

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2457.20, 2018

A Bylaw to amend the Electoral Area “I” 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 “I” Zoning Amendment Bylaw No. 2457.20, 2018.”
2. The Electoral Area “I” Zoning Bylaw No. 2457, 2008, is amended by:
 - i) adding a new reference to “Twin Lakes Village Zone TLV” under “Village Centre Zones” at Section 5.1 (Zoning Districts) of Section 5.0 (Creation of Zones).
 - ii) adding a new Section 13.2 (Twin Lakes Village Zone (TLVZ) under Section 13.0 (Village Centre) to read as follows:

13.2 TWIN LAKES VILLAGE ZONE (TLV)

13.2.1 Permitted Uses:

Principal uses:

- a) apartment building, subject to Section 13.2.10;
- b) art galleries, libraries, museums;
- c) campground, subject to Section 13.1.10;
- d) community hall;
- e) duplex;
- f) eating and drinking establishment;
- g) indoor recreational facilities;
- h) office;

- i) personal service establishment;
- j) retail store, general;
- k) townhouse, subject to Section 13.2.10;
- l) tourist accommodation;
- m) vacation rentals, subject to Section 7.28;

Secondary uses:

- n) home occupation, subject to Section 7.17; and
- o) accessory buildings and structures, subject to Section 7.13.

13.2.2 Site Specific Twin Lakes Village (TLVs) Provisions:

- a) see Section 19.29

13.2.3 Minimum Parcel Size for Subdivision:

- a) 225.0 m² for the purpose of subdividing a duplex under the *Strata Property Act*, when connected to a community sewer and water system;
- b) 550.0 m², when connected to a community sewer and water system;
- c) 0.5 ha, when connected to community sewer system and serviced by well; or
- d) 1.0 ha, when serviced by well and approved septic system.

13.2.4 Minimum Parcel Width for Subdivision:

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

13.2.5 Maximum Density:

- a) 60 dwelling units per ha for apartment buildings and townhouses, subject to servicing requirements; and
- b) two (2) dwelling units per parcel for duplexes, provided that both dwellings are located in one (1) residential building.

13.2.7 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

13.2.8 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.

13.2.9 Maximum Parcel Coverage:

- a) 75% for apartment buildings or townhouses;
- b) 45% for duplexes.

13.2.10 Conditions of Use:

- a) the minimum land area on which an apartment building or townhouse use may be undertaken shall be 1,000.0 m².
 - b) 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.
 - c) a minimum area of 10.0 m² of amenity space shall be provided per dwelling unit.
 - d) the maximum number of campground units per hectare shall not exceed 75; and
 - e) all provisions in the Regional District's *Campground Regulations Bylaw No. 2779, 2018*, as amended from time to time that have not been specified in this particular bylaw shall be met for any campground use.
- iii) adding a new Section 19.29 (Spite Specific Twin Lakes Village Provisions) under Section 19.0 (Site Specific Regulations) to read as follows:

19.29 Site Specific Twin Lakes Village (TLVs) Provisions:

- .1 Not applicable

3. The Zoning Map, being Schedule '2' of the Electoral Area "I" Zoning Bylaw No. 2457, 2008, is amended by:

- i) changing the land use designation of an approximately 3.12 ha part of the land 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 Medium Density Residential One Site Specific (RM1s) to Resource Area (RA);
- ii) changing the land use designation of an approximately 18.15 ha part of the land 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 Single Family One (RS1) to Resource Area (RA);
 - iii) changing the land use designation of an approximately 1.1 ha part of the land 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 'C', which forms part of this Bylaw, from Medium Density Residential One Site Specific (RM1s) to Golf Course Commercial (CT3);
 - iv) 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 as shown shaded purple on Schedule 'C', which forms part of this Bylaw, from Residential Single Family One (RS1) to Golf Course Commercial (CT3);
 - v) changing the land use designation of an approximately 7.32 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 'C', which forms part of this Bylaw, from Resource Area (RA) to Golf Course Commercial (CT3);
 - vi) 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 'D', which forms part of this Bylaw, from Medium Density Residential One Site Specific (RM1s) to Resource Area (RA);
 - vii) changing the land use designation of an approximately 8.00 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 General Commercial (C1) to Twin Lakes Village (TLV);
 - viii) 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 blue on Schedule 'E', which forms part of this Bylaw, from Medium Density Residential One Site Specific (RM1s) to Twin Lakes Village (TLV);
 - ix) 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 red on Schedule 'E', which forms part of this Bylaw, from Resource Area (RA) to Twin Lakes Village (TLV); and

- x) 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 purple on Schedule 'E', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Twin Lakes Village (TLV).

