



TWIN LAKES GOLF COURSE DEVELOPMENT

79 TWIN LAKES RD, KALEDON, BC

RDOS APPLICATION TO CLIENT
8 MAY 2017

CONTACTS

CLIENT
TWIN LAKES GOLF COURSE DEVELOPMENT

ARCHITECT
JOHN KERRIGAN SPROULE AND ASSOCIATES CORP
JOHN SPROULE 604 733 3347
johns@sproule-associates.com

SURVEYOR
McELHANNEY ASSOCIATES
JOHNATHAN AUSTIN 250 492 5488
jaustin@mcelhanney.com

RDOS
EVELYN RIECHERT 250 490 4204
eriechert@rdos.bc.ca
STEPHEN JUCH 250 490 4204
sjuch@rdos.bc.ca

MOT
BILL SPARKES 250 492 5488
bill.sparkes@gov.bc.ca

DRAWINGS

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PROJECT TWIN LAKES GOLF COURSE	
ADDRESS 79 TWIN LAKES RD, KALEDON, BC.	
CLIENT TWIN LAKES GOLF COURSE DEVELOPMENT	
ISSUED	
DATE	ISSUED FOR
17.05.18	RDOS APPLICATION TO CLIENT
DRAWING COVER	
DRAWN BY: FH	REVIEWED BY: JS
1605	A0.0

DEVELOPMENT STATEMENT

1.0 PROJECT OVERVIEW

1.1 PROJECT DESCRIPTION: (REF DRAWING A1.0)

Twin Lakes Golf Resort consists of the existing Twin Lakes Golf Course, and the ongoing development of presently-owned resort lands. The long-term development objective is to compliment the existing golf course use with up to 232 new residential units and tourism facilities over the next 25 years. It is recognized that eventual density is contingent on TLGR water supply confirmation.

Existing land holdings consist of two lots, Lot A (approximately 66.8 Ha) and Lot 2 (approximately 44.6 Ha), which add to a current consolidated area of 111.4 Ha. (see APPENDICES 1/2)

LEGAL DESCRIPTIONS (2 PARCEL) (REF DRAWING A1.0)

**LOT A, DL 228S, 2169 AND 4098S SIMILKAMEEN DIVISION YALE DISTRICT,
PLAN KAP46761 EXCEPT PLAN KAP53180
AND**

**LOT 2, DL 228S AND 2169 SIMILKAMEEN DIVISION YALE DISTRICT
PLAN 26332 EXCEPT PLAN H15455**

1.2 THIS APPLICATION:

This application is focused on subdivision of LOT 1 for residential development (REF DRAWING A2.1) – as consistent with comprehensive TLGR application for overall revisions to the OCP and Zoning.

The information enclosed initiates -

- a. application for adjustment to existing OCP and Zoning designations and locations within the overall Twin Lakes Golf Resort lands, and building on these land use changes (REF DRAWING A2.0) and
- b. application to initiate the first stage of residential development on the lands located on the drawings as LOT 1. Using land-use adjustments above, development of LOT 1 will require
 - o CROWN LANDS application for an extension to Range Road – and
 - o RDOS application for Development Permit on LOT 1. (REF DRAWING A2.2)

1.3 PROJECT LOCATION:

The Twin Lakes Golf Resort is located south of Highway 3A, roughly 10 kilometers west of the Highway 3A / Highway 97 South junction at Kaleden. Pentlcton, Keremeos, Okanagan Falls and the Apex Mountain Ski Resort are all located within a 15-minute drive. Oliver is located within a 20-25 minute drive.

1.4 LAND USE: (REF DRAWING A1.1)

Twin Lakes is generally rural in character. While there are no well-defined boundaries to the neighbourhood surrounding the subject properties, the area consists of properties clustered along the east / west Highway 3A corridor connecting Keremeos with Kaleden. Residential estates are scattered along this corridor. Lands surrounding the Nipit Lake have been subdivided into smaller rural residential lots. The residential nature of this project will compliment neighbouring residential land use within the Twin Lakes valley, south of the property, while clustering greater density in OCP identified development areas.

Both the UPLANDS Area (LOT 2) and the TLGR VILLAGE Area (LOT A) are currently zoned for residential and commercial uses. The proposed zoning amendments support the future and success of the overall Twin Lakes Golf Resort, and more effectively manage environmental conditions and protect the natural setting. The subdivision of LOT 1 does propose including land currently designated within the ALR, of which it is proposed to provided a 'NO BUILD' covenant over this portion. (REF DRAWING A2.3)

1.5 TOPOGRAPHY / STEEP SLOPES (REF DRAWING A4.0 / A4.1)

In general, TLGR contains steep slopes (areas 30% or greater slope), however key portions of this land are gently sloping, and are viewed as a valuable component of residential development and ecological preserve.

Within TLGR lands, steep slopes are indicated at a slope of 25% or greater. To retain the existing character even in developed areas, specific control measures for development on all slopes will be required – including an on-going process of adapting building to setting, as more detailed information is available through the phased development process. All development areas identified on the MASTER PLAN have been reviewed for effective vehicular access and servicing. These controls are necessarily preliminary, and will be replaced by additional, more detailed approaches to slope management at the time of development permit.

The LOT 1 DP application for 50 residential units contains examples of siting and layout alternatives for minimizing existing slope scarring on isolated sections of the development that do have steep slopes. In general, road location and residential development have all been located and detailed to minimize disturbance of the existing topography – promoting a more natural feeling to development and minimizing scarring of the existing landscape.

All buildings proposed will be subject to review for minimizing any disturbance of the existing natural setting. During the design process, each development will have available more detailed site information, including detailed topography, geotechnical information, and identification of natural features. This detailed information will allow quality design to respond to and respect the natural setting. Once approved, the developer will monitor construction. Typically, penalties could be required if any infringement on the natural surround occurs.

1.6 SOCIO-COMMUNITY CONDITIONS:

The Twin Lakes development will feature a 'well water' supply system. Services will be developed with input from RDOS and through professional engineering design and monitoring.

1.7 PUBLIC HEALTH:

Issues to be determined as part of RDOS review.

1.8 FIRST NATIONS:

Issues to be determined as part of CROWN LANDS review.

2.0 MASTER PLAN

Residential and resort living development constitute the majority of Twin Lakes land use. Multi-family residential and ground oriented residential (single family and townhousing) combine for a potential overall unit count of 232 units. Existing amenities include an 18-hole golf course and clubhouse.

2.1 PHASING / CONSTRUCTION SCHEDULE

IMMEDIATE: Development of the site is planned to occur in stages. The immediate plan is to develop LOT 1. Pursuant to section 222 of the Strata Property Act, this application will be supplemented by a phased strata plan declaration in Form P to be completed by McElhanney Land Surveyors that outlines the proposal to 'phase' the LOT 1 development. The first stage of development is scheduled to begin construction by fall of 2018 pending MOTI and RDOS approvals.

2.2 IMMEDIATE ACCESS CONNECTIONS

Connection of LOT 1 will require extension of Range Road by approximately 45 meters (REF DRAWING A2.0).

3.0 OVERALL ENGINEERING SERVICES TBD

Engineering systems will be conceptually determined by a professional engineered design. At present, preliminary road analysis has been completed.

4.0 LOT 1 DEVELOPMENT PLANS (REF DRAWING A2.2)

LOT 1 is illustrated in detail as per the planning and civil engineering requirements outlined in the RDOS preliminary subdivision application form.

5.0 ENVIRONMENTAL ANALYSIS

Maintenance of the existing natural qualities at Twin Lakes is fundamental to the proposed neighbourhood concept and character. OCP compliance will be provided through the engineering design process.

