

Comparison Table – Twin Lakes Changes – Apex Zone Update

Current OCP Bylaw Residential Mixed Use (RMU)	Proposed OCP Bylaw Twin Lakes Village Centre (TLVC)
<p>11.6 Policies – Residential Mixed Use</p> <p>The Regional Board:</p> <p>.1 Generally supports the use of lands designated Residential Mixed Use (RMU) identified in Schedule ‘B’ Official Community Plan Map for medium density mixed use developments with residential and commercial components that fit with the mixed use intent of the designation.</p>	<p>12.4 Policies – Twin Lakes Village Centre</p> <p>The Regional Board:</p> <p>.1 Generally supports the use of lands designated Twin Lakes Village Centre (TLVC) identified in Schedule ‘B’ Official Community Plan Map for medium density mixed use developments with residential and commercial components that fit with the mixed use intent of the designation.</p>
<p>.2 Considers the maximum density of lands designated Residential Mixed Use (RMU) to be 55 dwelling units (townhouses and apartments) per gross hectare, subject to servicing requirements.</p>	<p>.2 Considers the maximum density of lands designated Twin Lakes Village Centres (TLVC) to be 60 dwelling units (townhouses and apartments) per gross hectare, subject to servicing requirements.</p>
<p>.3 Supports the following types of special housing in areas designated Residential Mixed Use (RMU), subject to the creation of a local service area for fire protection:</p> <p>a) community care housing; and</p> <p>b) seniors and special needs housing</p>	<p>.3 Supports the following types of special housing in areas designated Twin Lakes Village Centres (TLVC), subject to the creation of a local service area for fire protection:</p> <p>a) community care housing; and</p> <p>b) seniors and special needs housing</p>
<p>.4 Will avoid locating Residential Mixed Use (RMU) development next to land designated as Agriculture. Low Density Residential (LR) uses will be preferred as a transition between Agriculture and Residential Mixed Use (RMU) development. If residential mixed use development is to be located near land designated as Agriculture (AG), the following steps must be taken:</p> <p>a) buffering should be constructed in accordance with Ministry of Agriculture guidelines;</p> <p>b) the ground floor of the building should be set back far enough from the agricultural use to minimize conflicts; and</p> <p>c) the building should be designed to step back away from designated Agriculture (AG) land as the building increases in height.</p>	<p>.4 Will avoid locating Twin Lakes Village Centres (TLVC) development next to land designated as Agriculture. Low Density Residential (LR) uses will be preferred as a transition between Agriculture and Residential Mixed Use (RMU) development. If residential mixed use development is to be located near land designated as Agriculture (AG), the following steps must be taken:</p> <p>a) buffering should be constructed in accordance with Ministry of Agriculture guidelines;</p> <p>b) the ground floor of the building should be set back far enough from the agricultural use to minimize conflicts; and</p> <p>c) the building should be designed to step back away from designated Agriculture (AG) land as the building increases in height.</p>
<p>.5 Commercial uses in Residential Mixed Use (RMU) development are encouraged that cater to the local neighbourhood service and retail needs or provide small scale tourist accommodation services.</p>	<p>.5 Commercial uses in Twin Lakes Village Centres (TLVC) development are encouraged that cater to the local neighbourhood service and retail needs or provide small scale tourist accommodation services.</p>
	<p>.6 Supports the provision of paid accommodation for visitors through the short-term rental of residences in the Twin Lakes Village Centre (TLVC) designation.</p>