READ A FIRST TIME this 2nd day of August, 2018.

READ A SECOND TIME this 21st day of March, 2019.

PUBLIC HEARING held on this ___ day of _____, 2020.

READ A THIRD TIME, AS AMENDED, this ___ day of _____, 2020.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "I" Zoning Amendment Bylaw No. 2457.20, 2018" as read a Third time, as amended, by the Regional Board on this ___ day of ___, 2020.

Dated at Penticton, BC this ___ day of ___, 2020.

Chief Administrative Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ___ day of _____, 2020.

ADOPTED this ___ day of ___, 2020.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

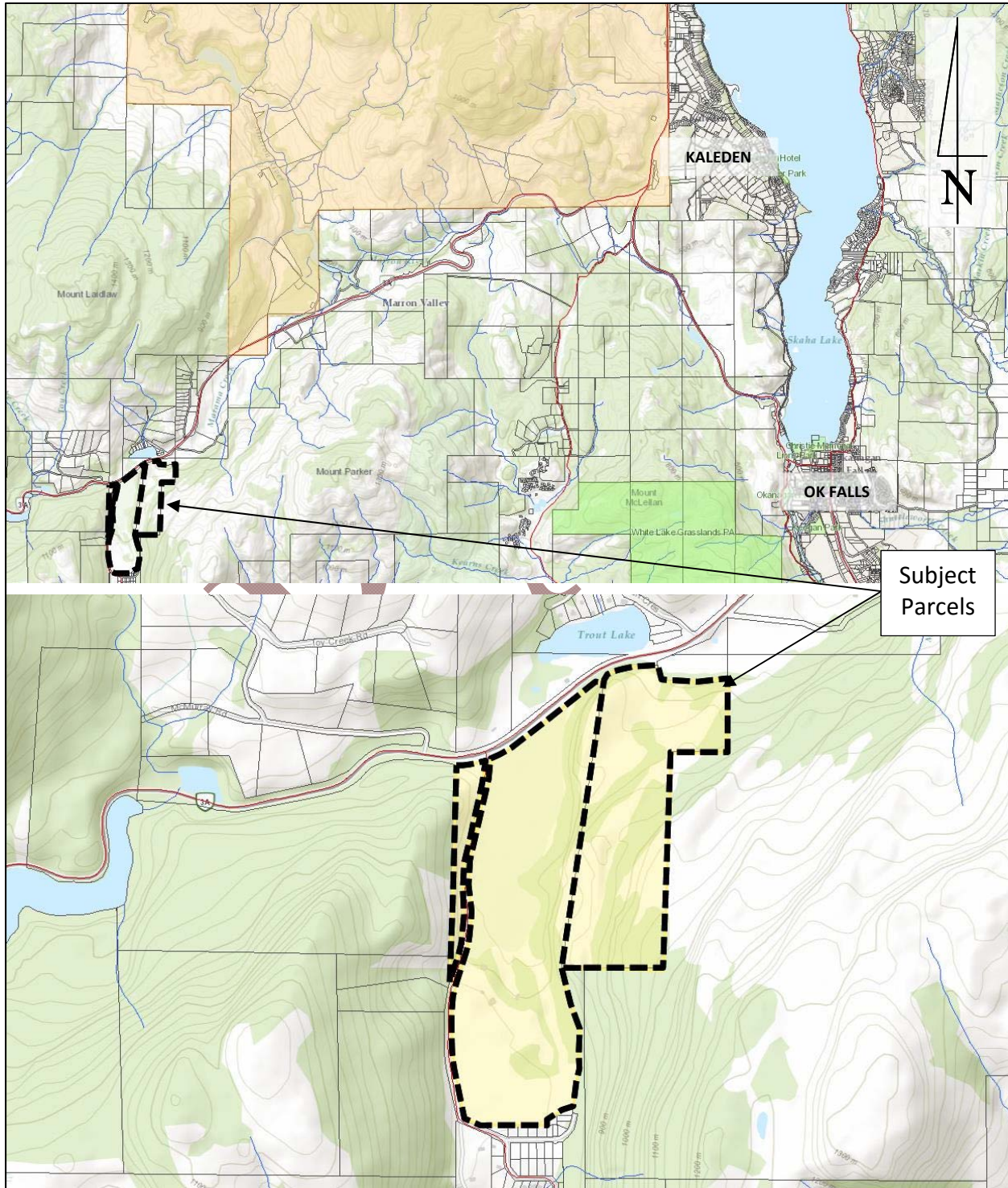
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.20, 2018

