakes for domestic purposes. "A dike ranch is situated on the premises. "All lake front will be polluted as fresh water will continue to flow into the lakes. If a subdivision is approved, the company will build an outlet to allow overflow from the lakes to escape. "The company has sufficient water from the wells to take care of both phase one and phase two and probably phase three. No water will be taken from the lakes for domestic purposes. "A dike ranch is situated on the premises. "All lake front will be polluted as fresh water will continue to flow into the lakes.

Thursday, February 18, 1971 THE PENTICTON HERALD 3

Twin Lakes Dispute To Be Heard Again

The controversy over development of between 4,000 and 5,000 residential lots in the Twin Lakes area south of Penticton may be heard for a fourth time next week. The regional District of Okanagan-Similkameen announced today another hearing on its zoning Bylaw 100, for Electrical Area D (Okanagan Falls, Twin Lakes and Nelson) because an amendment was made to the

by deleting two development areas from the zoning maps. It has now been decided to publish the bylaw as amended and to hold a further public hearing in order that comments may be heard on the amended bylaw. The controversy over the bylaw centered around its provisions for limited development of recreational housing at Twin Lakes, located about five miles

Penticton on Dec. 10. The arguments were also presented at the RDOS meeting before the bylaw was passed. At the last two hearings of officials of the White Lake Observatory asked the RDOS to prohibit any development in the area because residential development will interfere with their work. The RDOS directors decided to amend the bylaw to prohibit

An RDOS official said today if another public hearing is not held it is possible a person whose property is affected by the zoning bylaw could apply to the courts to have it ruled invalid. Spokesmen for both the observatory and the property developers said they will attend the hearing. "I am afraid we are going to have to be there although it is

Monday, April 23, 1973 THE PENTICTON HERALD 3

Twin Lakes Promoter Gives Up Resort Plan

Plans for a \$6 million resort cottage development at Twin Lakes near the Dominion Astrophysical Observatory have been dropped and the developer will subdivide and sell his property according to current zoning regulations. A land use contract application for 1,500 lots at Twin Lakes was rejected Thursday evening by the Regional District of Okanagan-Similkameen.

Sydney Harrison of Galbreath Wildwood Estates Ltd. said this morning that in view of the regional district decision he will subdivide and sell his property. The decisions by the regional district and Mr. Harrison follow two and half years of controversy over the proposed development. It was opposed by officials of the observatory who fear electrical interference to their work and an earlier application for about 2,000 lots was rejected by the regional district because of its potential damage to the environment.

Mr. Harrison refused an offer by the regional district to consider a land use contract for 1,100 lots because he feels he needs 1,500 lots to make the development profitable. He expects to get about 200 lots. In addition part of his property is in an electrical area for which there are no zoning and building regulations. He expects to get between 300 and 400 half-acre lots there. Mr. Harrison said he will still make "a fair profit" on the sale of the 10-acre lots. "We are not going to put in any amenities," he said. "Just sell it and get out."

With the rules set down by the regional planner it is not possible to do any developing here at all. more than 200 units so that it can be used for commercial activity and services are avoided. I setting zoning limits, parcels a minimum size of 10 acres and the one dwelling per 40 acres. The lot exceeds 30 acres. "I suggest," Mr. Harrison said since he owns some 2.5 acres he could theoretically subdivide the 10-acre parcels. It was actually he must lose due roads, topography and bedrock. "Instead of this I suggest we discuss a land use contract where he could develop 200 or 300 lots, concentrated in the most suitable area, and thereby saving dedication and construction



Twin Lakes Golf Course Rezoning

Background: 1976 to 1977 (200+ lots)

Public hearing slated on 214-lot development

A land development matter that has bounced around in the Regional District of Okanagan Similkameen for years will come before a public hearing this week.

The hearing, at 7:30 p.m. Wednesday in the board room of the RDOS office, concerns a land use contract for the Gabriola Wildwood Estates Ltd. development involving 214 lots in the Twin Lakes area. The site is reached by turning left at the Twin Lake Golf Course off Highway 3A between Princeton and Keremeos.

The post office in Kaleden and Okanagan Falls and the village office in Keremeos.

At the hearing, all persons who deem their interest in property affected by the proposed bylaw will be given an opportunity to be heard on matters contained in the bylaw and land use contract.

The public hearing will be one of two this week for the RDOS board. The second hearing will be at 7:30 p.m. Thursday just prior to the regular monthly

meeting of the board.

The Thursday hearing will consider a change of zoning to C-2, highway commercial, from forestry grazing. It involves 6.8 acres near Similkameen Falls on the Hope-Princeton highway. The change is proposed to accommodate a service station site.

The bylaw for the zoning change may be examined during normal business hours at the RDOS office in Princeton and at the village office in Princeton.

Pros, cons given airing on Twin Lakes development

A decision is likely tonight on whether local approval will be given on a 214-lot residential development in the Twin Lakes area southwest of Princeton.

The decision will come from the board of the Regional District of Okanagan-Similkameen and involves a land-use contract with the developer, Gabriola Wildwood Estates Ltd. of Vancouver.

The final decision is made at provincial cabinet level after the

land-use contract is considered by the B.C. highways ministry and others concerned.

The public hearing on the proposal Wednesday was attended by about 30 people, mostly residents of the Twin Lakes area.

Most of the 10 people who voiced opinions on the proposal were opposed to it. Their main concerns were that the development would result in an overcrowding with people and

vehicles, upset the quiet, country atmosphere of the area and adversely affect the ecology.

'SHOULD BE DEVELOPED'

Those speaking for the development said that because it is a beautiful area (Twin Lakes site) it should be developed. They also said that those now living there do not have the exclusive right to the setting.

Some of those opposing the

development had recently moved to the Twin Lakes area from the Coast and other parts of B.C.

One person at the hearing said those now living in the Twin Lakes area and fearing further influx of people should remember that the Indians of the area "had a good thing going before other people came in."

The proposed development site is about five miles from the Dominion Radio Astrophysical Observatory but not in the line of sight of the observatory.

LAND RIDGE

RDOS blocks Twin Lakes development

A development proposal that had been modified and in somewhat of a state of flux for seven years was finally blocked by a vote Thursday of the board of the Regional District of Okanagan-Similkameen.

The bylaw for the 214-lot residential development planned for the Twin Lakes Area by Gabriola Wildwood Estates Ltd. of Vancouver failed to get the required two-thirds majority needed to pass.

The vote was 30 in favor and 16 against. The bylaw needed 24 in favor to pass.

It was the urban vote that scuttled the land use contract. The rural members of the board

developed from previous clearance for development.

Cliff Devine, member for Cawston rural, said the developer had, through a draw-out seven years, finally answered the board's questions concerning the development and it now boiled down to a situation of "status quo versus city-type development."

NEED SITES

He said there is pressure for rural residential living and the board should be concerned with the control of such development through a land use contract, rather than be concerned about the marketplace.

Jack Tail, Oliver rural board member, agreed with Mr. Devine.

"We've made many requests of the developer through the years and when he did not comply we called a halt to the plan."

A major hangup was the White Lake observatory (Dominion Radio Astrophysical Observatory) but according to the acting director at last night's hearing there is no real concern that the development would interfere with their work. We've protected them for years anyway.

"I think we are now obligated to accept this land use contract."

Irked developer says he'll drop Twin Lakes plan

The man who tried for nine years to establish a residential community at Twin Lakes, southwest of Princeton, is calling it quits following the latest turnaround by the board of the Regional District of Okanagan-Similkameen.

Sydney Harrison of Gabriola Wildwood Estates Ltd. of Vancouver, told the Herald in an interview today he was "amazed" at the turnaround last week. "There just doesn't seem to be any way of pleasing the regional board," he said.

The regional board rejected a

development to keep cattle out.

BUSINESS BOOST

Mr. Harrison said the development would have brought needed additional business to boost the Penticon's economy.