Given the large amounts of open space to be retained, and the emphasis on enjoyment of the natural setting within the Twin Lakes community, it is anticipated that the focus of the environmental analysis will be satisfied as development proceeds. Design guidelines will be implemented to ensure the quality of each stage of development. Provisions will include environmental covenants on lots that designate buildable areas prior to lot purchase and construction. This will accommodate the reservation of open spaces to maintain unique rock outcroppings, vegetation and wildlife trails, particular to LOT 2 (UPLANDS Area).

6.0 HYDROLOGICAL REVIEW

Golder Associates has conducted a thorough hydrological study in the Twin Lakes basin area and it is currently on file with the RDOS.

7.0 STATE OF TITLE CERTIFICATE

The State of Title Certificate will be provided upon request as part of the application process.

8.0 ZONING AMENDMENT

As part of this subdivision application there will be an amendment to the current zoning of each parcel, LOT 1, LOT 2 and LOT 3 (Part LOT A).

9.0 ROADWAYS / TRAFFIC IMPACT

The traffic impact of the development to existing roadway (Twin Lakes Road and Highway 3A) is presumed to be minimal to none.

The major access route through the development connects at the west to Twin Lakes Road. An emergency access connection is anticipated to the northeast via an existing gravel service road. There will be no impact from the Twin Lakes development on traffic along Highway 3A.

EXECUTIVE SUMMARY

This documentation is in support of the application for:

-Zoning and OCP amendments for the overall Twin Lakes Lands in the Regional District of the Okanagan-Similkameen (RDOS), British Columbia, and

-Development Permit for LOT 1 residential development, is based on the Zoning and OCP adjustments proposed for the overall resort lands.

The Twin Lakes Lands development proposal are detailed (address and legal description) on the enclosed drawings.

The amendments proposed in this document have been reviewed based on the current OCP Bylaw No. 2683, 2015 and is compliant to the goals and policies contained therein.

TWIN LAKES GOLF RESORT

79 TWIN LAKES ROAD, KALEDON, BC

DEVELOPMENT STATEMENT



PROJECT
TWIN LAKES
GOLF COURSE

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KALEDON, BC.

CLIENT
TWIN LAKES GOLF
COURSE DEVELOPMENT

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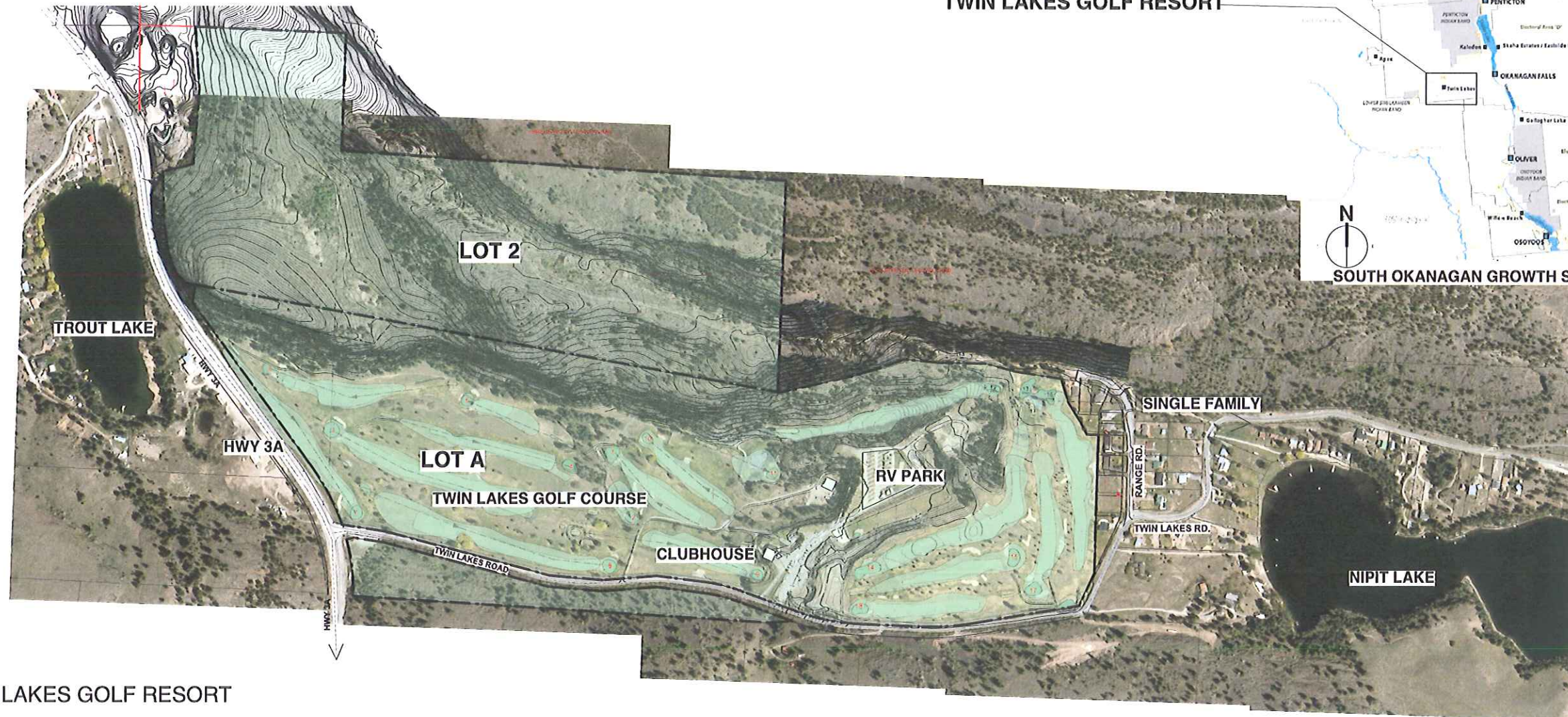
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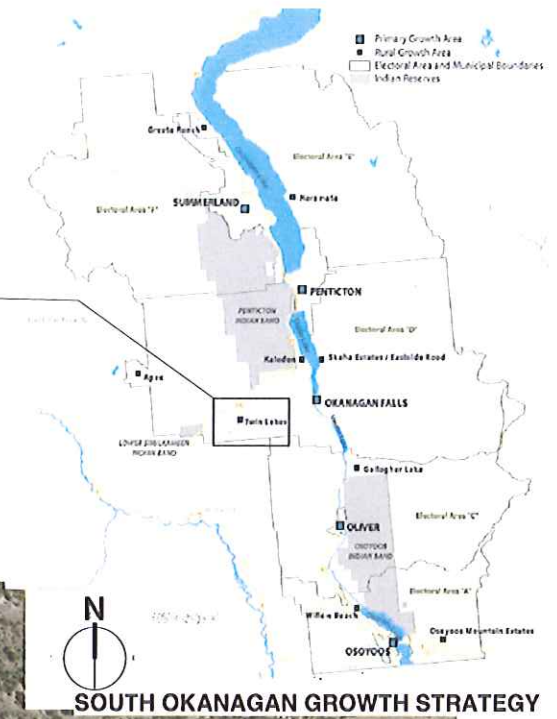
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TWIN LAKES GOLF RESORT



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 PLAN KAP46761 EXCEPT PLAN KAP53180

AND LOT 2, DL 228S AND 2169
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 PLAN 26332 EXCEPT PLAN H15455