Project No: D2017.069-ZONE

Schedule 'A'



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

DRAFT VERSION – 2020-07-22

Page 6 of 10

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

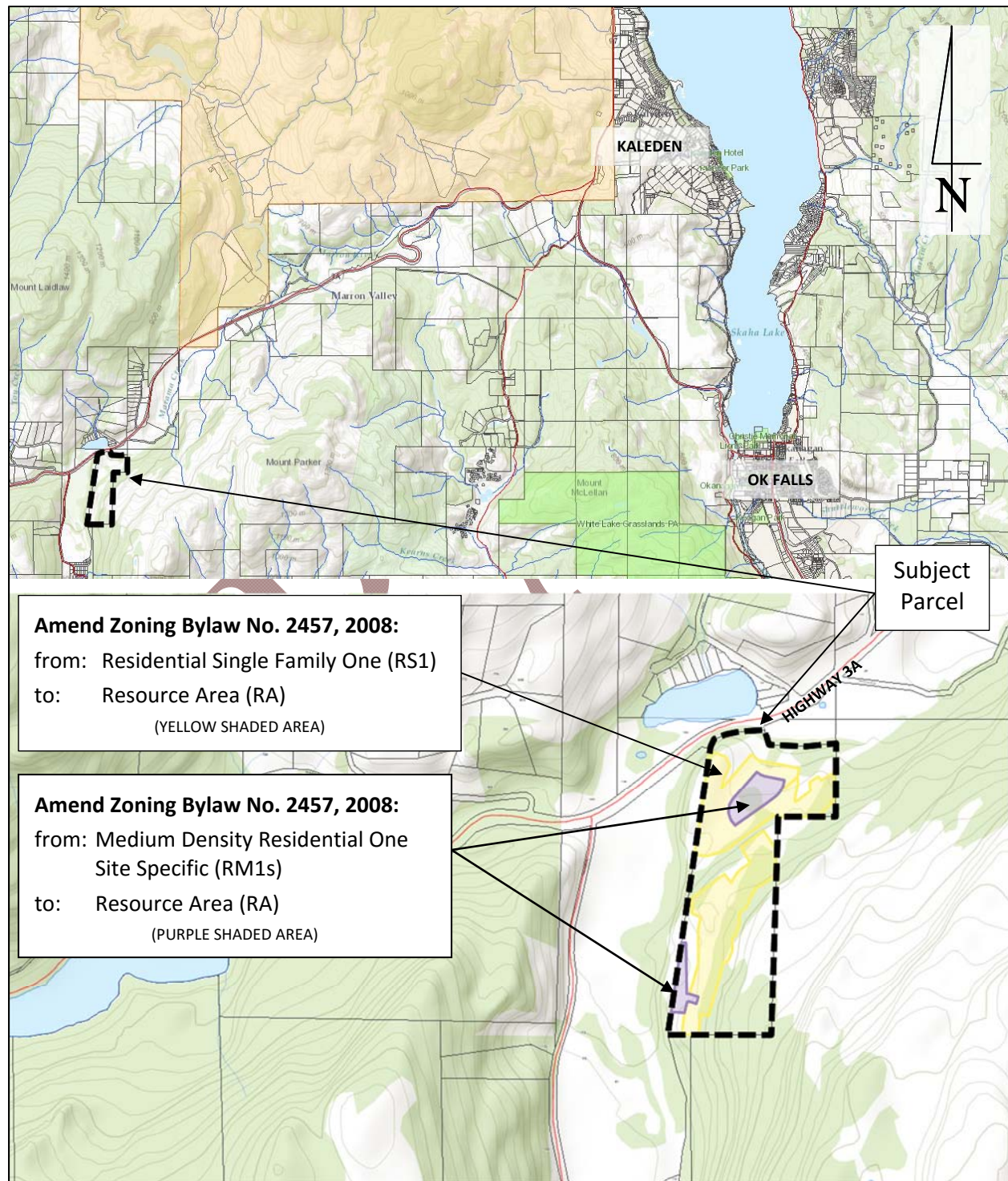
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.20, 2018