The development plan was modified through the years but has included plans for a ski hill for youngsters, a hotel, a dude ranch, a golf course and other visitor attractions to aid local tourism. The dude ranch was sold but is to be operated as a

dude ranch.

The land at the proposed development site is "gravel and sand mostly and not suitable for farming. There was some farmable land which we would have used for that green area," said Mr. Harrison.

Mr. Harrison was asked for reasons the latest proposal failed. He declined comment.

The interview with Mr. Harrison concluded with the comment: "I can't understand how a few people can stand in the way of progress."



Twin Lakes Golf Course Rezoning

Background: 1981 to 1983 (14 lots & tourist accommodation)

Tuesday, March 24, 1981

Twin Lakes golf looks to expansion

Support for an application under the land commission act by the board of directors of the Regional District of Okanagan-Similkameen, if approved by the B.C. agriculture land commission, will allow the Twin Lakes golf course to expand from nine holes to 18 holes.

The company asked that 160 acres of land owned by the firm be excluded from the ALR. The board did not support the exclusion request, but it did support allowing the golf course to be ex-

But at its meeting on Thursday in Penticton the board did not support the application as submitted by the Twin Lakes Golf and Country Resort 1975 Ltd.

THE PENTICTON HERALD Wednesday, September 23, 1981

TWIN LAKES AREA

Development proposals prompt moratorium call

Proposals for developments in the Twin Lakes area have prompted the Lower Nipit Improvement District to ask the Regional District of Okanagan-Similkameen to impose a moratorium on all development in the Twin Lakes-Horn Lake area.

The improvement district asks that the moratorium be maintained until an official settlement plan of the area affected by the proposed developments has been prepared.

"We feel that it is imperative that a careful study be done on all areas affected by develop-

the area to permit two proposed developments.

Twin Lakes golf and country club is proposing to create 14 residential building lots and a strata title complex at the southern part of the golf course.

In addition, the club proposes to develop a motel and a recreational vehicle park and campsite on the golfcourse property.

Earlier this year the club appealed to the B.C. agriculture land commission to have its property excluded from the agriculture land reserve.

The land commission denied the application as presented, but has agreed to allow the proposed development under section 20(1) of the land commission act, which allows non-agriculture developments on land that remains in the ALR.

The club has now applied to the RDOS to rezone the land from FG (forestry grazing) to AR (agricultural residential).

Last week the RDOS board tabled for more detailed study an application by Art and Thelma Kruger to rezone 60 acres of land on the west side of Twin Lakes.

During the discussion alter-

Regional district tables rezoning bid

The possibility that a parcel of land located between White Lake and Twin Lakes may be in the area proposed for the disposal of effluent from the Penticton sewage system prompted the board of directors of the Regional District of Okanagan-Similkameen to table an application under the Land Commission Act to allow the land to be subdivided.

The land is in the agriculture land reserve and is classified about 15.5 per cent class three which is capable of producing a fairly wide range of agricultural crops and 84.5 per cent class six which is not suitable for cultivation, but may be used in its natural state for grazing.

J.W. Zaporozan has applied to the B.C. land commission for permission to subdivide the 160-acre parcel into three parcels of about equal size.

A previous application to subdivide the land into 10-acre small holdings was considered by the board in February of this year, but had been denied.

At that time the RDOS staff recommended that the application be denied because it said the subdivision would be an intrusion into a farming and grazing area.

At the same time the board denied an application as submitted by Peter and Nancy Rasmussen, but supported a proposal for the property made by the RDOS staff.

The applicants asked to be allowed to subdivide a 160-acre parcel on Green Lake west of Okanagan Falls into three parcels of about equal size.

instead, the board supported a proposal by the staff that the land be subdivided into two parcels by Green Lake Road.

The land lying west of the road is classified as classes six and seven which at the best is suitable only for grazing and part of the land lying east of the road is suitable for producing a fairly wide range of regional crops.

The board also supported an application by Stewart McPhee to subdivide about three-quarters of an acre, including a home, from a five-acre parcel of land in Naramata.

McPhee has farmed the land for 42 years and wishes to retire and retain his home.

The board supported the application under the retiring farmer concept.

1983

TWIN LAKES AREA

Rural land rezoned despite protests of neighbors

The zoning bylaws are in place, but they have not stopped a proposed development on Highway 3A a short distance east of the Twin Lakes turnoff.

The owners resorted to the simple expedient of having the land rezoned. Although three persons, two of whom are adjacent property owners, opposed the rezoning, their objections were overridden.

Roy Knowles, Jim Ewen, both owners of property adjacent to the proposed development, and Henry Wilms all spoke at a public hearing and opposed the rezoning bylaw of the Regional District of Okanagan-Similkameen.

The bylaw will rezone 37.2 hectares of land from FG (forestry grazing) to A5 (small holding (five acres) and R-1R (mobile home and factory built unit home).

The rezoning is being sought by Bernard and Elizabeth Wagstaff to enable more economic and aesthetic development of land than under existing zoning and to meet the apparent need for lots on which mobile homes could be located and at the same time providing individual title.

At the public hearing Knowles, Ewen and Wilms all suggested that 10-acre parcels would be more appropriate for the area and they were all concerned about the water supply.

Knowles and Ewen both said that the proposed development would deprive them of their privacy. Knowles said that the rezoning would negate his reason for moving to the area.

Art Krueger, who said he has no interest in the property, was concerned with people who wish to keep others out of the area and supported the amendment bylaw.

Rick Shillito of Twin Lakes spoke in favor of the development and expressed a desire to see additional growth.

Jeanne Lamb, the RDOS area director, when moving third reading of the bylaw listed the following reasons for the decision: The ranchers favor denser development than 10 acres; the proposed development is near a built-up area and the golf course; the land is not totally visible from the highway and is not strip development; there is a low forest fire hazard; services are available, that is, garbage, and storm number of lots will be water and prevails.

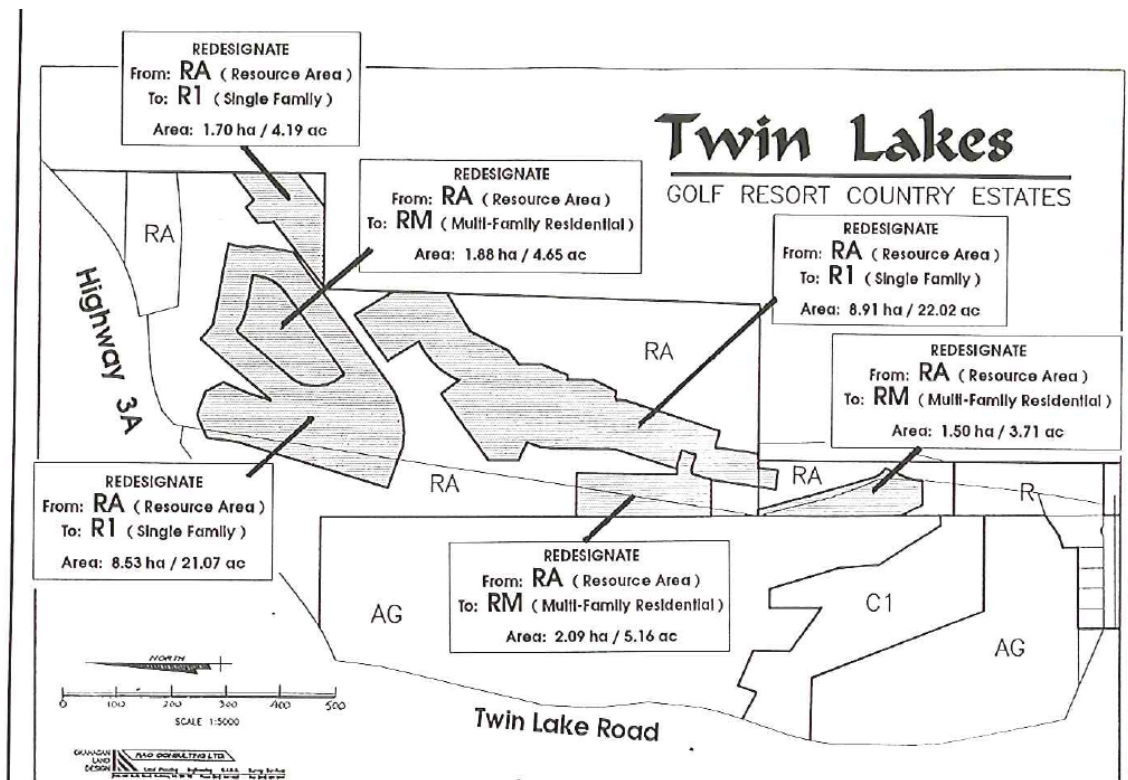
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JEAN STY
And Price
That Say It
POPEY
Across from the
Downtown