RDOS DEVELOPMENT APPLICATION
 TWIN LAKES GOLF RESORT - 50 UNIT PROPOSED DEVELOPMENT

PROJECT
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 GOLF COURSE

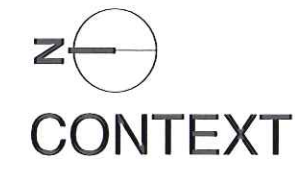
ADDRESS
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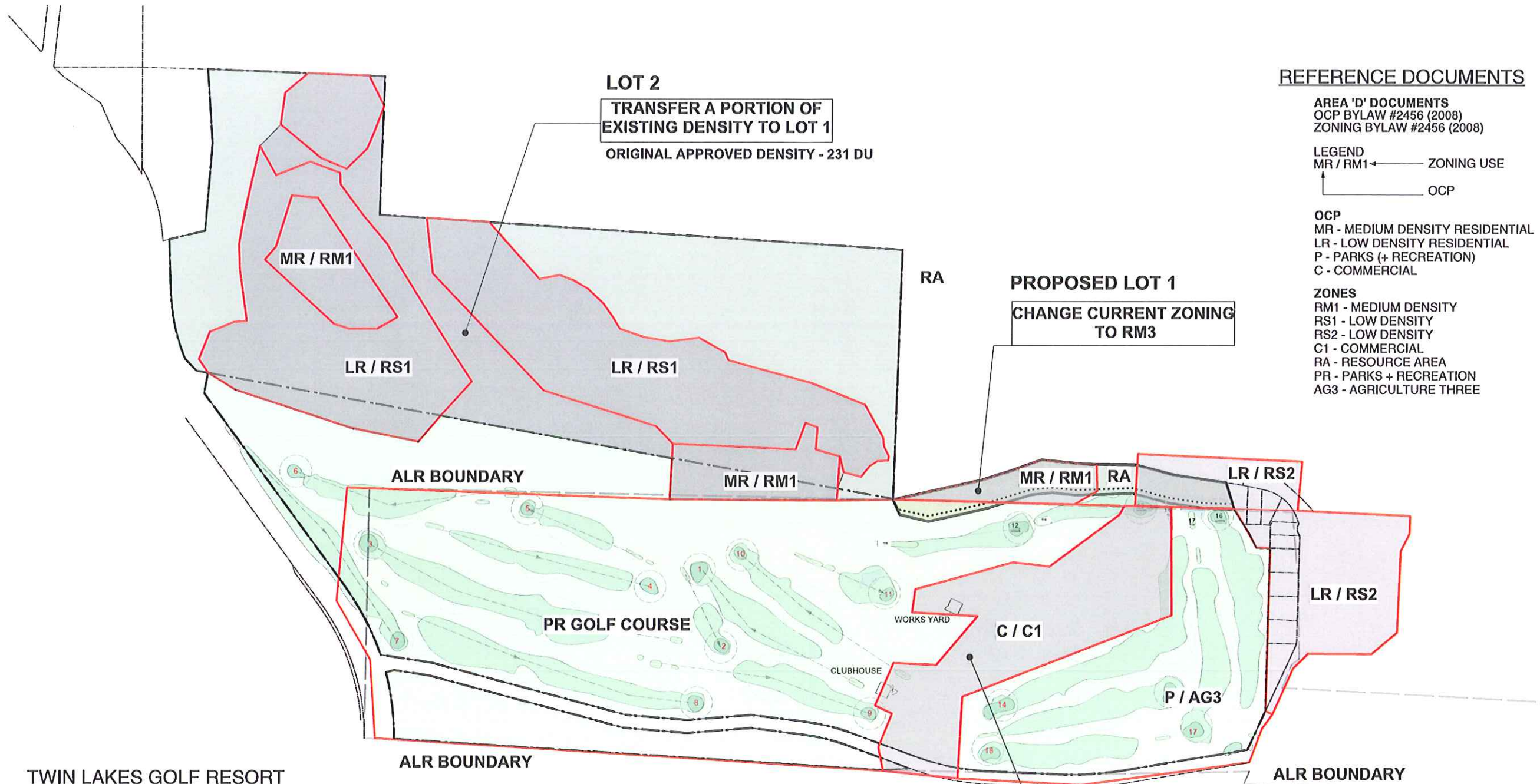
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DRAWING
 CONTEXT -
 EXISTING

DRAWN BY: FH
 REVIEWED BY: JS





REFERENCE DOCUMENTS

AREA 'D' DOCUMENTS
 OCP BYLAW #2456 (2008)
 ZONING BYLAW #2456 (2008)

LEGEND
 MR / RM1 ← ZONING USE
 ↑ OCP

OCP
 MR - MEDIUM DENSITY RESIDENTIAL
 LR - LOW DENSITY RESIDENTIAL
 P - PARKS (+ RECREATION)
 C - COMMERCIAL

ZONES
 RM1 - MEDIUM DENSITY
 RS1 - LOW DENSITY
 RS2 - LOW DENSITY
 C1 - COMMERCIAL
 RA - RESOURCE AREA
 PR - PARKS + RECREATION
 AG3 - AGRICULTURE THREE

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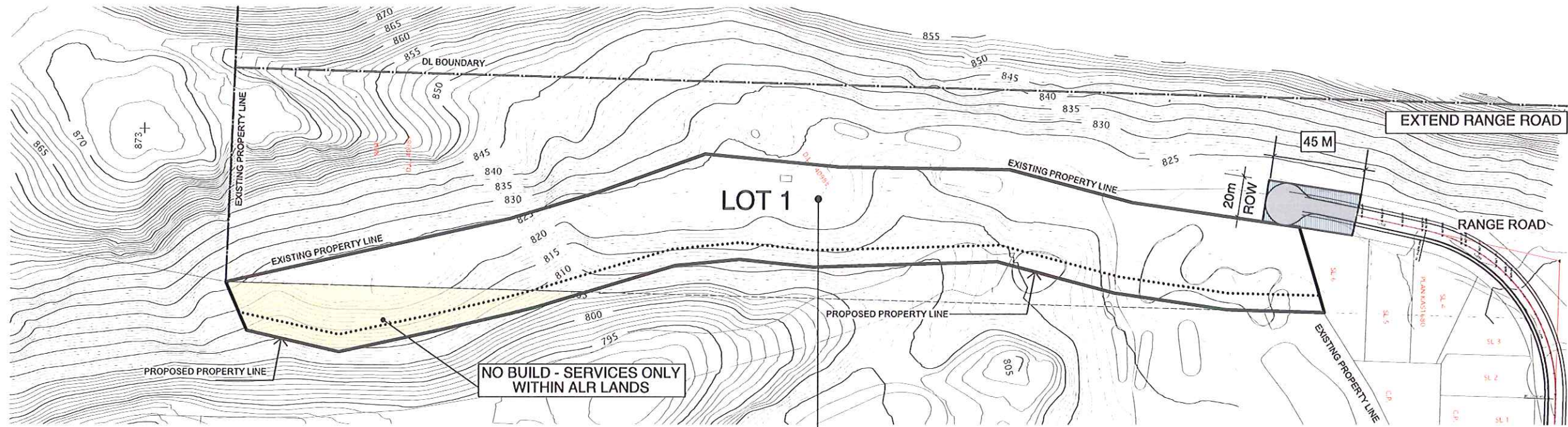
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 OCP + ZONING

DRAWN BY: FH
 REVIEWED BY: JS

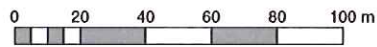
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CURRENT + PROPOSED ZONING

PRELIMINARY SUBDIVISION APPLICATION
TWIN LAKES GOLF RESORT - PROPOSED LOT 1 SUBDIVISION



LOT 1 - PROPOSED TLGR RESIDENTIAL SUBDIVISION AREA: +/- 23,360 SM (2.34 ha)