Project No: D2017.069-ZONE

Schedule 'B'



Amend Zoning Bylaw No. 2457, 2008:
from: Residential Single Family One (RS1)
to: Resource Area (RA)
(YELLOW SHADED AREA)

Amend Zoning Bylaw No. 2457, 2008:
from: Medium Density Residential One
Site Specific (RM1s)
to: Resource Area (RA)
(PURPLE SHADED AREA)

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

DRAFT VERSION – 2020-07-22

Page 7 of 10

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

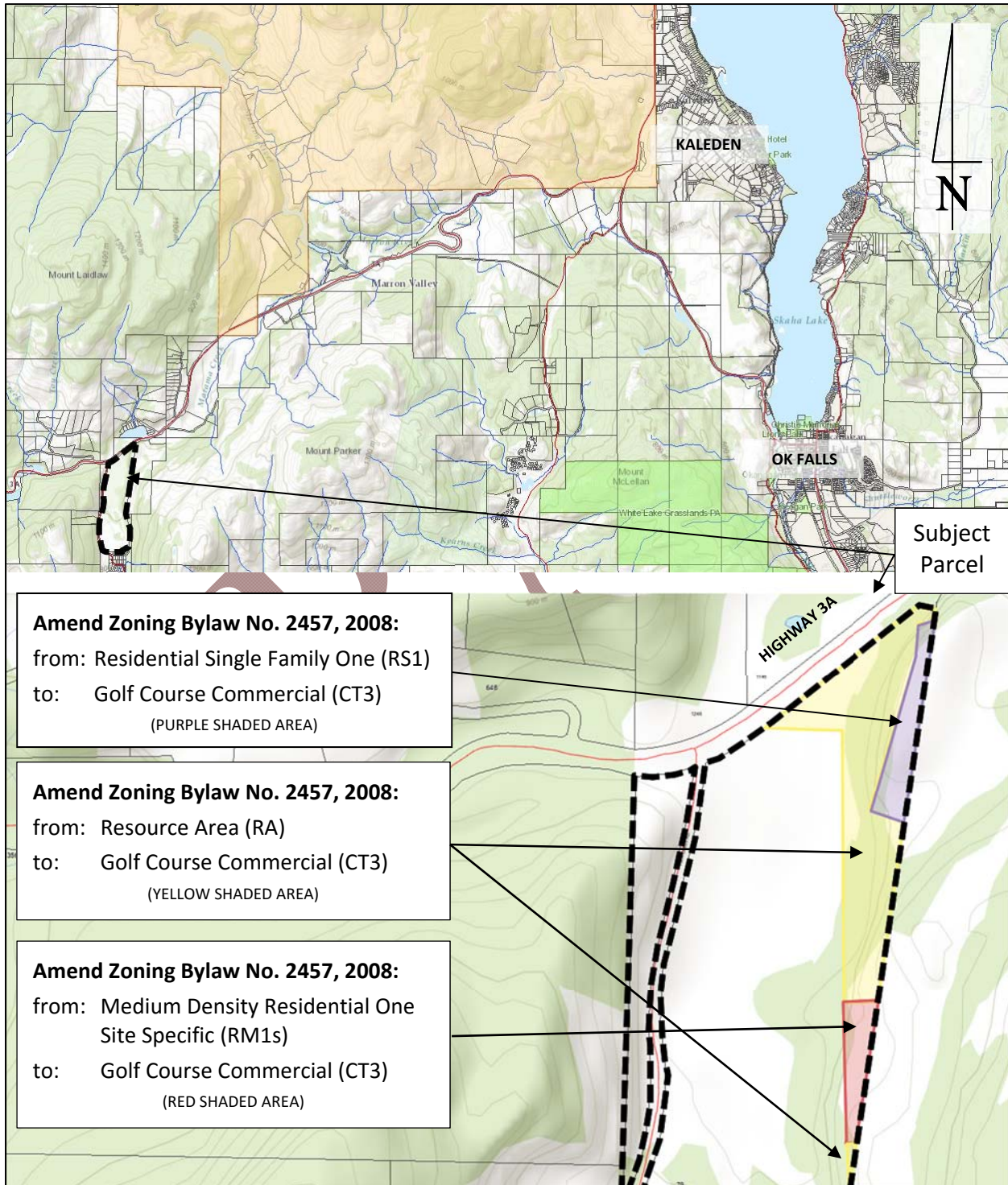
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.20, 2018