Twin Lakes Golf Course Rezoning

Background: 1995 Rezoning

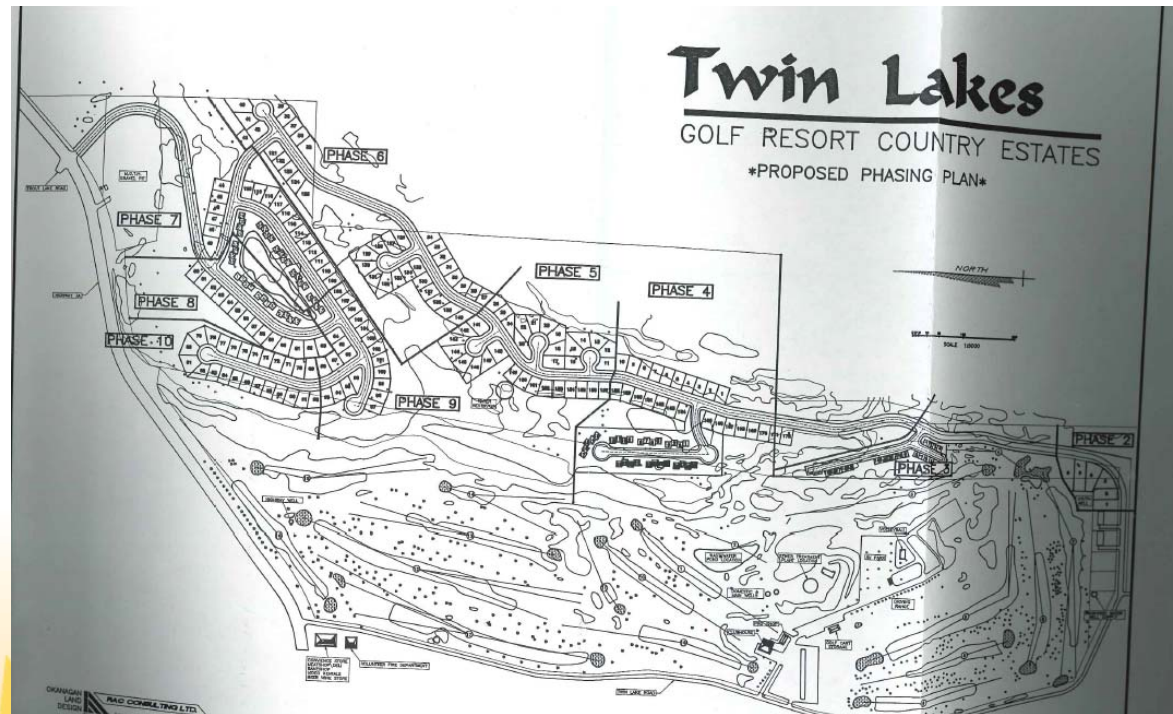
- introduced current Low & Medium Density Residential zones (i.e. RS1 & RM1).



Twin Lakes Golf Course Rezoning

Background: 1995 Rezoning

- development was to occur on the hillside east of the golf course;
- to be completed in 10 phases;
- maximum number of units at full build-out was to be 200+.



Twin Lakes Golf Course Rezoning

Background: 2007 Rezoning

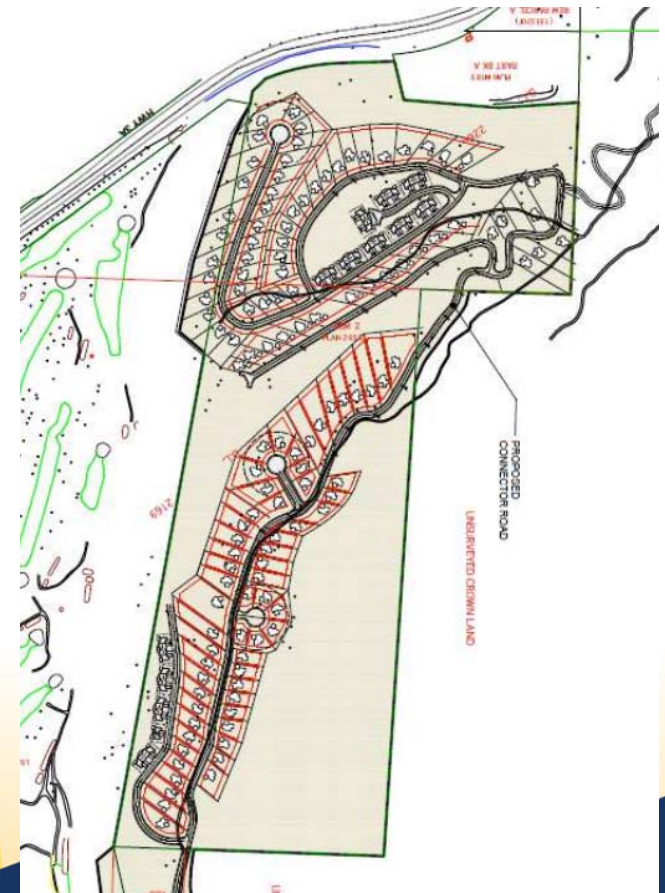
- re-development of commercial area to a 140 unit “mixed commercial residential” use;
- to be in addition to the residential development of eastern hillside;
- approved by the Agricultural Land Commission (ALC) in 2005;
- rezoning application withdrawn in 2010.



Twin Lakes Golf Course Rezoning

Background: 2008 Subdivision

- application submitted to the Ministry of Transportation and Infrastructure (MoTI) to create 73 new parcels on eastern parcel (Lot 2);
- Provincial Approving Officer issues a “Non –Approval” of proposal in 2011 on that it is not within “public interest” due to concerns with water supply.



Twin Lakes Golf Course Rezoning

Background: 2012 DVP:

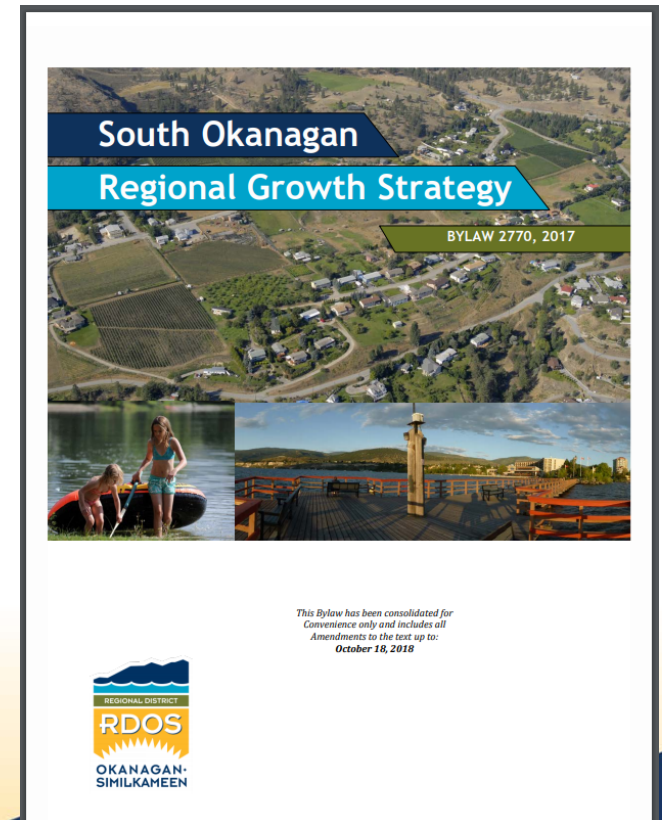
- an application to vary water supply design parameters under the Regional District's Subdivision Servicing Bylaw is submitted;
- Engineering report (Golder) is submitted in 2016 in support of variance request;
- RDOS Board approves variances on July 21, 2016.