TWIN LAKES GOLF RESORT

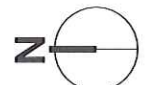
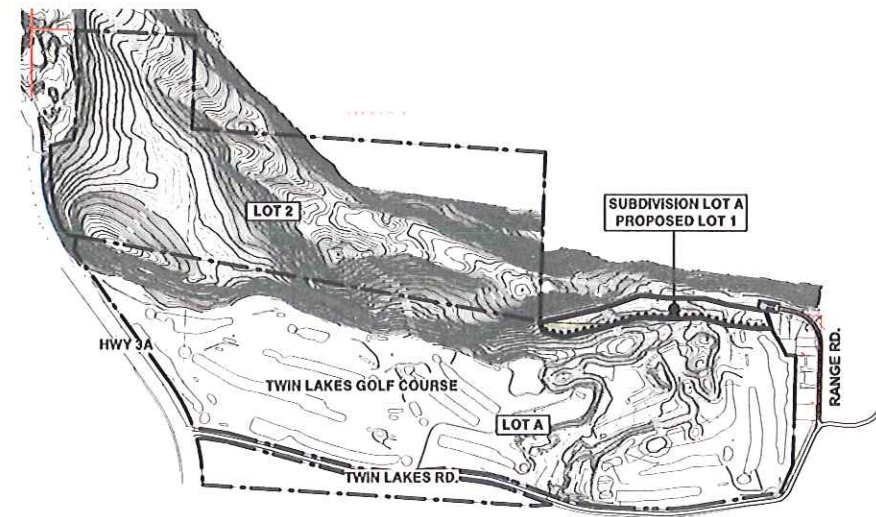
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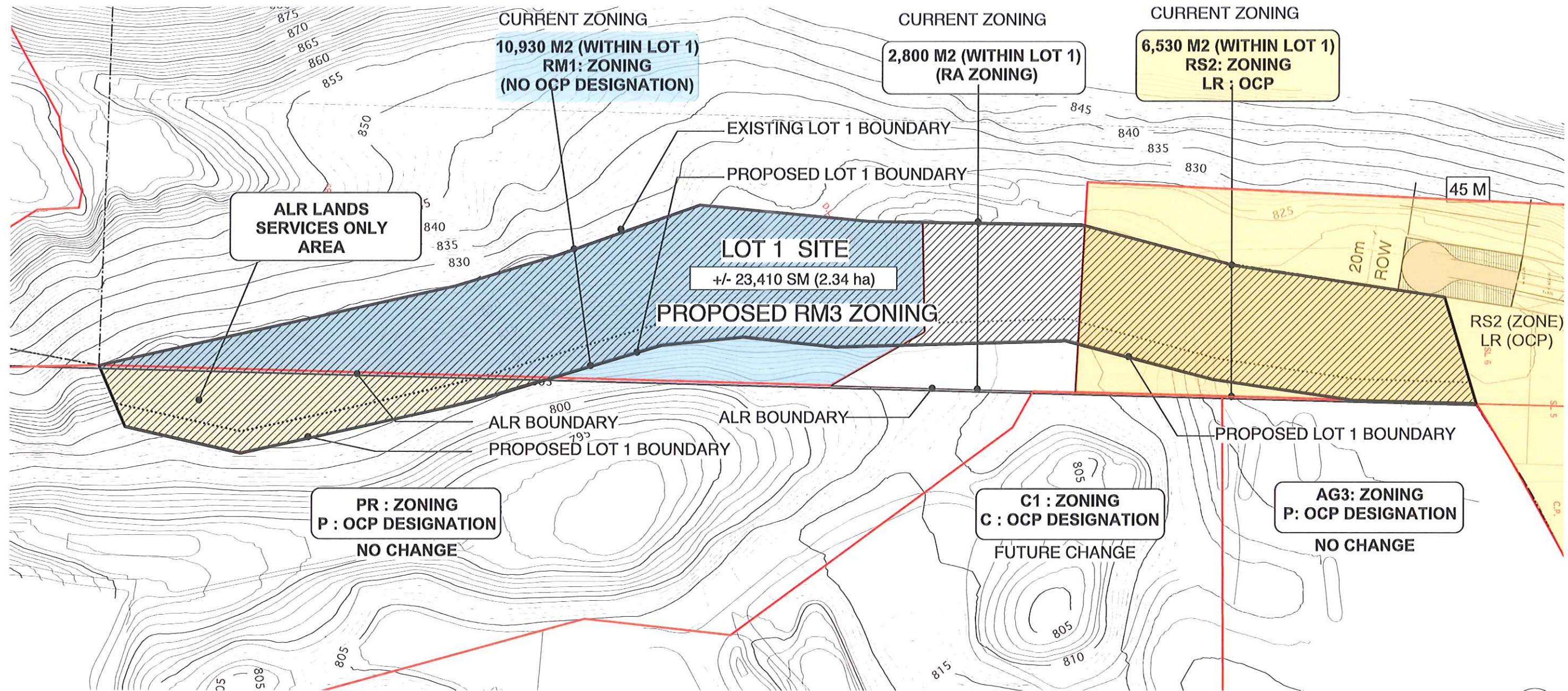
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17 FEB 2017	17 FEB 2017	TO CLIENT FOR MTR APPLN
17 FEB 2017	17 FEB 2017	TO CLIENT FOR MTR APPLN

DRAWING
PRELIMINARY SUBDIVISION LOT 1

DRAWN BY: **FH** REVIEWED BY: **JS**

1605 | A2.0

LOT 1 - SUBDIVISION



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TWIN LAKES GOLF RESORT - 50 UNIT PROPOSED DEVELOPMENT

LOT 1 ZONING AREAS			
	CURRENT ZONING	DENSITY	ALLOWED
CURRENT AREA:			
	RA ZONING: 4,245 M2	(1.0 DU/20HA)	0 DU
	RS2 ZONING: 7,318 M2	(20.0 DU/HA)	15 DU
	RM1 ZONING: 12,427 M2	(20.0 DU/HA)	25 DU
	TOTAL :	23,990 M2	40 DU
PROPOSED ZONING			
	PROPOSED AREA:	DENSITY	
	RM3 ZONING 23,410 M2	(55.0 DU/HA)	128 DU (ALLOWED)
	TOTAL :	23,410 M2	50 DU (PROPOSED)



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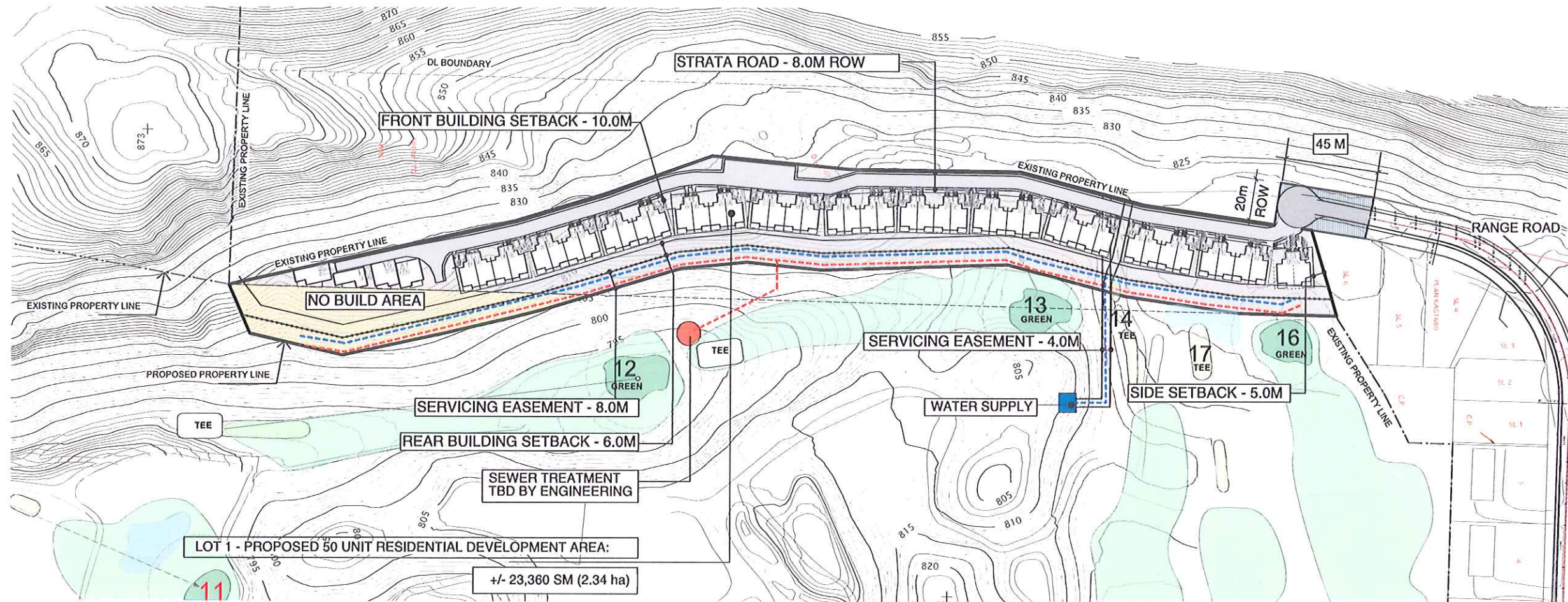
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DRAWING
LOT 1 PROPOSED ZONING

