

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN**

**BYLAW NO. 2683.03, 2019**

---

**A Bylaw to amend the Electoral Area "I" Official Community Plan Bylaw No. 2683, 2016**

---

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 "Apex Mountain Commercial and Residential Designation Update Amendment Bylaw No. 2683.03, 2019."
2. The Electoral Area "I" Official Community Plan (OCP) Bylaw No. 2683, 2016, is amended by:
  - i) adding a new reference under Section 4.0 (Official Community Plan Designations) to read as follows:

**Village Centre Designations**

Apex Village Centre	AVC
Twin Lakes Village Centre	TLVC

- ii) replacing Section 11.1 (Background) under Section 11.0 (Residential) in its entirety with the following:

**11.1 Background**

Residential development in the Plan Area has occurred in four primary locations -- Kaleden, St. Andrews, Twin Lakes and Apex. Low-density single detached dwellings are the predominant housing form throughout the Plan Area including these settlement areas. Other forms of low-density residential housing include semi-detached, and manufactured homes.

The Plan Area contains a significant amount of medium density residential housing in the Apex area. The Twin Lakes Golf Resort also contains lands which are designated Medium Density Residential, but which are not yet developed. The St. Andrews Land Use Contract includes 'rowhouses' and 'semi-detached' housing.

There are two residential land use designations recognized within this Plan. Rural Holdings (i.e., Large Holdings and Small Holdings) are not included as residential designations.

- **Low Density Residential (LR):** generally includes single detached dwellings, mobile homes, duplexes, and complementary secondary uses such as daycares, preschools, and small parks which are integral to a low density residential neighbourhood.
  - **Medium Density Residential (MR):** generally includes townhouses, duplexes, triplexes, fourplexes, and those complementary secondary uses such as daycares, preschools, and small parks, which are integral to a medium density area.
- iii) replacing Section 11.6 (Policies – Residential Mixed Use) under Section 11.0 (Residential) in its entirety with the following:
- 11.6 deleted.**
- iv) adding a new Section 12.0 (Village Centre) to read as follows and renumbering all subsequent sub-sections:

## **12.0 VILLAGE CENTRE**

---

### **12.1 Background**

The Village Centre designation generally incorporates mixed medium density residential, institutional and commercial lands in Apex and the designated Rural Growth Area in Twin Lakes. The designation also includes a range of higher density housing types from row housing to apartments, mixed use recreation and commercial uses, natural open spaces, and administrative, cultural or institutional uses

The Village Centre designation supports this by focusing medium density residential growth which, in turn, will promote a more compact urban form and a more complete community.

To meet these objectives, the Village Centre designation includes a strong emphasis on encouraging commercial, tourist commercial, mixed-use commercial, and medium density residential development.

### **12.2 Objectives**

- .1 Reinforce the role of lands designated Village Centre as the commercial, institutional and social heart of a community.

- .2 Retain existing business and institutional uses, while supporting their expansion and attracting additional cultural, entertainment, and commercial development to areas designated Village Centre.
- .3 Support mixed-use, commercial/office/residential uses, including development that includes medium density residential dwelling types.
- .4 Encourage the integration of medium density residential dwelling types above ground floor commercial uses.

### **12.3 Policies – Apex Village Centre**

The Regional Board:

- .1 Generally supports the use of lands designated Apex Village Centre (AVC) 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.
- .2 Supports a maximum Floor Area Ratio (FAR) of 3.0 and a maximum building height of 20.0 metres in the Apex Village Centre (AVC) designation.
- .3 Supports a high standard of architectural building design for development within the Apex Village Centre (AVC) and may explore the creation of a development permit area designation for form and character.
- .4 Encourages the continued intensification and growth of commercial activities at Apex on lands designated Apex Village Centre (AVC).
- .5 Directs the development of existing vacant lots (with servicing), or previously approved subdivisions, prior to considering more development on non-residential and non-commercial designations in identified Rural Growth Areas.
- .6 Will generally not support designating additional lands Apex Village Centre (AVC) that are outside of the Apex Rural Growth Area.
- .7 Commercial uses in the Apex Village Centre (AVC) designation are encouraged that cater to the local neighbourhood service and retail needs or provide tourist accommodation services.
- .8 Encourages the Ministry of Transportation and Infrastructure (MoTI) to provide sufficient snow storage areas for road clearing within the Apex Village Centre (AVC) designation
- .9 Supports the preparation of a strategy to address day-use and/or overnight parking at Apex Mountain Resort.
- .10 Supports the provision of paid accommodation for visitors through the short-term rental of residences in the Apex Village Centre (AVC) designation.