Twin Lakes Golf Course Rezoning

Background: RGS Bylaw

- adopted April 1, 2010;
- established “Primary” & “Rural” Growth Areas;
- Twin Lakes is designated as a “Rural” Growth Area (along with Apex and Kaleden in Electoral Area “I”);
- “limited future development is anticipated”.



Twin Lakes Golf Course Rezoning

Background: Bylaw Hierarchy

- OCP Bylaw *must* be consistent with RGS Bylaw;
- Zoning Bylaw *must* be consistent with OCP Bylaw;
- S&D Bylaw *must* be consistent with Zoning Bylaw ...

Regional Growth Strategy Bylaw

Official Community Plan Bylaw

Zoning Bylaw

Subdivision & Development Servicing Bylaw

Development Procedures Bylaw

Twin Lakes Golf Course Rezoning

Background: 2014-16 OCP Bylaw Review

- strategy for Twin Lakes: remove existing zoning from hillside and focus on phasing in a village like concept around the commercial zoned area;
- Rural Growth Area designated only over the proposed “village” concept with a number of conditions (i.e. sustainable water supply).

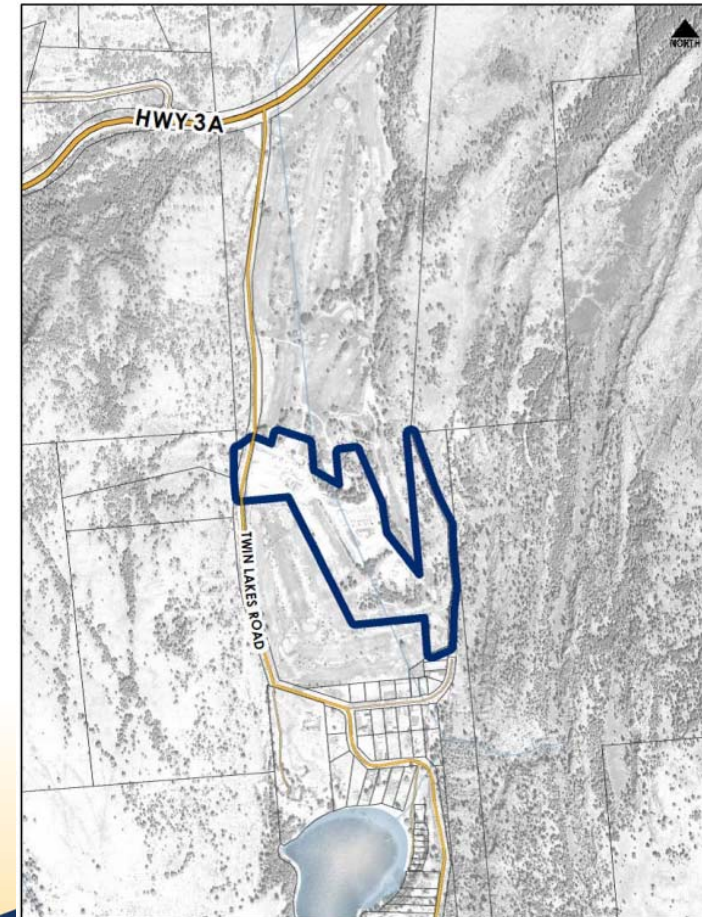
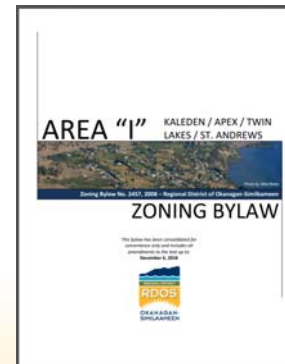
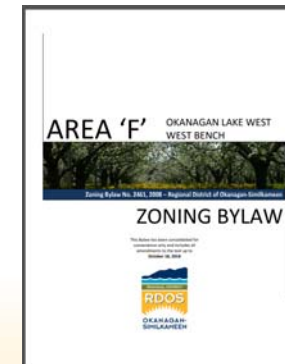
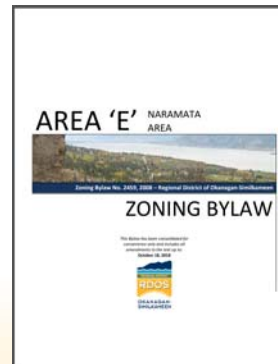
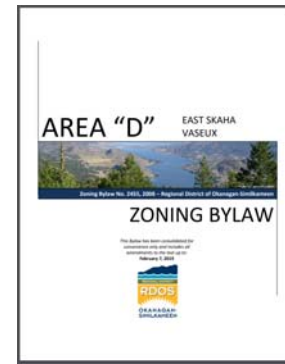
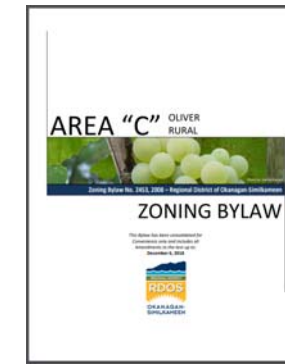
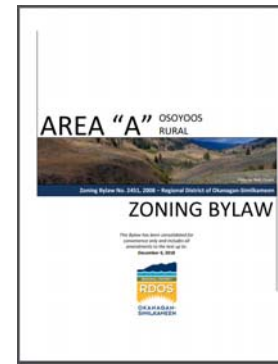


Figure 14: Twin Lakes Rural Growth Area Containment Boundary

Twin Lakes Golf Course Rezoning

Background: Zoning Bylaw Consolidation

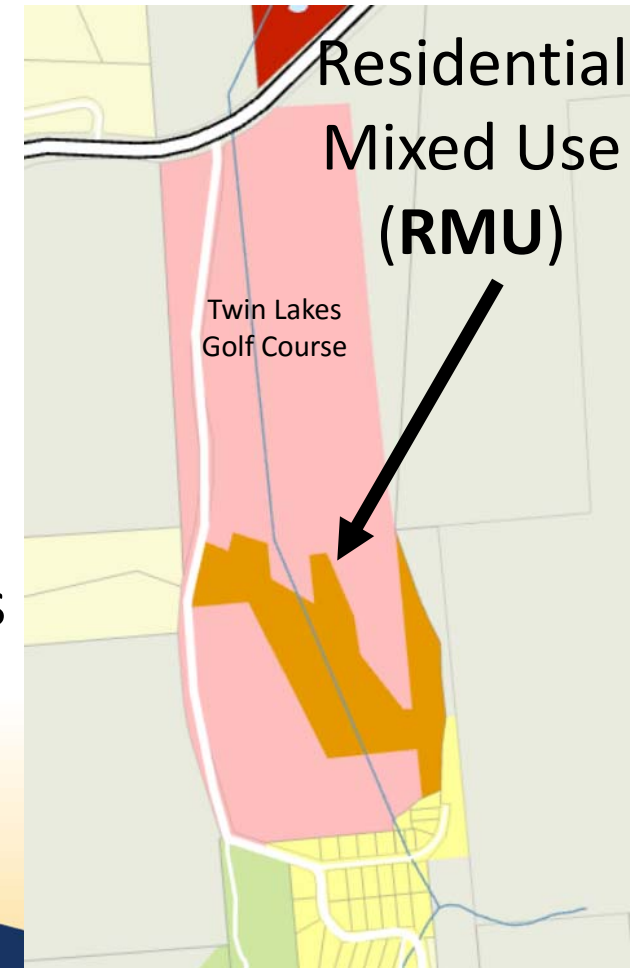
- introduce a single Zoning Bylaw for the South Okanagan Electoral Areas (2014-present);
- will replace 6 current zoning bylaws;
- recent phase involved updating zoning at Apex Mountain.