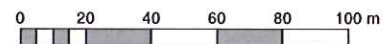
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LOT 1 SITE: CURRENT + PROPOSED ZONING



LOT 1 - PROPOSED 50 UNIT RESIDENTIAL DEVELOPMENT AREA:
 +/- 23,360 SM (2.34 ha)



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ZONING BYLAW 2457

RM3 MULTI FAMILY ZONING

PERMITTED	PROPOSED	
PRINCIPAL USE (c) multi-unit residential	MULTI-UNIT	
MIN. PARCEL SIZE (AREA) (a) 1,000 sm	PARCEL SIZE (AREA) 23,360 sm	
MIN. PARCEL WIDTH (a) 30 m	PARCEL WIDTH 60 m	
MAX. DENSITY (c) 55 DU/ha = 126 DU TOTAL	DENSITY 50 DU TOTAL	
SETBACKS REQUIRED	PRINCIPAL	ACCESSORY
FRONT	6.0 m	6.0 m
REAR	3.0 m	1.0 m
EXTERIOR SIDE	5.0 m	5.0 m
INTERIOR SIDE	3.0 m	1.5 m
SEE PLAN FOR PROPOSED SETBACKS		

SEWER SYSTEMS - TBD



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ISSUED

DATE ISSUED FOR
11/21/24 10:00 AM (GMT-8) (PST)

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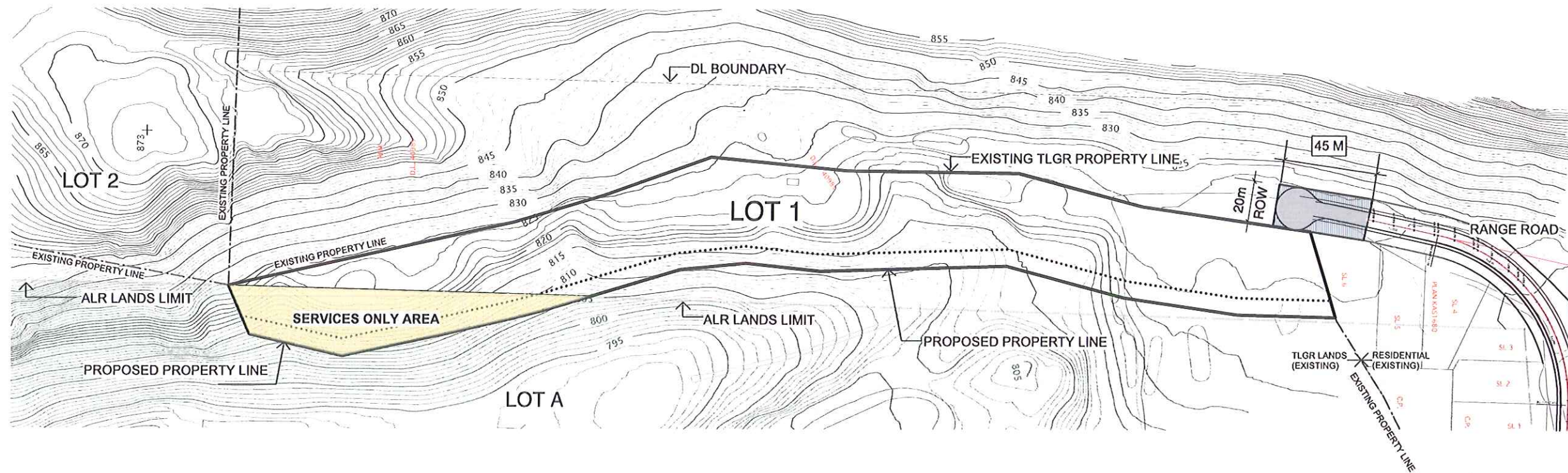
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LOT 1
DEVELOPMENT
APPLICATION

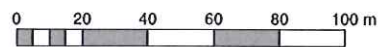
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FH

REVIEWED BY:
JS

LOT 1 PROPOSED DEVELOPMENT



ALR - LOT 1



TWIN LAKES GOLF RESORT

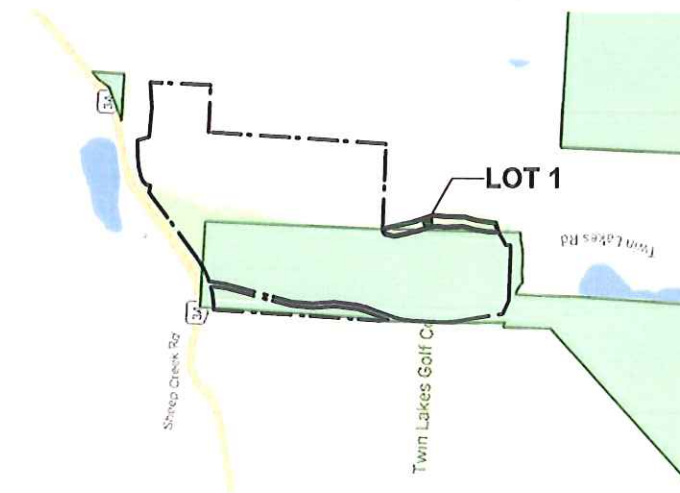
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ALR BOUNDARY - TLGR CONTEXT

LOT 1 : ALR - SERVICES ONLY

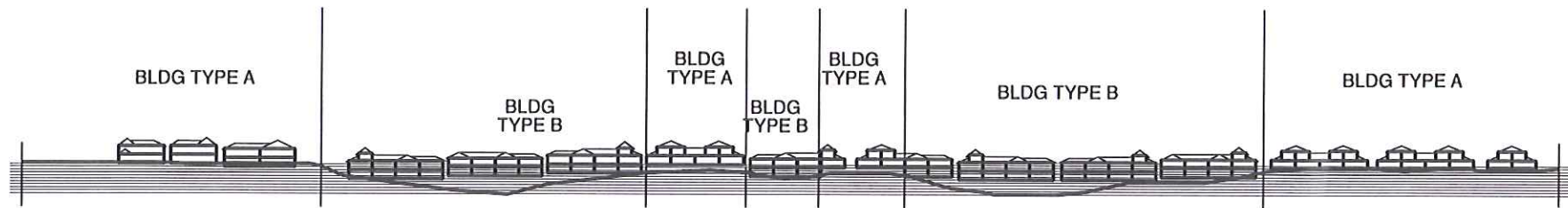


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17.03.2017	REVISED TO CLIENT FOR MCA APPLICATION