## 12.4 Policies – Twin Lakes Village Centre

The Regional Board:

- .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.
  - .2 Considers the maximum density of lands designated Twin Lakes Village Centres (TLVC) to be between 50 and 55 dwelling units (townhouses and apartments) per gross hectare, subject to servicing requirements.
  - .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:
    - a) community care housing; and
    - b) seniors and special needs housing
  - .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:
    - a) buffering should be constructed in accordance with Ministry of Agriculture guidelines;
    - b) the ground floor of the building should be set back far enough from the agricultural use to minimize conflicts; and
    - c) the building should be designed to step back away from designated Agriculture (AG) land as the building increases in height.
  - .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.
  - .6 Supports the provision of paid accommodation for visitors through the short-term rental of residences in the Twin Lakes Village Centre (TLVC) designation.
3. The Official Community Plan Map, being Schedule 'B' of the Electoral Area "I" Official Community Plan Bylaw No. 2683, 2016, is amended by:
- i) changing the land use designation of the land shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Residential Mixed Use (RMU) to Apex Village Centre (AVC).

- ii) changing the land use designation of the land shown shaded yellow on Schedule 'B', which forms part of this Bylaw, from Medium Density Residential (MR) to Low Density Residential (LR).
- iii) changing the land use designation of an approximately 12.5 ha area of land shown shaded yellow on Schedule 'C', which forms part of this Bylaw, from Residential Mixed Use (RMU) to Medium Density Residential (MR).
- iv) changing the land use designation of the land described as Lot 2, Plan KAP78308, District Lot 395S, SDYD, and Lots A & B, Plan KAP92902, District Lot 395S, SDYD, and shown shaded yellow on Schedule 'D', which forms part of this Bylaw, from Residential Mixed Use (RMU) to Low Density Residential (LR).
- v) changing the land use designation of the land shown shaded yellow on Schedule 'E', which forms part of this Bylaw, from Residential Mixed Use (RMU) to Medium Density Residential (MR).
- vi) changing the land use designation of the land shown shaded yellow on Schedule 'F', which forms part of this Bylaw, from Medium Density Residential (MR) to Low Density Residential (LR).
- vii) changing the land use designation of the land shown shaded yellow on Schedule 'G', which forms part of this Bylaw, from Residential Mixed Use (RMU) to Medium Density Residential (MR).
- viii) changing the land use designation of the land described as Lots 1-2, 4, 6-8, 10-11 & 12-15 Plan KAS1487, District Lot 395S, SDYD, and shown shaded yellow on Schedule 'H', which forms part of this Bylaw, from Residential Mixed Use (RMU) to Low Density Residential (LR).
- ix) changing the land use designation of the land shown shaded yellow on Schedule 'I', which forms part of this Bylaw, from Medium Density Residential (MR) to Low Density Residential (LR).
- x) changing the land use designation of the land described as Lots 1-3, Plan KAS3073, District Lot 395S, SDYD, and shown shaded yellow on Schedule 'H', which forms part of this Bylaw, from Medium Density Residential (MR) to Residential Mixed Use (RMU).
- xi) changing the land use designation of the land shown shaded yellow on Schedule 'M', which forms part of this Bylaw, from Residential Mixed Use (RMU) to Twin Lakes Village Centre (TLVC).

READ A FIRST AND SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2020.