Twin Lakes Golf Course Rezoning

Background: Apex Zone Update (2020)

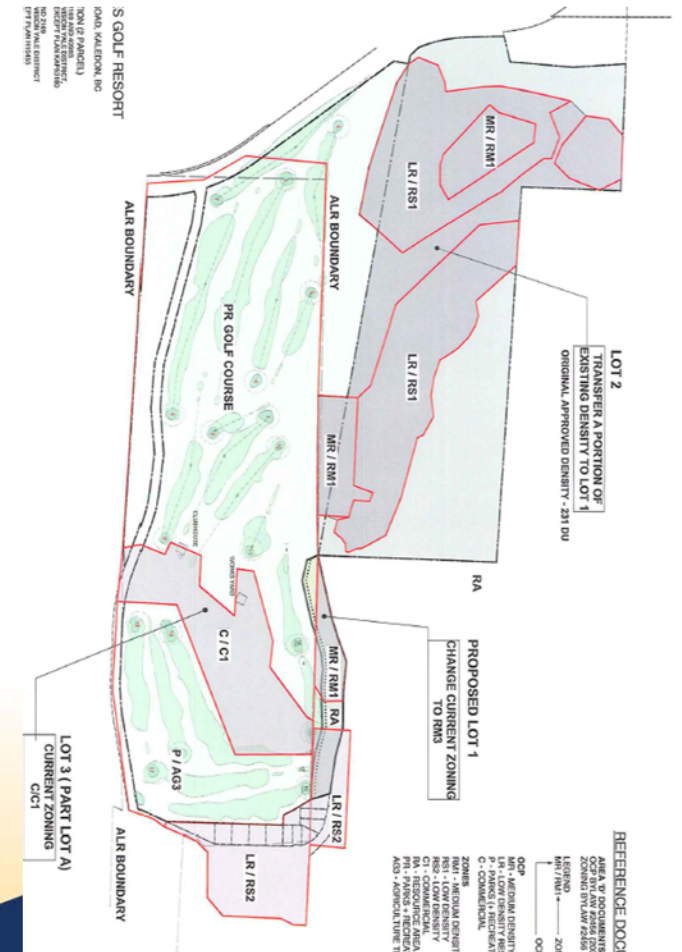
- replaced RMU designation at Twin Lakes with Twin Lakes Village (TLV) designation;
- RMU had been introduced in 2016 as part of OCP Bylaw Review;
- Consistent with designation of Twin Lakes as a Rural Growth Area under the RGS Bylaw;
- No significant policy changes as a result of change in title.



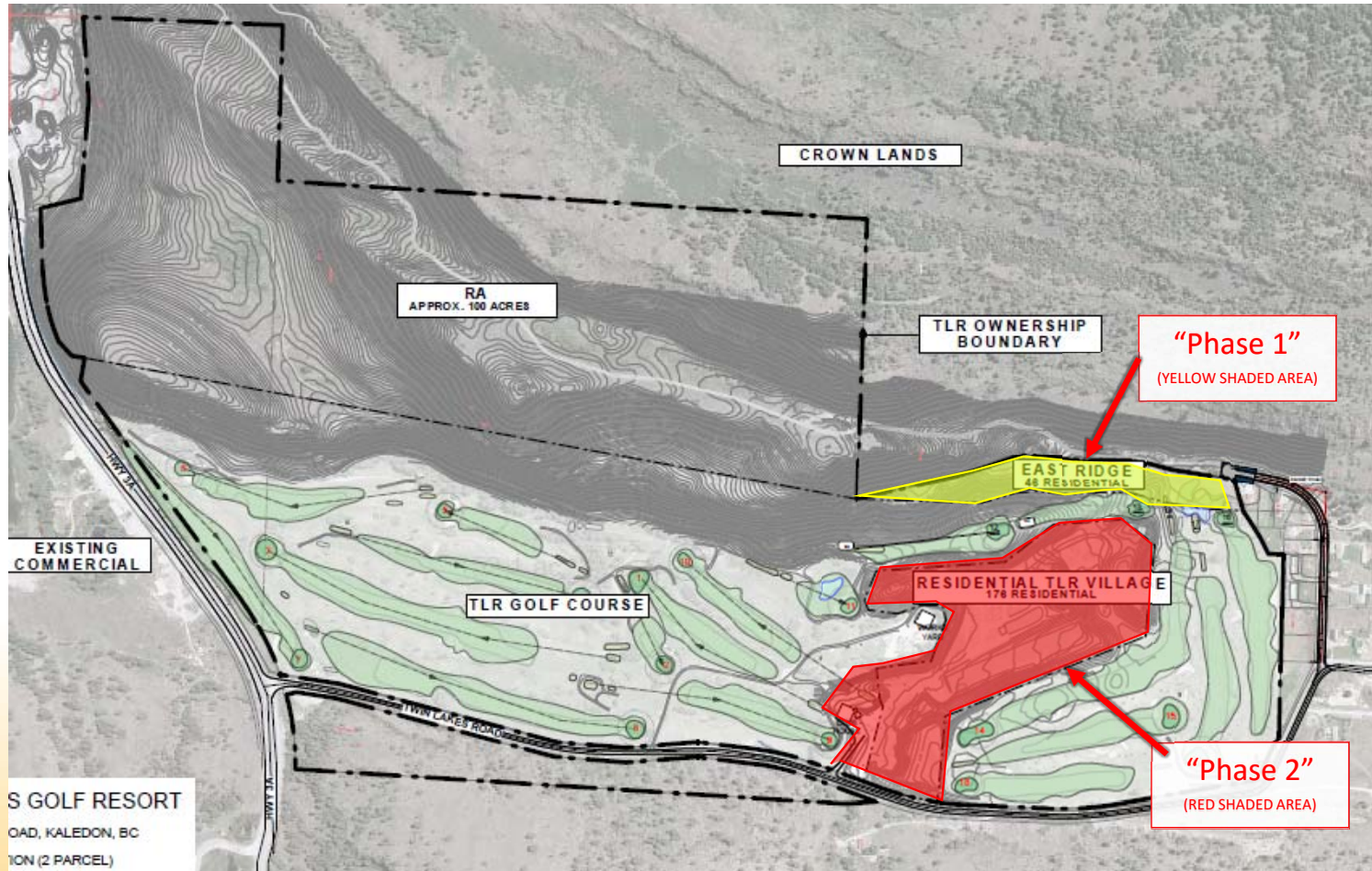
Twin Lakes Golf Course Rezoning

Background: Current Application (2017):