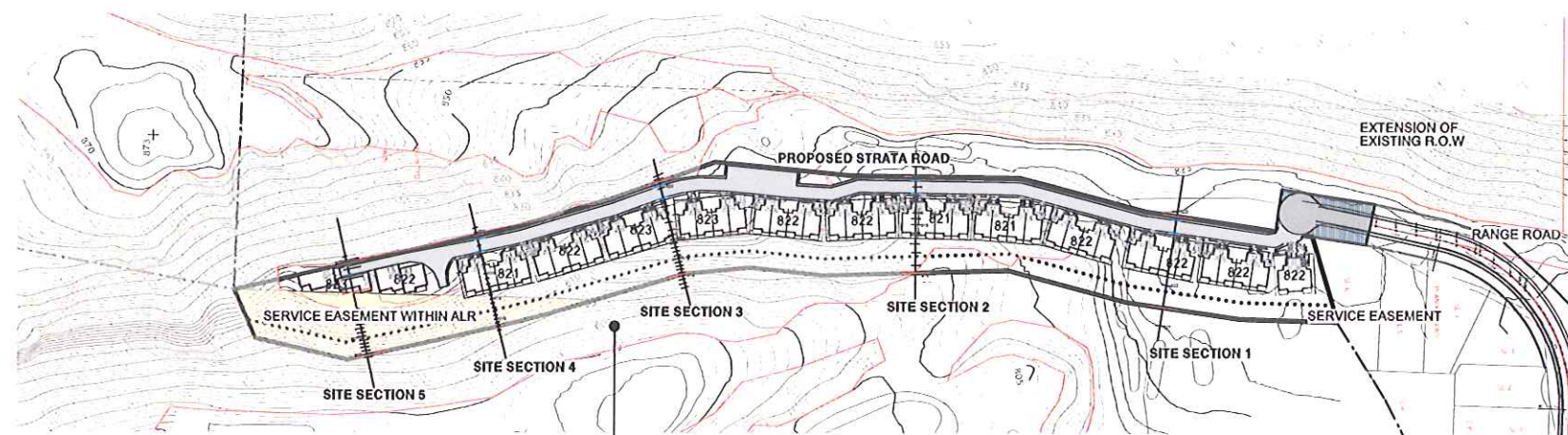
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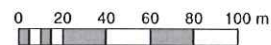
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PROPOSED HILLSIDE MASSING VARIATION STUDY



▨ SLOPES > 25% (REFER TO CTQ ANALYSIS)



TWIN LAKES GOLF RESORT

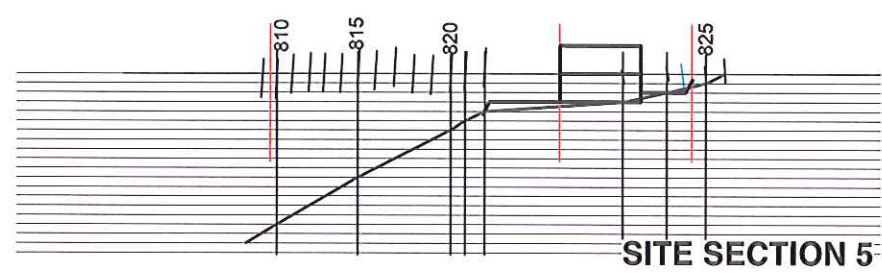
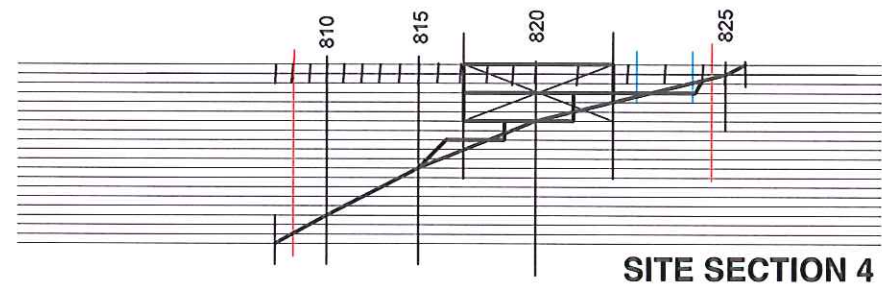
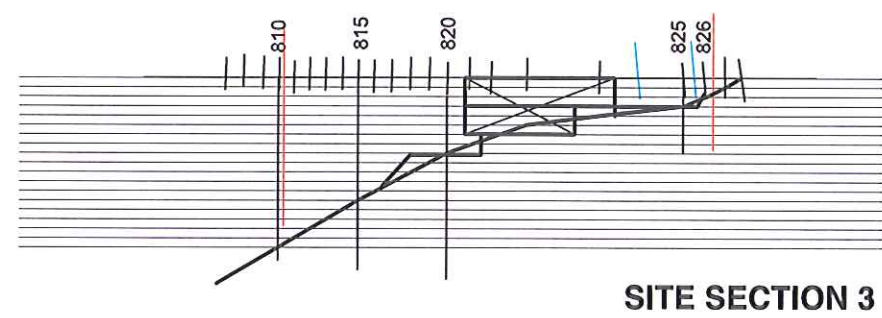
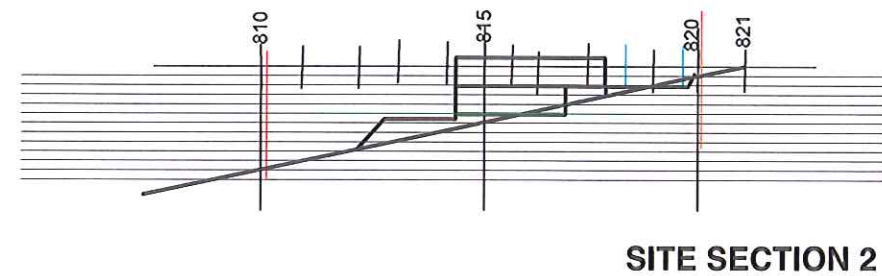
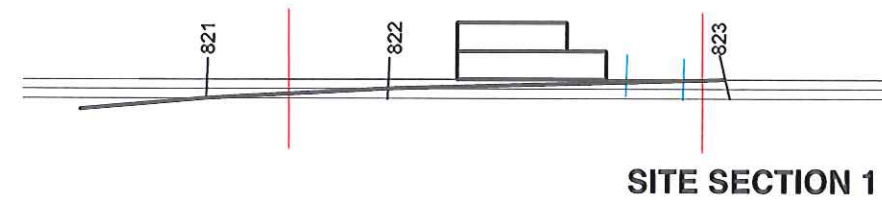
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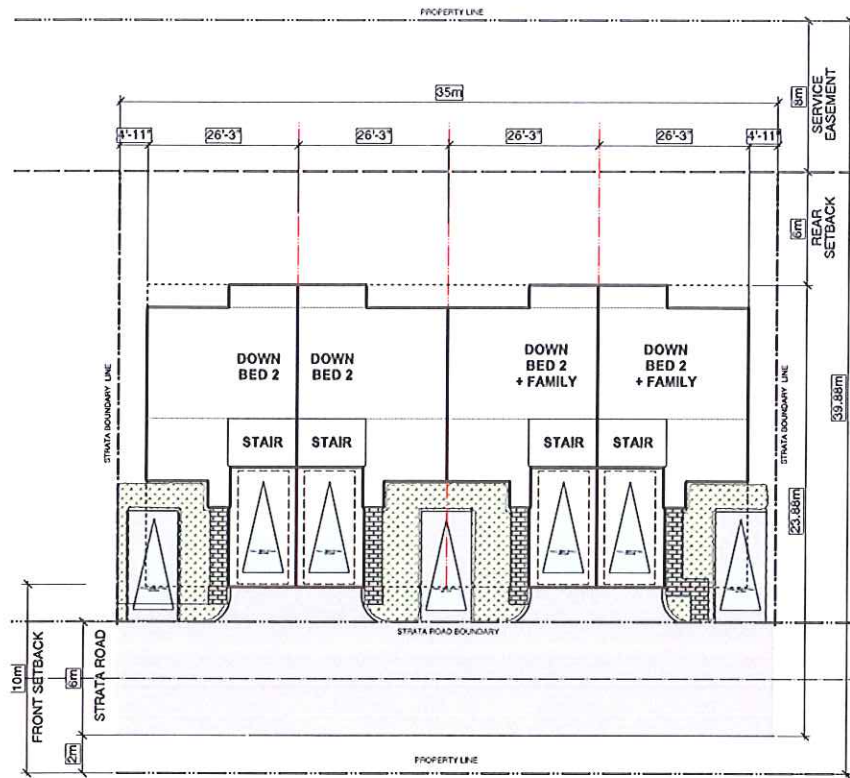
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DRAWING
LOT 1 SITE
SITE SECTION