PUBLIC HEARING held on this \_\_\_\_ day of \_\_\_\_\_, 2020.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2020.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Board Chair

\_\_\_\_\_  
Chief Administrative Officer

DRAFT



# Regional District of Okanagan-Similkameen

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

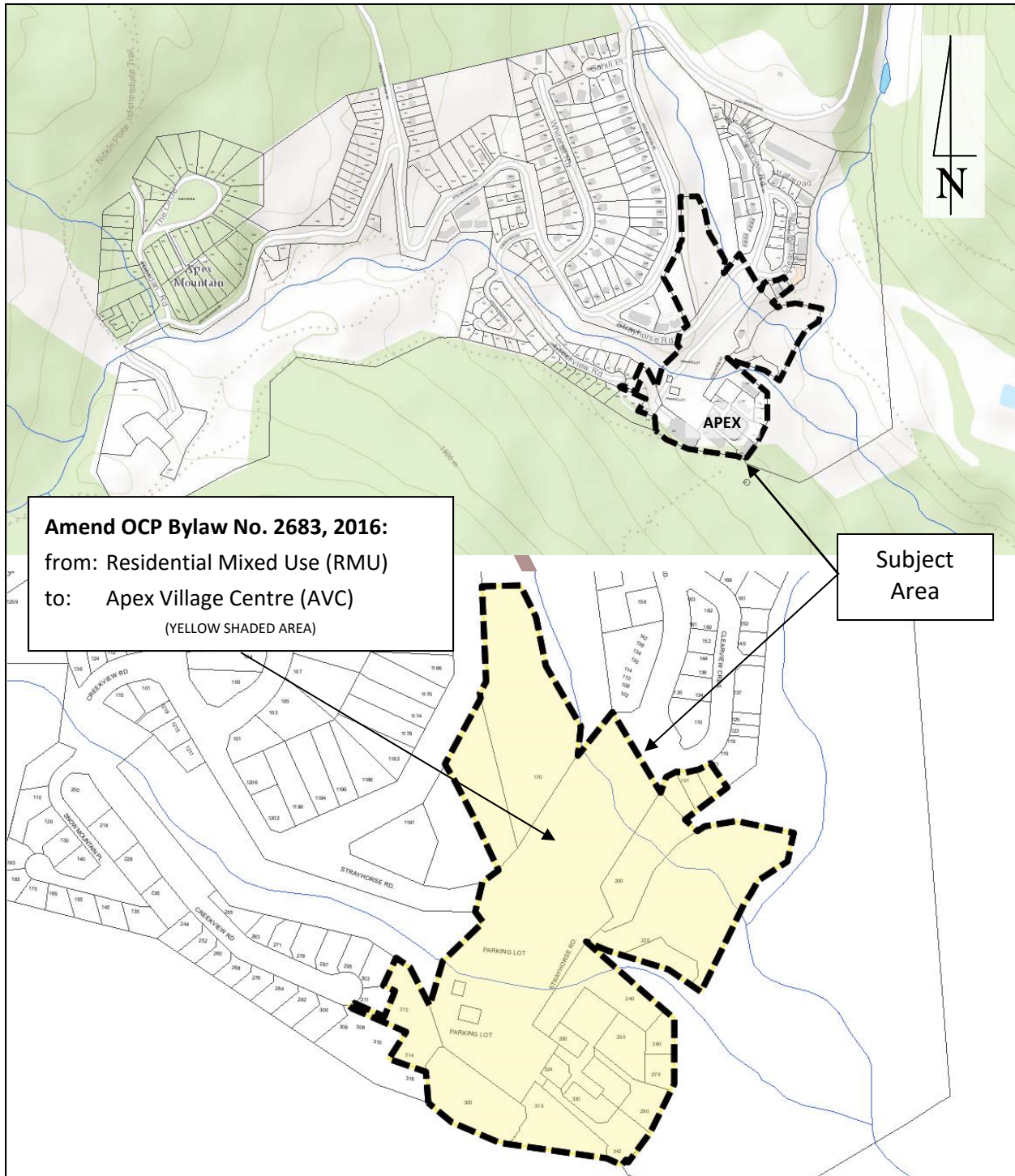
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2683.03, 2019

Project No: D2018.059-ZONE

## Schedule 'A'



Amendment Bylaw No. 2683.03, 2019  
(D2018.059-ZONE)