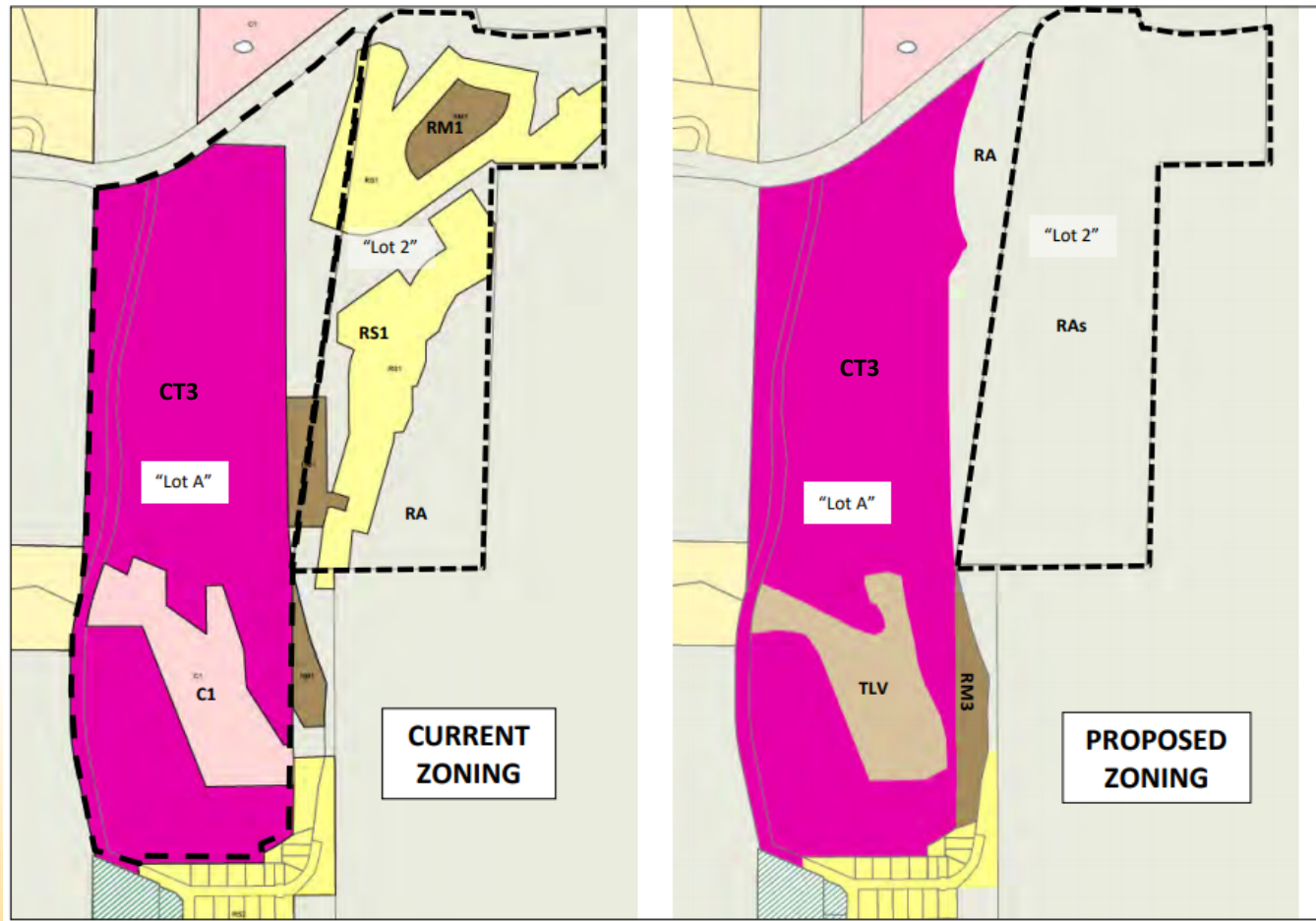
- an application is submitted to the Regional District proposing to transfer density from the eastern hillside into the “village” area;
- to be undertaken in two phases;
- zoning to allow a “campground” to be introduced onto the hillside to allow for continuance of current RV Park.



Twin Lakes Golf Course Rezoning



Twin Lakes Golf Course Rezoning

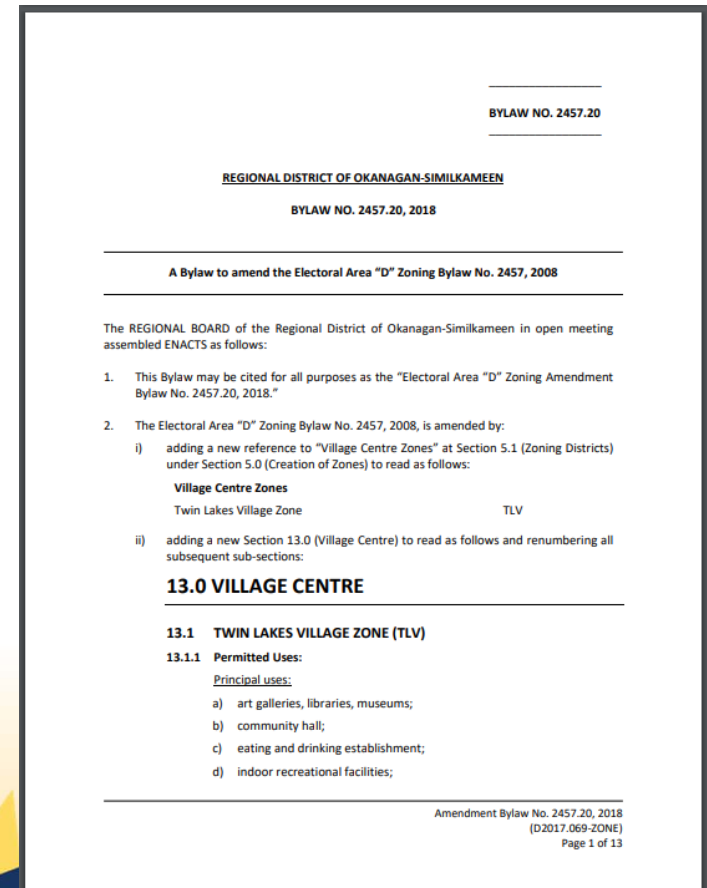




Twin Lakes Golf Course Rezoning

Current Status of Amendment Bylaw:

- a rezoning application is submitted to the Regional District in 2017 proposing to transfer density from the eastern hillside into the “village” area;
- to be undertaken in two phases;
- zoning to allow a “campground” to be introduced onto the hillside to allow for continuance of current RV Park.

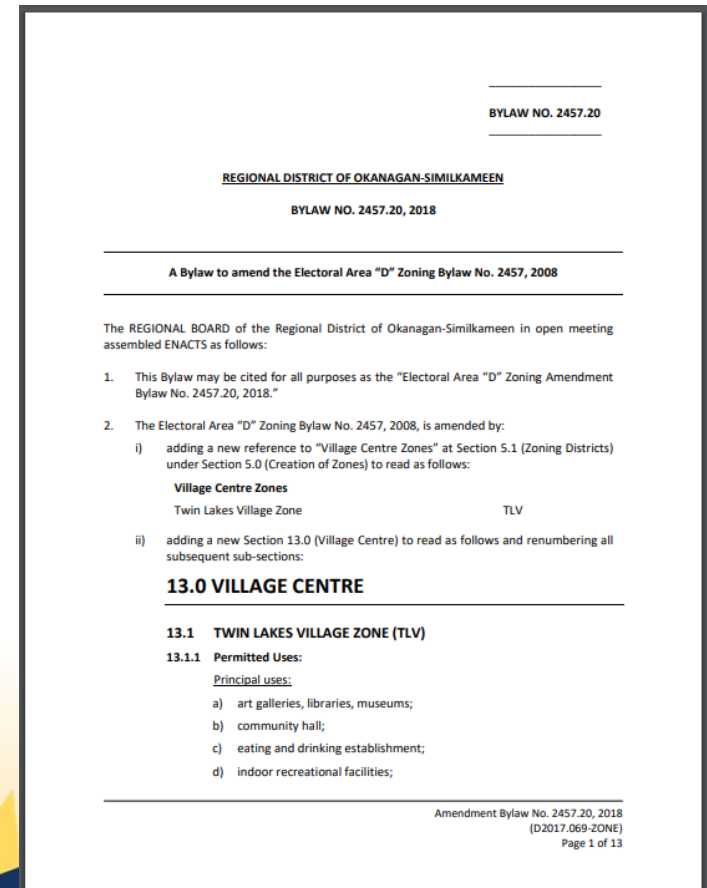




Twin Lakes Golf Course Rezoning

Current Status of Amendment Bylaw:

- Public Information Meetings:
 - February 1, 2018; and
 - June 12, 2018.
- Advisory Planning Commission (APC):
 - June 12, 2018.
- Agency Referrals 2018;
- 1st reading on August 2, 2018;
- 2nd reading on March 21, 2019.