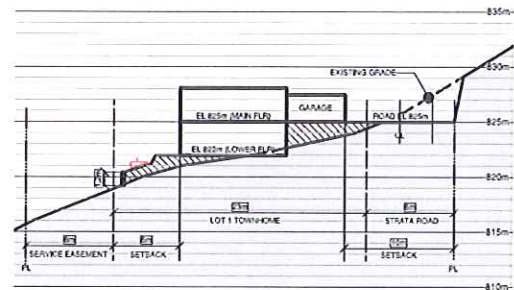
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REVIEWED BY
JS

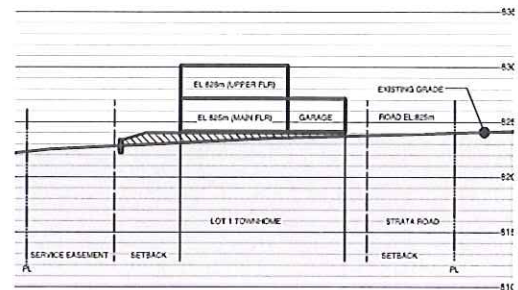
LOT 1 SITE: ANALYSIS



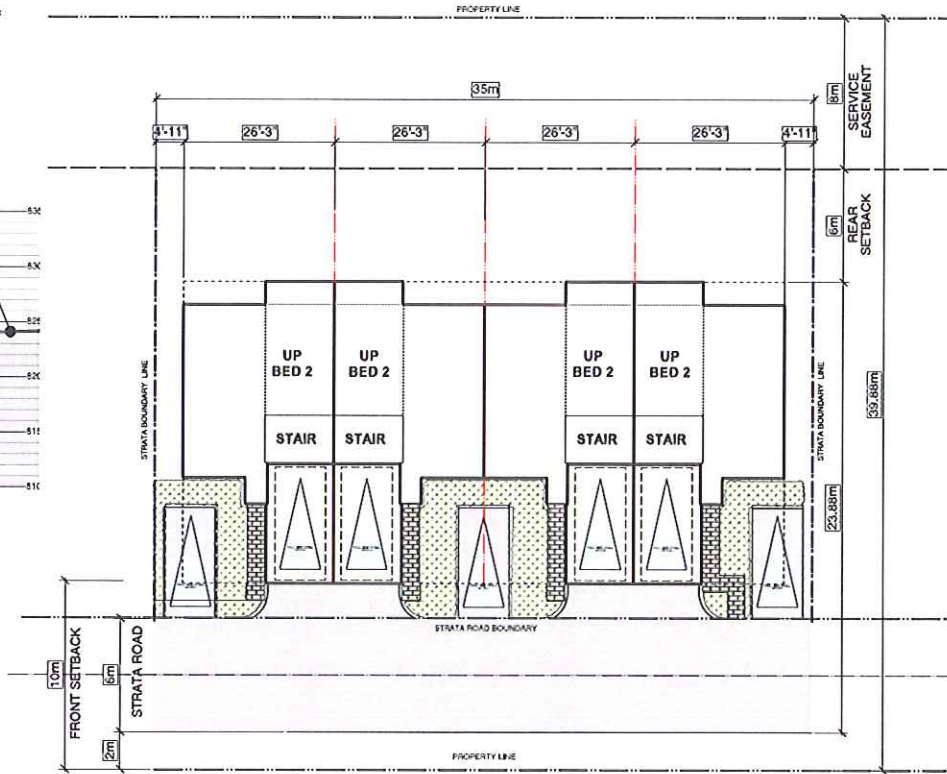
**BLDG TYPE B - TYPICAL 4 PLEX
2 STOREY DOWN**