VERSION – 2019-12-20

Page 7 of 17

# Regional District of Okanagan-Similkameen

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

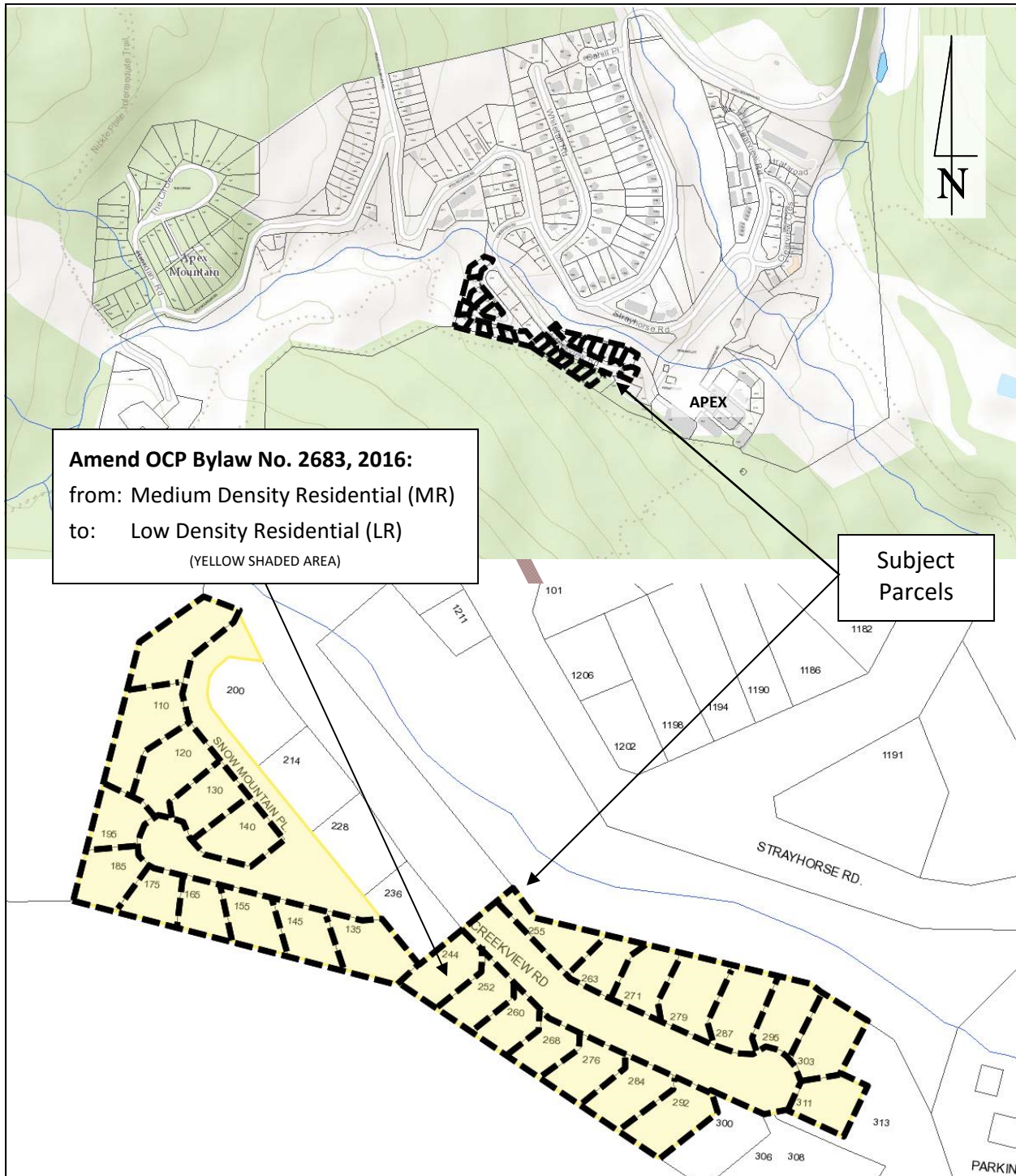
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2683.03, 2019

Project No: D2018.059-ZONE

## Schedule 'B'



**Amend OCP Bylaw No. 2683, 2016:**  
from: Medium Density Residential (MR)  
to: Low Density Residential (LR)  
(YELLOW SHADED AREA)

**Subject  
Parcels**

Amendment Bylaw No. 2683.03, 2019  
(D2018.059-ZONE)