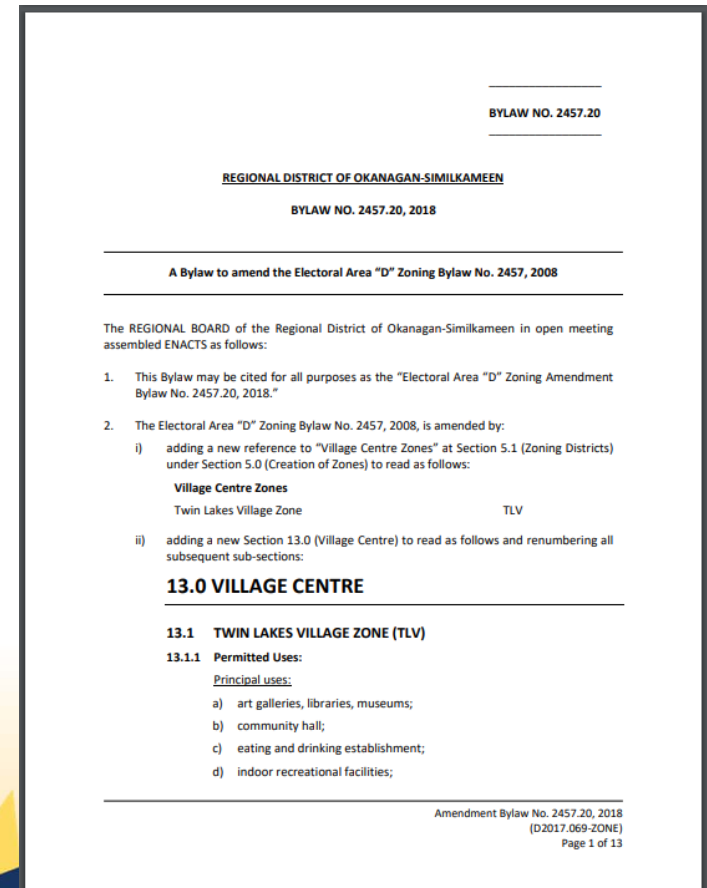


Twin Lakes Golf Course Rezoning

Current Status of Amendment Bylaw:

Conditions to be met prior to 3rd 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 including Subdivision Servicing Bylaw 2000, 2002, and for water system design, Development Variance Permit D2016.051-DVP ... and must include terms and conditions on how the systems will subsequently be turned over the Regional District.*

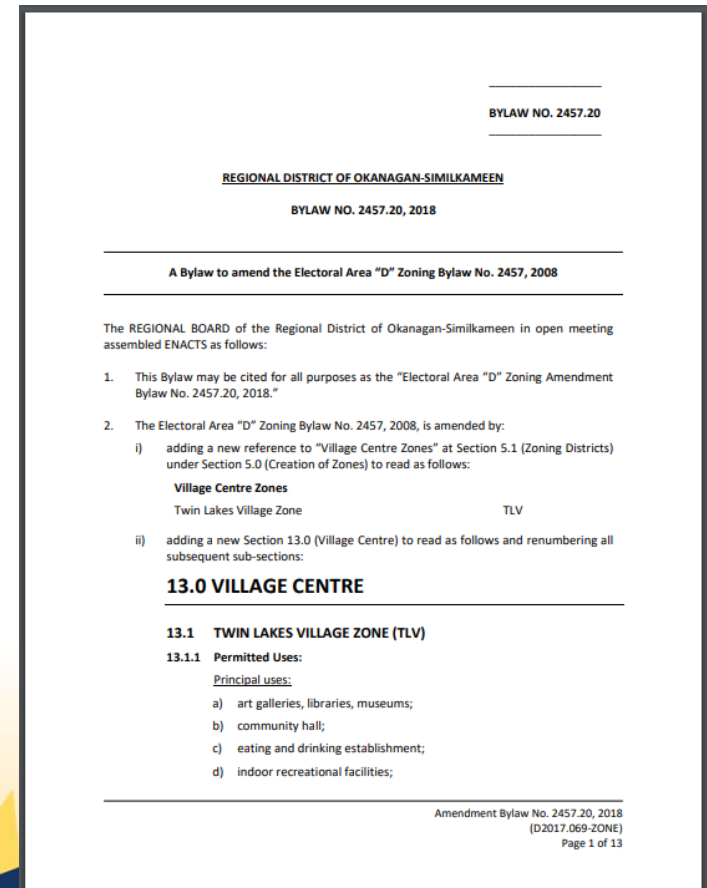


Twin Lakes Golf Course Rezoning

Current Status of Amendment Bylaw:

Conditions to be met prior to 3rd reading:

- *A 'no build' covenant be registered on the title of Lot A, Plan KAP46761, District Lots 228s, 2169 & 4098s, SDYD, except Plan KAP53180, in order that the area identified as "Phase 2", ... cannot proceed until:*
 1. *groundwater sustainability and availability is proven to warrant further development; and*
 2. *36 dwelling units in "Phase 1" have been constructed and issued occupancy permits.*

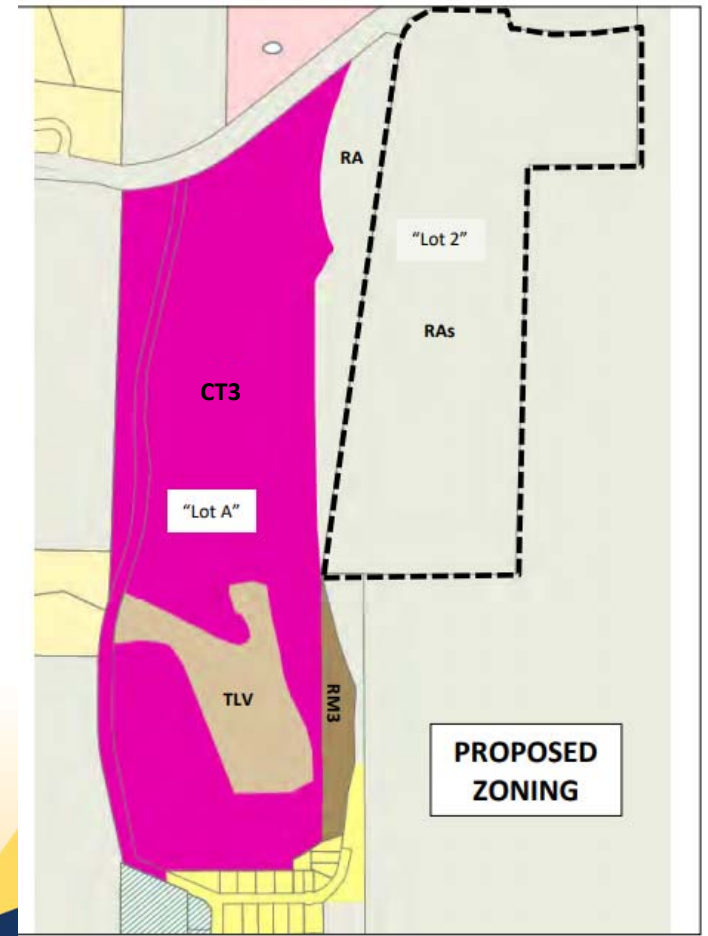


Twin Lakes Golf Course Rezoning

Proposed Changes:

Why are changes being proposed?

