

SUPPLEMENTARY REPORT TO DVP APPLICATION

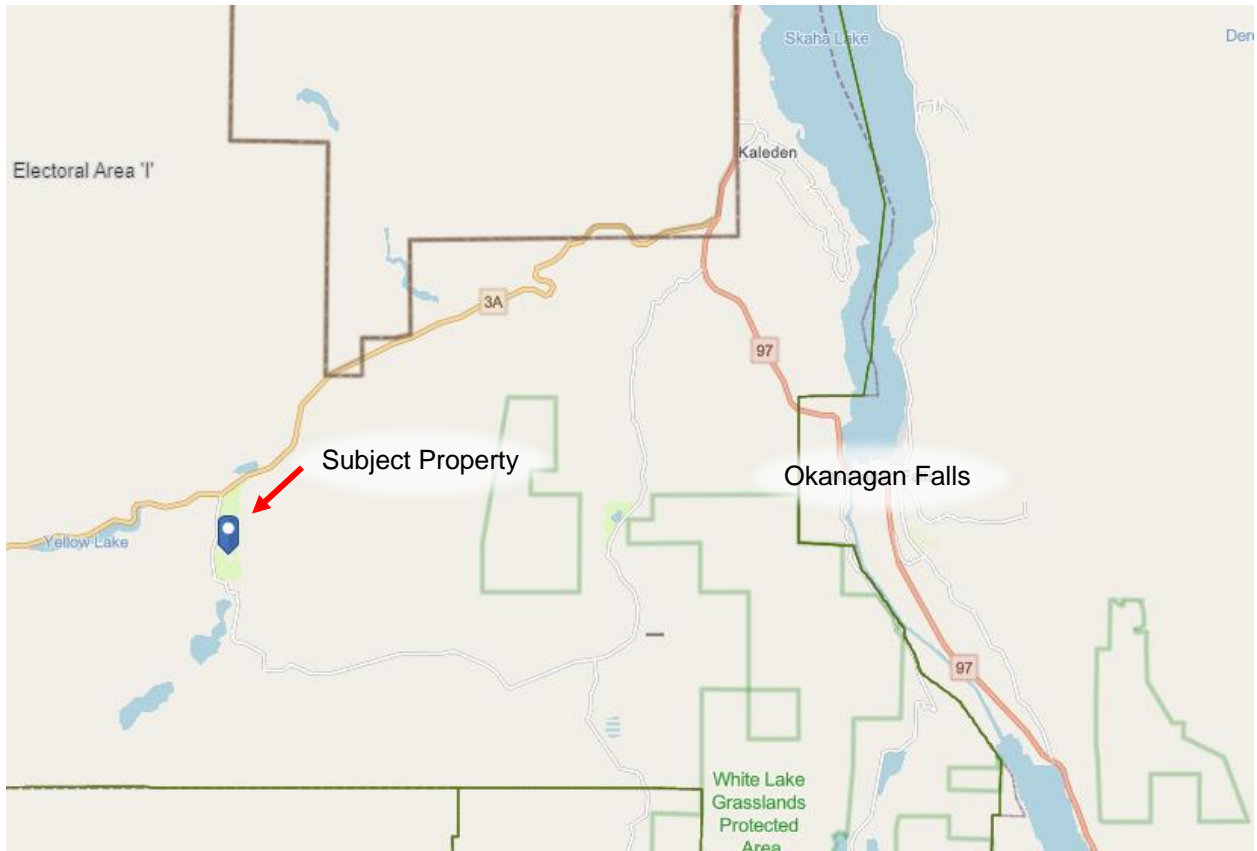
To Regional District of Okanagan-Similkameen 101 Martin Street, Penticton, B.C.	From Sam West, McElhanney Ltd. 2281 Hunter Road, Kelowna, B.C.
Re Twin Lakes: Development Variance Permit	Date December 6 th , 2022

The purpose of this Development Variance Permit Application is to support the expansion of the Recreational Vehicle (RV) Park at the Twin Lakes Golf Resort, located at 79 Twin Lakes Road. The proposed RV park expansion comes close to, but does not appear to meet all the criteria set out in the Regional District of the Okanagan-Similkameen Campground Bylaw No. 2779, 2018, thus we are asking for consideration to vary or waive certain sections in the Campground Bylaw.

The Twin Lakes Golf Resort is located off highway 3A, approximately 10 km due west of Okanagan Falls and is within Electoral Area "I" as shown below in illustration 1. The property is zoned "Twin Lakes Village" and "Golf Course Commercial" and in the Area "I" Official Community Plan are designated "Commercial Tourism" and "Twin Lakes Village Center". Campground use is permitted in the "Twin Lakes Village" zone.

The intention of the project is to redevelop the RV Park, including a replacement of the facilities and infrastructure that supports the campground. In this project, the number of RV sites will be increased from 39 to 80. This redevelopment is a significant investment into this key business in the Twin Lakes area, complimenting visitor-ship at the golf course.

Illustration 1. Twin Lakes Location



Requested Variances

1. ACCESS

Section 7.4.2.1 of Campground Bylaw No. 2779 requires new Campgrounds to have at least two highway accesses. The property does have two accesses; however section 7.4.2.2 requires that such accesses must be at least 50m apart when more than 51 campground spaces are provided. The accesses are seen in Illustration 2 below.

The accesses are approximately 57m apart from centerline to centerline, or approximately 41m edge to edge. The campground bylaw does not provide clarity on the separation distance.

We propose that section 7.4.2.2 be varied to allow the highway accesses to be 40m apart.



Illustration 2: Accesses as seen from Twin Lakes Road



2. ON SITE FACILITIES

Section 7.2.1 (a) of Campground Bylaw No. 2779 requires that washroom facilities shall be located in a separate building; and, section 7.2.1 (b) requires that all campsites must be located within 150m of a washroom facility.

We propose that section 7.2.1 (a) be varied to allow a washroom facility to be located at the rear of the office building and vary section 7.2.1 (b) from 150m to 260m. Attachment 1. shows the buffer distance from the washroom facilities.

Rationale for Variances

The following information is provided as a rationale and justification for the requested variances to the Regional District's Campground Regulations Bylaw No. 2779, 2018.

- The accesses onto the property are pre-existing. Partially demolishing and reconstructing the highway access several meters away would not be practical.
- An alternative access option is to develop a third access from the campground south to Range Road, however this route is not conducive and would result in a potentially unwanted increased in RV traffic on Range Road.
- Allowing the Washroom facilities to be co-located with the office building allows a more efficient construction, operation, maintenance, and supervision of the facilities.

- All Recreational Vehicles are self contained with their own washroom facilities, meaning that the walking distance to a washroom is effectively eliminated. An RV sanitary dump will be provided.
- Campgrounds with 61 to 80 spaces are required to provide a minimum number of toilet, urinal, washbasin and shower fixtures. The number of fixtures to be provided, as shown in Attachment 2, meet or exceed the quantities prescribed on the table in section 7.2.1(c). Campers associated with the golf course may also have access to washrooms at the club house during operating hours.

Summary

In summary we kindly ask the following:

- Vary the following sections of the Regional District's Campground Regulations Bylaw No. 2779, 2018:
 - Section 7.4.2.2 to permit the highway accesses to be up to 40m apart.
 - Section 7.2.1 (a) to accommodate a washroom facility at the rear of the office building,
 - Section 7.2.1 (b) to allow the maximum distance from 150m to 260m.