# Regional District of Okanagan-Similkameen

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

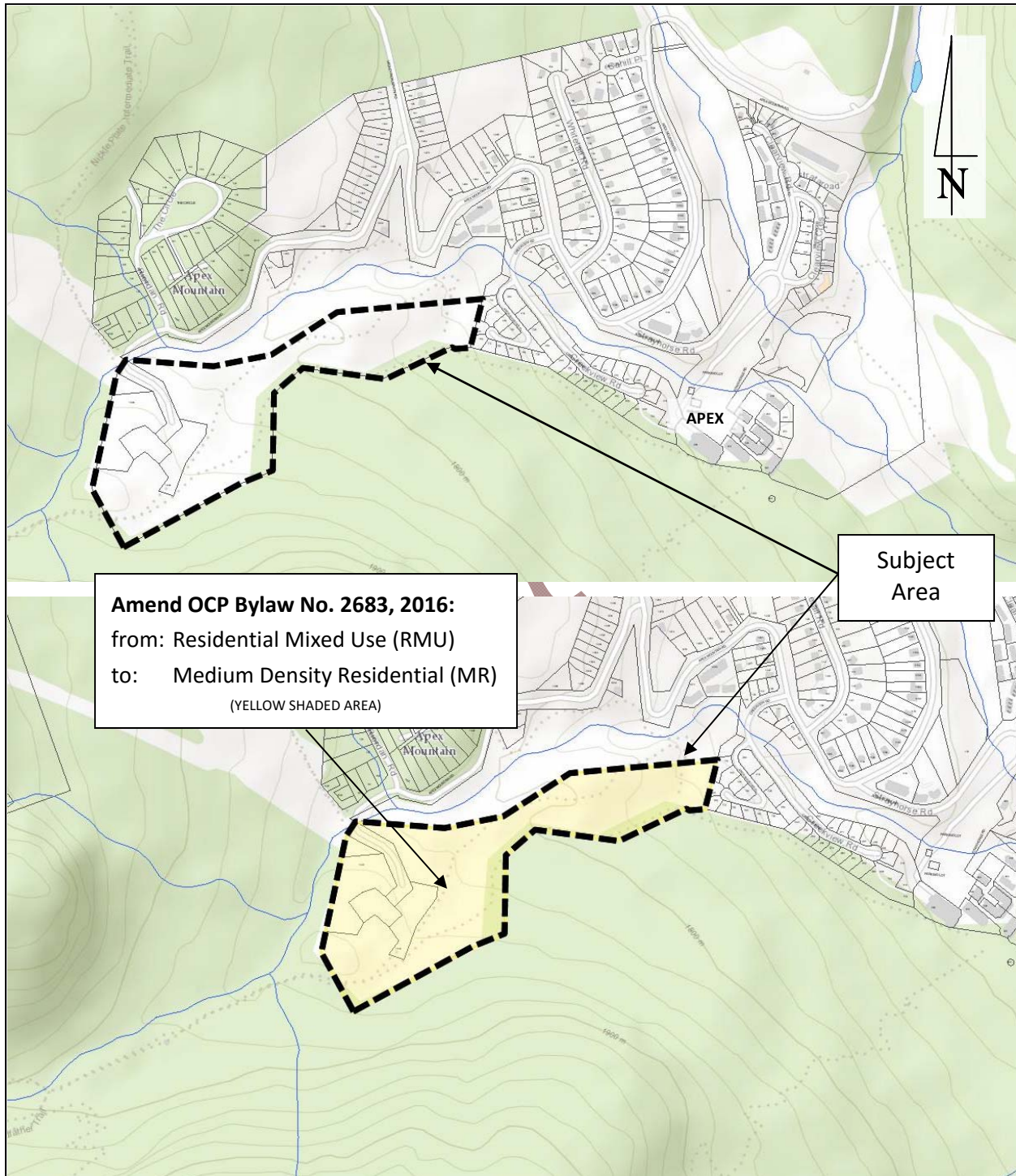
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2683.03, 2019

Project No: D2018.059-ZONE

## Schedule 'C'



Amendment Bylaw No. 2683.03, 2019  
(D2018.059-ZONE)