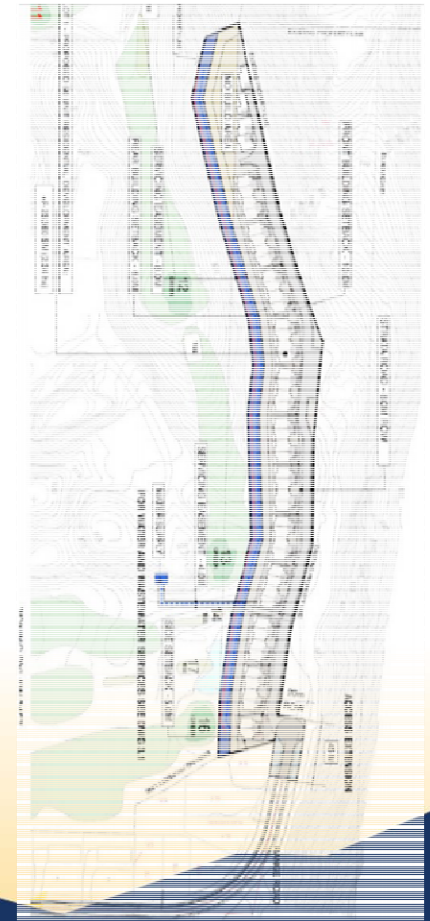
- Zoning Bylaws Consolidation Project has resulted in changes being made to the Electoral Area “I” Zoning Bylaw since the rezoning application was first submitted;
- applicant has requested a modification in relation to the location of the RV Park.



Twin Lakes Golf Course Rezoning

Proposed Changes:

- the Residential Multiple Unit Three (RM3) Zone no longer exists;
- the RM3 Zone is currently proposed to be applied to lands comprising Phase 1 of the development;
- proposed to replace RM3 with the Twin Lakes Village (TLV) Zone;
- RM3 permitted duplexes, TLV does not currently permit duplexes.



Twin Lakes Golf Course Rezoning

Proposed Changes:

- amend the TLV Zone to allow duplexes as a permitted dwelling type;
- introduce development regulations to the TLV Zone related to duplexes:
 - minimum parcel size 550 m² / 225 m²;
 - maximum density of 2 units/parcel;
and
 - maximum parcel coverage of 45%.



Twin Lakes Golf Course Rezoning

Proposed Changes:

- amend the TLV Zone to allow campground as a permitted use;
- amend the Resource Area Site Specific zoning to be applied to the hillside to remove campground allowance.



Twin Lakes Golf Course Rezoning

Proposed Changes:

- amend the TLV Zone to allow campground as a permitted use;
- amend the Resource Area Site Specific zoning to be applied to the hillside to remove campground allowance.





Twin Lakes Golf Course Rezoning

Proposed Changes:

- replace “multi-dwelling units” with “apartment building” and “townhouse”;
- add “community hall”;
- delete “accessory dwelling”;
- amend maximum density in RM1 Zone from 55 units/ha to 60 units/ha;
- delete maximum Floor Area Ratio of 2.0; and
- amend front setback from 3.0 metres to 4.5 metres.



Twin Lakes Golf Course Rezoning

Next Steps:

- Receive feedback from this Public Information Meeting;
- Schedule Public Hearing (September 2020);
- Finalise Servicing Agreement (date TBD); and
- RDOS Board consideration of amendment bylaw, including proposed amendments, at 3rd reading (date TBD).



Twin Lakes Golf Course Rezoning

The screenshot shows the RDOS website interface. The top navigation bar includes links for Agenda & Minutes, Regional Bylaws, Employment Opportunities, CivicReady, and I Want To... Below this is a secondary menu with Programs & Services, Property & Development, Parks & Recreation, Permits & Licenses, and Local Government. The main content area is titled "Development Services" and lists various services like "How to Contact Us", "Building Inspection", etc. The current page is "D2017.069-ZONE" under "Electoral Area I". The project details are as follows:

Project No:	D2017.069-ZONE
Project Type:	OCB & Zoning Bylaw Amendment
Application Date:	May 16, 2017
Applicant:	Twin Lakes Golf Course Limited (Suki Sekhon)
Civic Address:	79 Twin Lakes Road, Twin Lakes
Purpose:	To transfer density from adjacent eastern parcels to subject parcel and to complete the first phase consisting of a 50 multi-unit development.
RDOS Contact:	Cory Labrecque 250-490-4204 clabrecque@rdos.bc.ca

Below the details is a map showing the location of 79 Twin Lakes Road. At the bottom, there are tabs for "Documents", "Public Consultation", and "Regional District Board Consideration".

Status Updates:

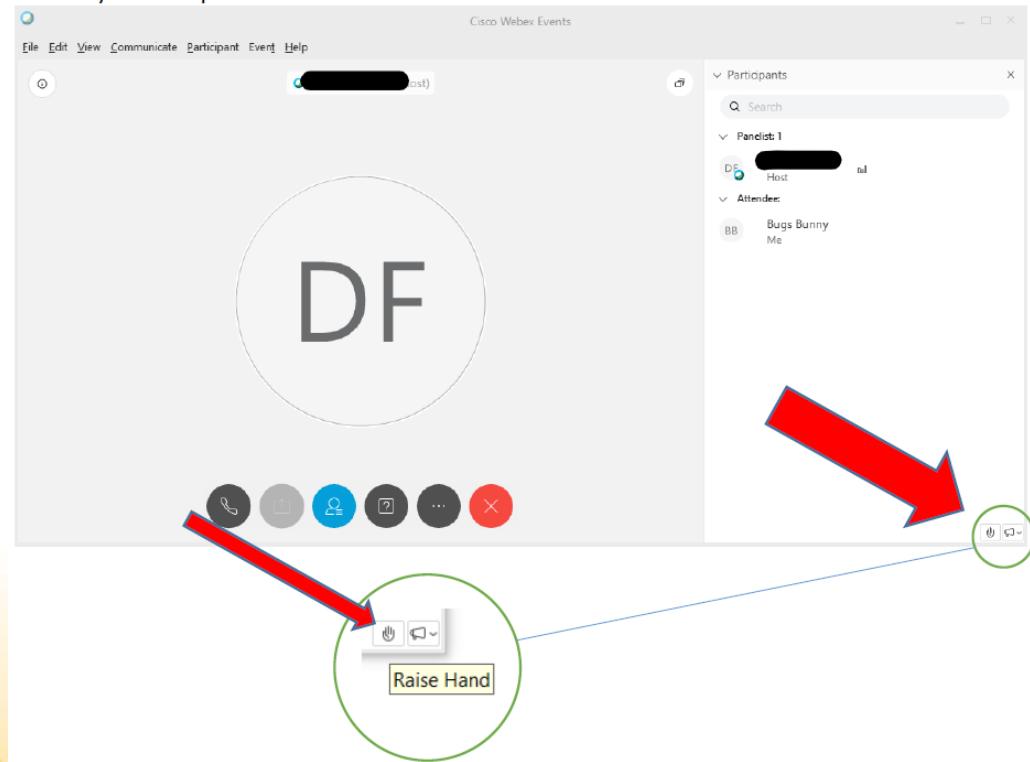
www.rdos.bc.ca:

- Property & Development →
- Planning, Zoning & Subdivision →
- Current Applications & Decisions →
- Electoral Area "I" →
- D2017.069-ZONE.

Twin Lakes Golf Course Rezoning

- Will take questions in turn;
- To indicate you want to speak, raise your hand;
- If you called in, press *3 to “raise hand”;
- If using a computer, press the “raise hand” button on the right hand side of your screen in Webex;
- You will be unmuted when it is your turn to speak; and
- After you are done, press *3 or the raise hand button to take your hand down.

In order to speak, click the “Hand” button in the Participants panel on the right hand side of your computer screen.





Twin Lakes Golf Course Rezoning

Questions?