Project No: D2017.069-ZONE

Schedule 'C'



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

DRAFT VERSION – 2020-07-22

Page 8 of 10

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

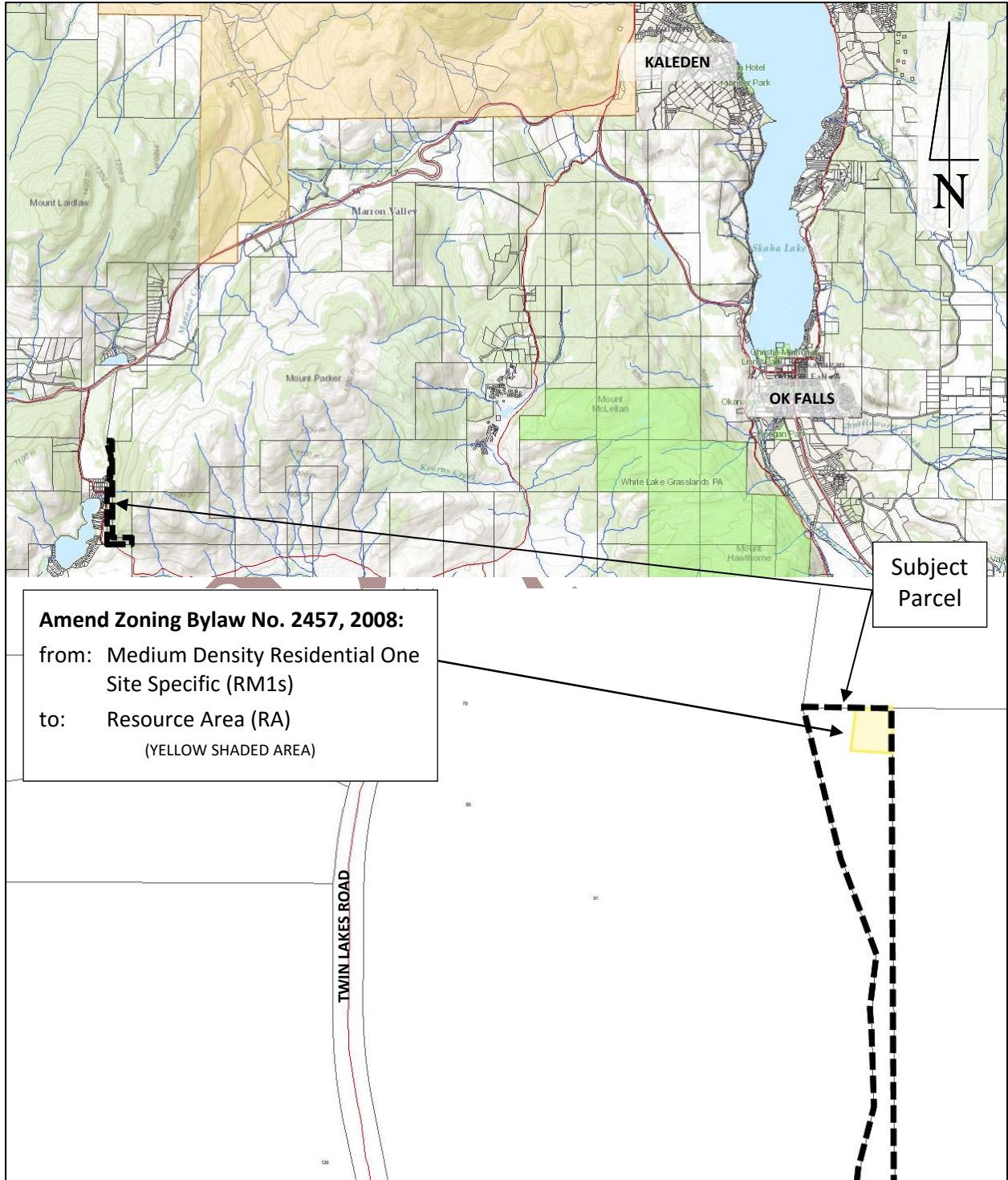
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.20, 2018