VERSION – 2019-12-20

Page 9 of 17

# Regional District of Okanagan-Similkameen

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

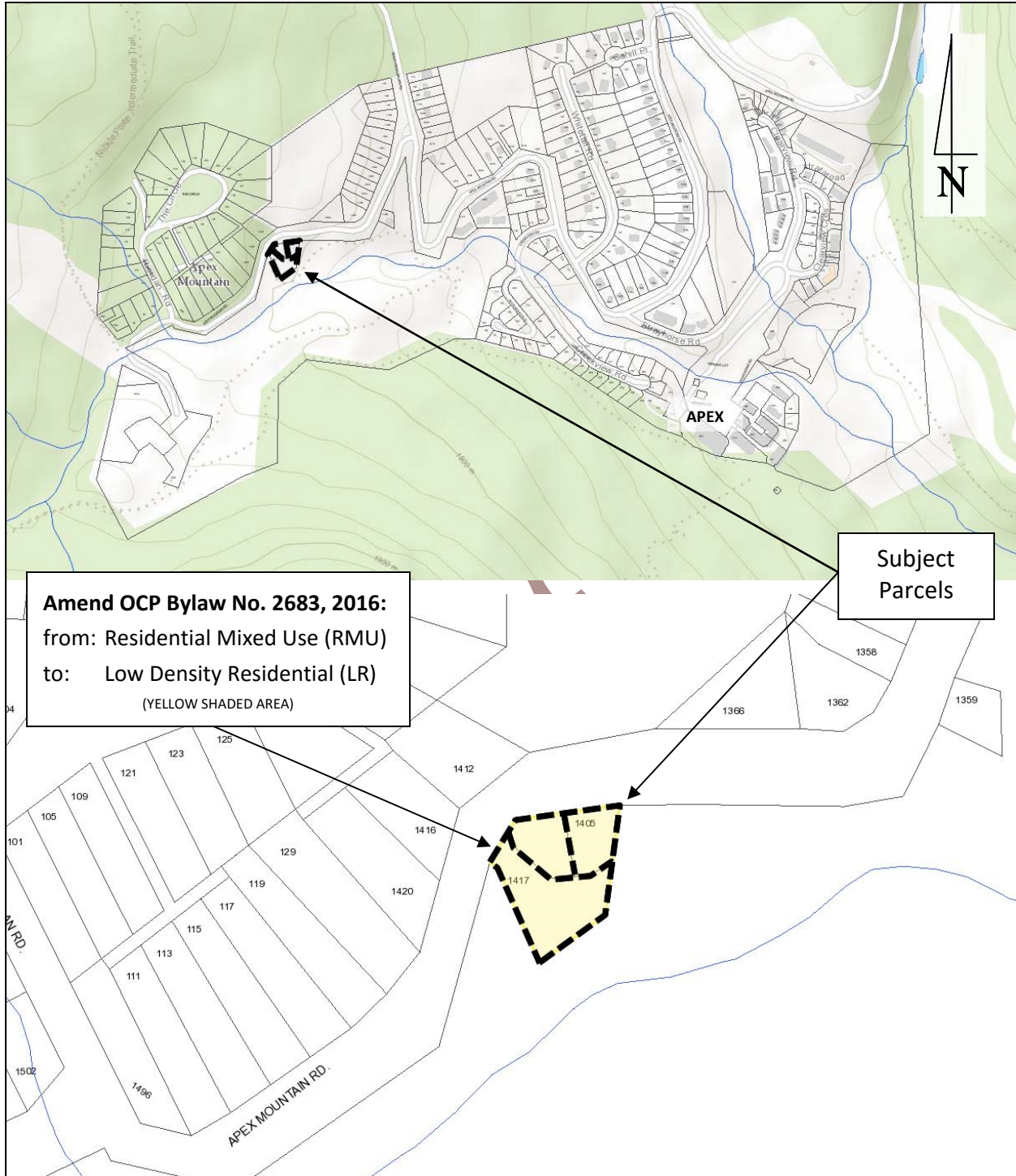
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2683.03, 2019

Project No: D2018.059-ZONE

## Schedule 'D'



Amendment Bylaw No. 2683.03, 2019  
(D2018.059-ZONE)