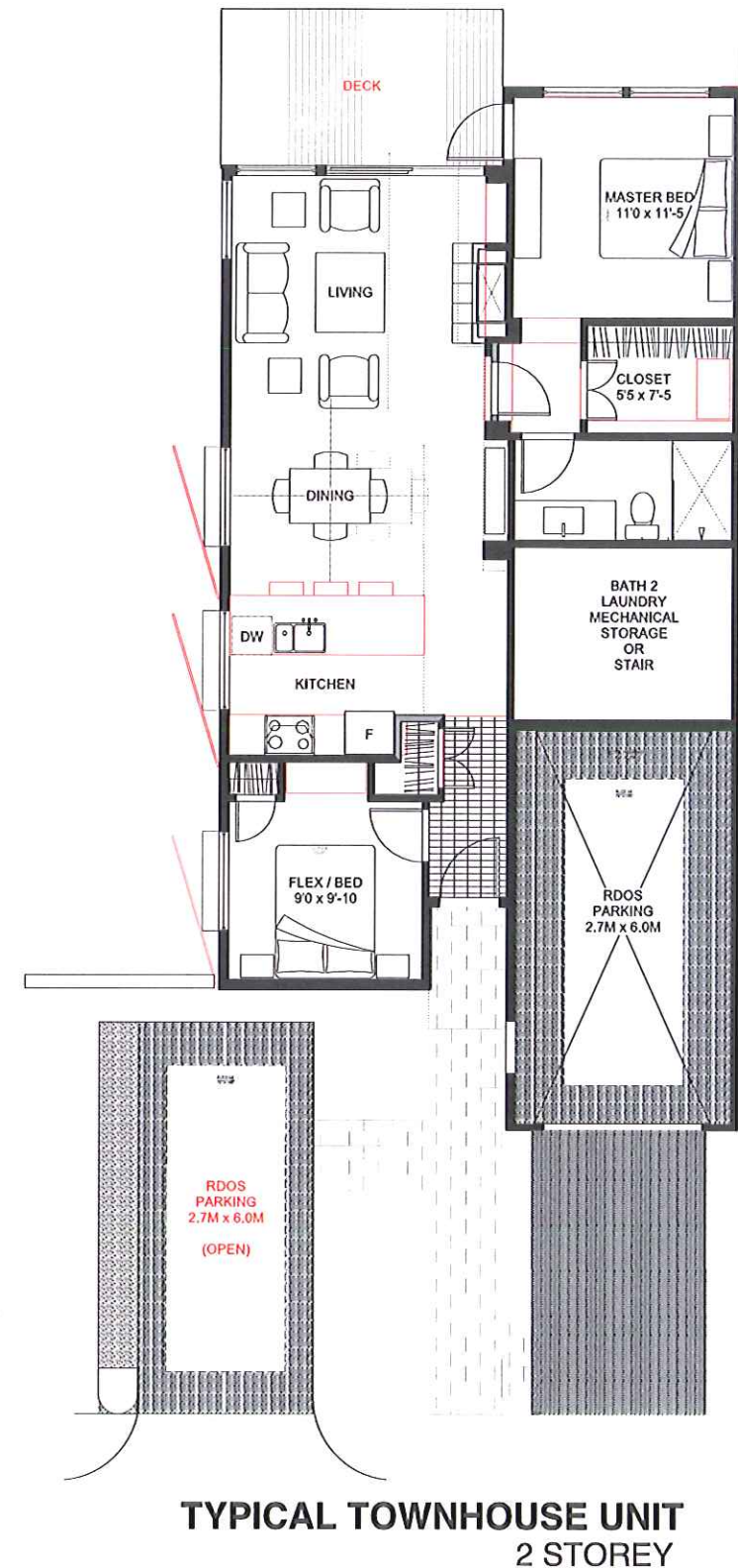
**BLDG TYPE B - SECTION
2 STOREY DOWN**



**BLDG TYPE A - SECTION
2 STOREY UP**



**BLDG TYPE A - TYPICAL 4 PLEX
2 STOREY UP**



**TYPICAL TOWNHOUSE UNIT
2 STOREY**

TWIN LAKES GOLF RESORT

79 TWIN LAKES ROAD, KALEDON, BC

LEGAL DESCRIPTION (2 PARCEL)
LOT A, DL 228S, 2169 AND 4098S
SIMILKAMEEN DIVISION YALE DISTRICT,
PLAN KAP46761 EXCEPT PLAN KAP53180

AND LOT 2, DL 228S AND 2169
SIMILKAMEEN DIVISION YALE DISTRICT
PLAN 26332 EXCEPT PLAN H15455

RDOS DEVELOPMENT APPLICATION

TWIN LAKES GOLF RESORT - 50 UNIT PROPOSED DEVELOPMENT

LOT 1 - TOWNHOUSE BLDG TYPES

PROJECT
TWIN LAKES
GOLF COURSE

ADDRESS
79 TWIN LAKES RD,
KALEDON, BC.

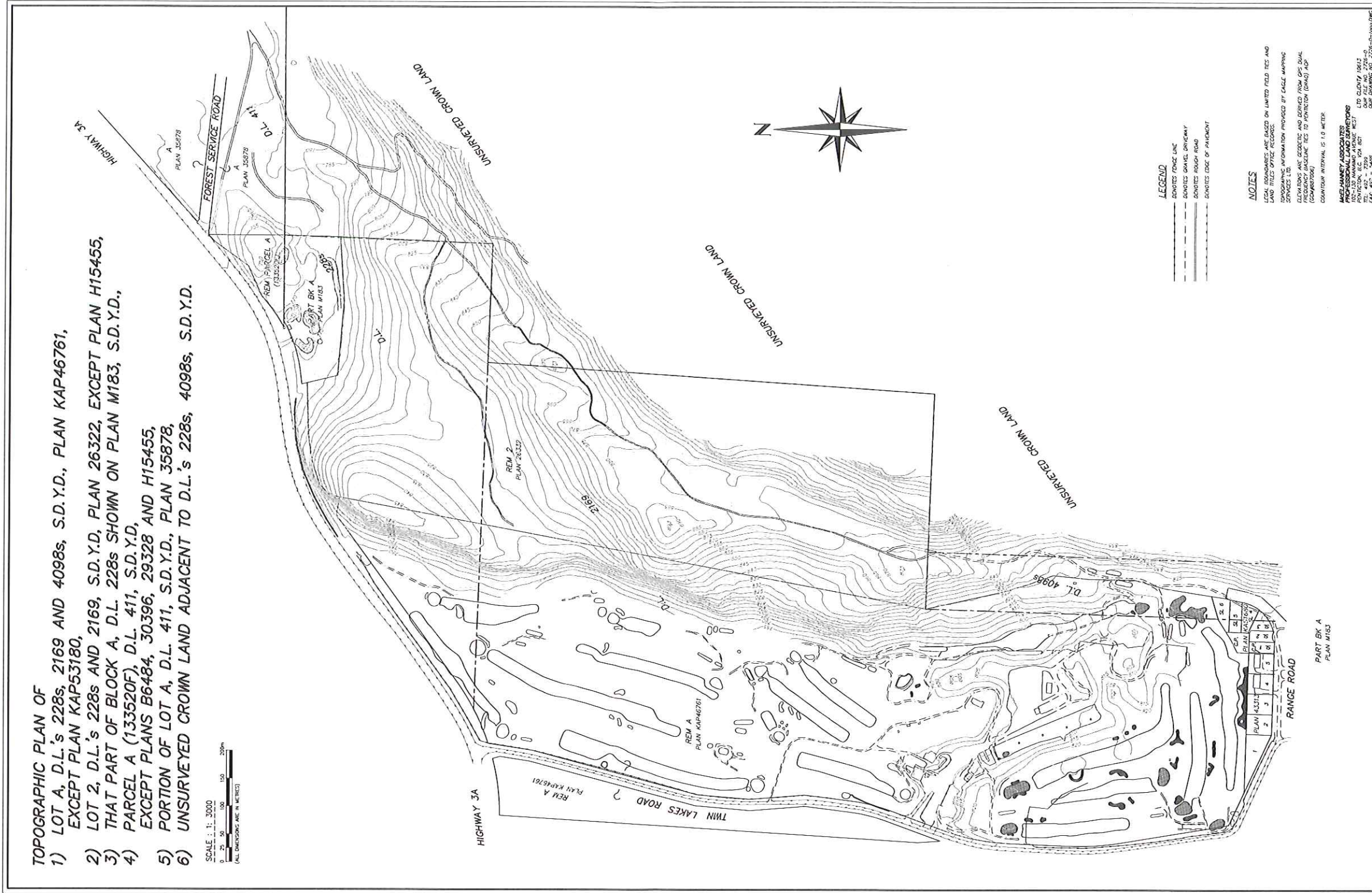
CLIENT
TWIN LAKES GOLF
COURSE DEVELOPMENT

ISSUED	DATE	ISSUED FOR
	17/05/18	FOR APPLICATION TO CLIENT

DESCRIPTION
LOT 1 UNITS
2 STOREY
TOWNHOUSE

DRAWN BY:
FH

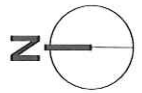
REVIEWED BY:
JS



RDOS DEVELOPMENT APPLICATION
TWIN LAKES GOLF RESORT - 50 UNIT PROPOSED DEVELOPMENT

OVERALL SURVEY

PROJECT TWIN LAKES GOLF COURSE	
ADDRESS 79 TWIN LAKES RD, KALEDON, BC,	
CLIENT TWIN LAKES GOLF COURSE DEVELOPMENT	
ISSUED	
DATE	ISSUED FOR
17.05.18	POSSIBLE NEGOTIATION TO CLIENT
DRAWINGS SURVEY	
DRAWN BY FH	REVIEWED BY JS
1605	APP1



PROJECT
TWIN LAKES
GOLF COURSE

ADDRESS
79 TWIN LAKES RD,
KALEDON, BC.

CLIENT
TWIN LAKES GOLF
COURSE DEVELOPMENT

ISSUED	
DATE	ISSUED FOR
17 JUL 17	FOR CLIENT

DRAWING
SURVEY

DRAWN BY FH	REVIEWED BY JS
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RDOS DEVELOPMENT APPLICATION
TWIN LAKES GOLF RESORT - 50 UNIT PROPOSED DEVELOPMENT

LEGAL SURVEY