Project No: D2017.069-ZONE

Schedule 'D'



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

DRAFT VERSION – 2020-07-22

Page 9 of 10

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

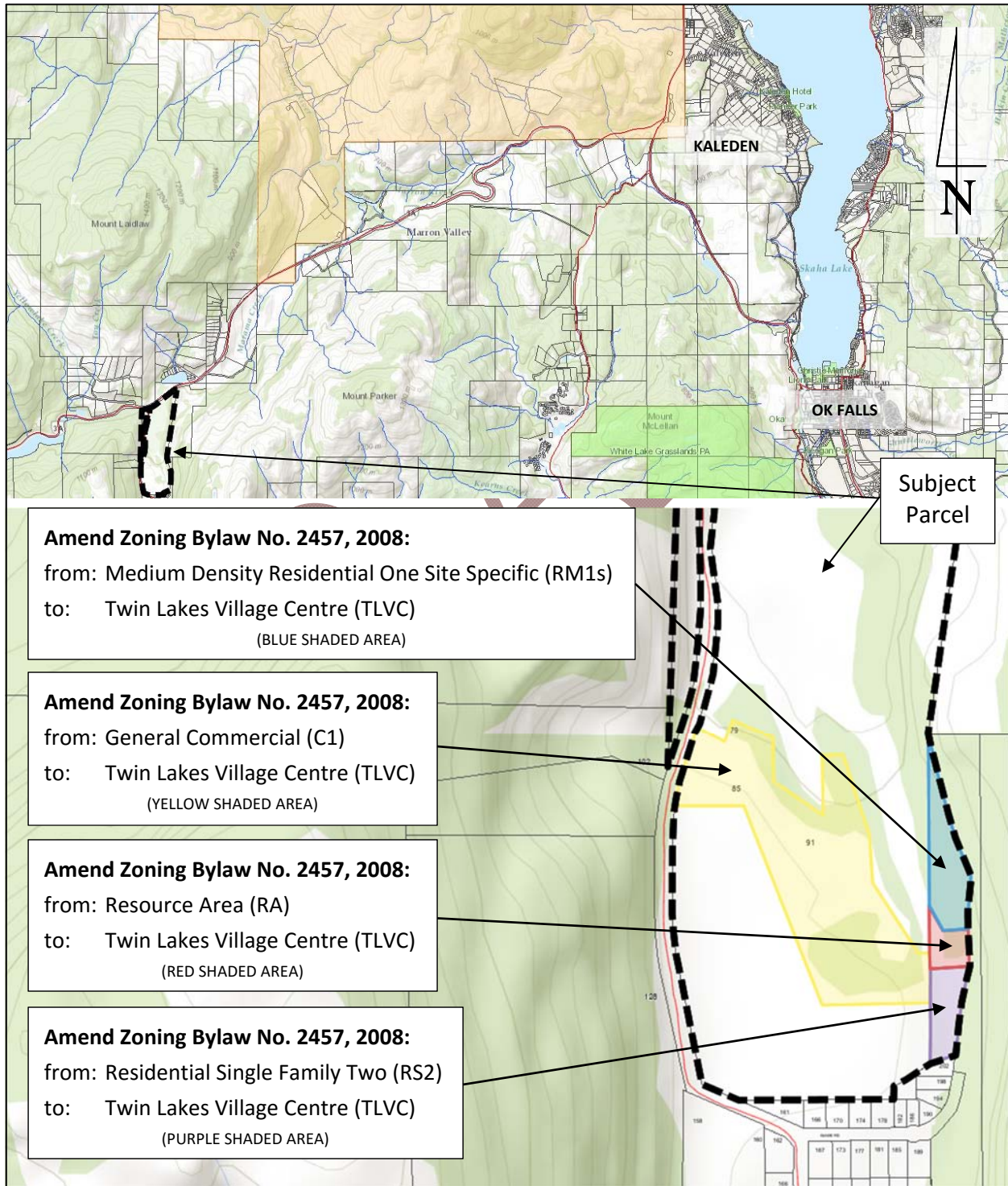
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.20, 2018

Project No: D2017.069-ZONE

Schedule 'E'



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

DRAFT VERSION – 2020-07-22

Page 10 of 10