VERSION – 2019-12-20

Page 10 of 17



# Regional District of Okanagan-Similkameen

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

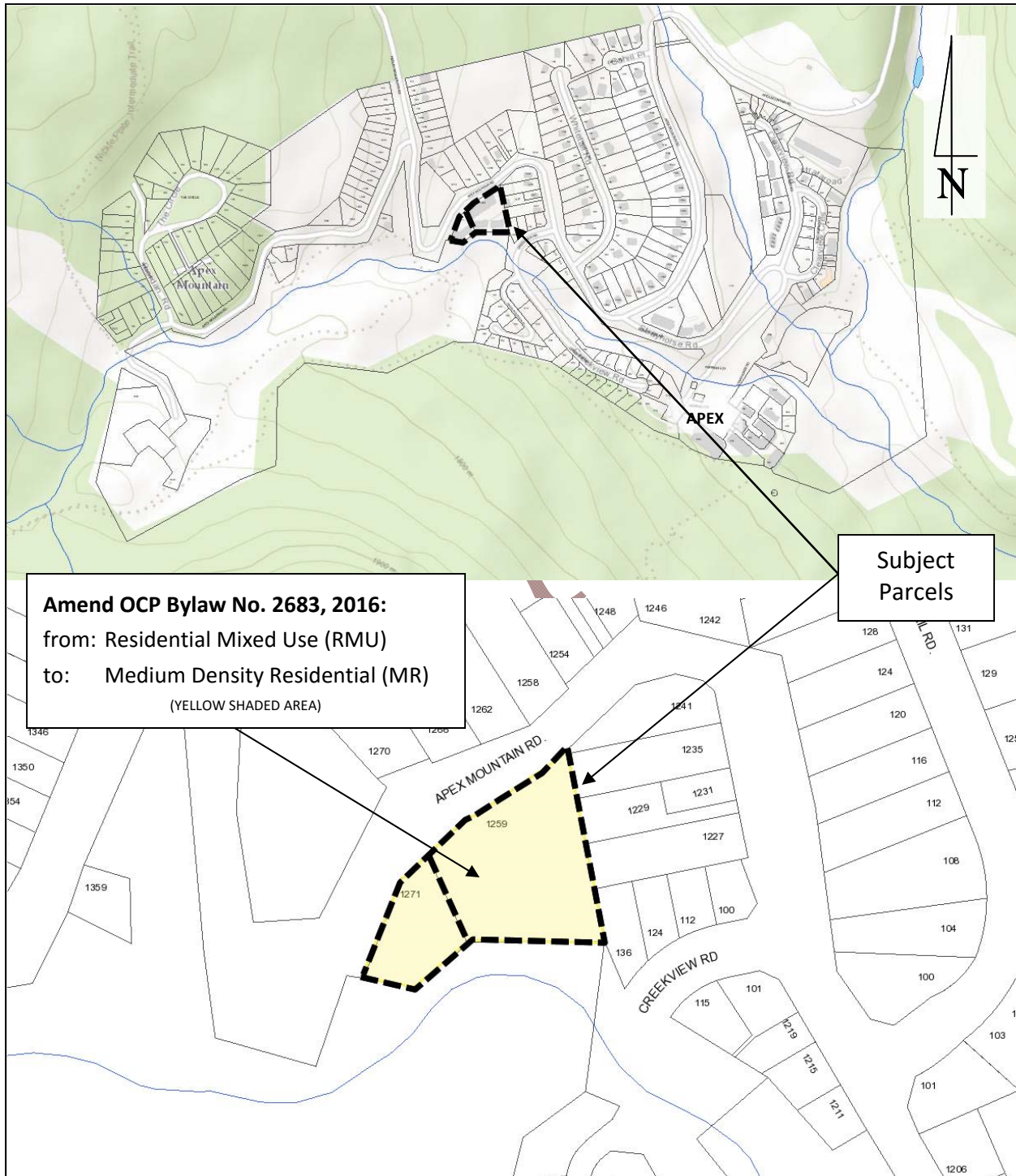
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2683.03, 2019

Project No: D2018.059-ZONE

## Schedule 'E'



Amendment Bylaw No. 2683.03, 2019  
(D2018.059-ZONE)

VERSION – 2019-12-20

Page 11 of 17

# Regional District of Okanagan-Similkameen

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

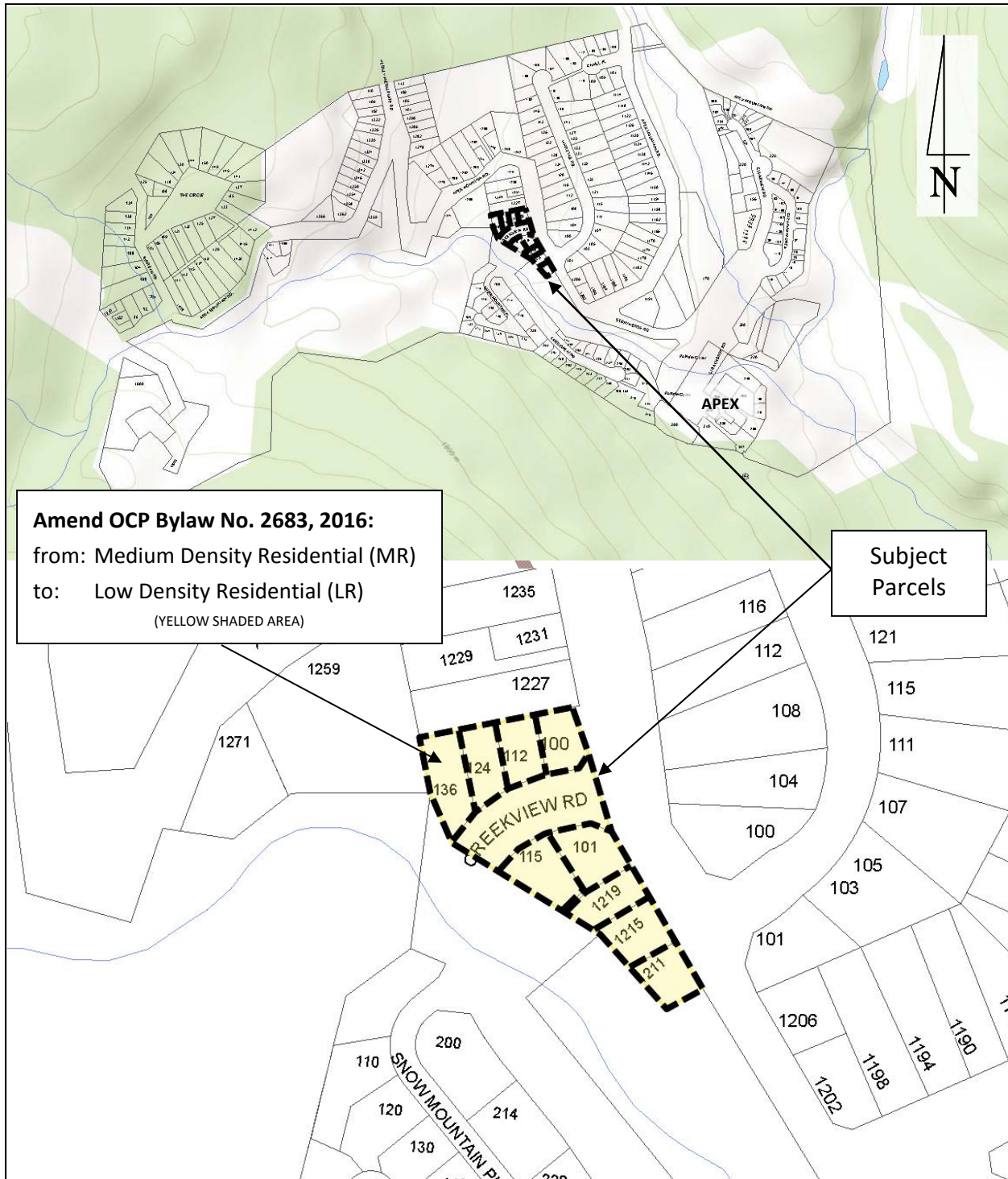
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2683.03, 2019

Project No: D2018.059-ZONE

## Schedule 'F'



Amendment Bylaw No. 2683.03, 2019  
(D2018.059-ZONE)

VERSION – 2019-12-20

Page 12 of 17





# Regional District of Okanagan-Similkameen

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

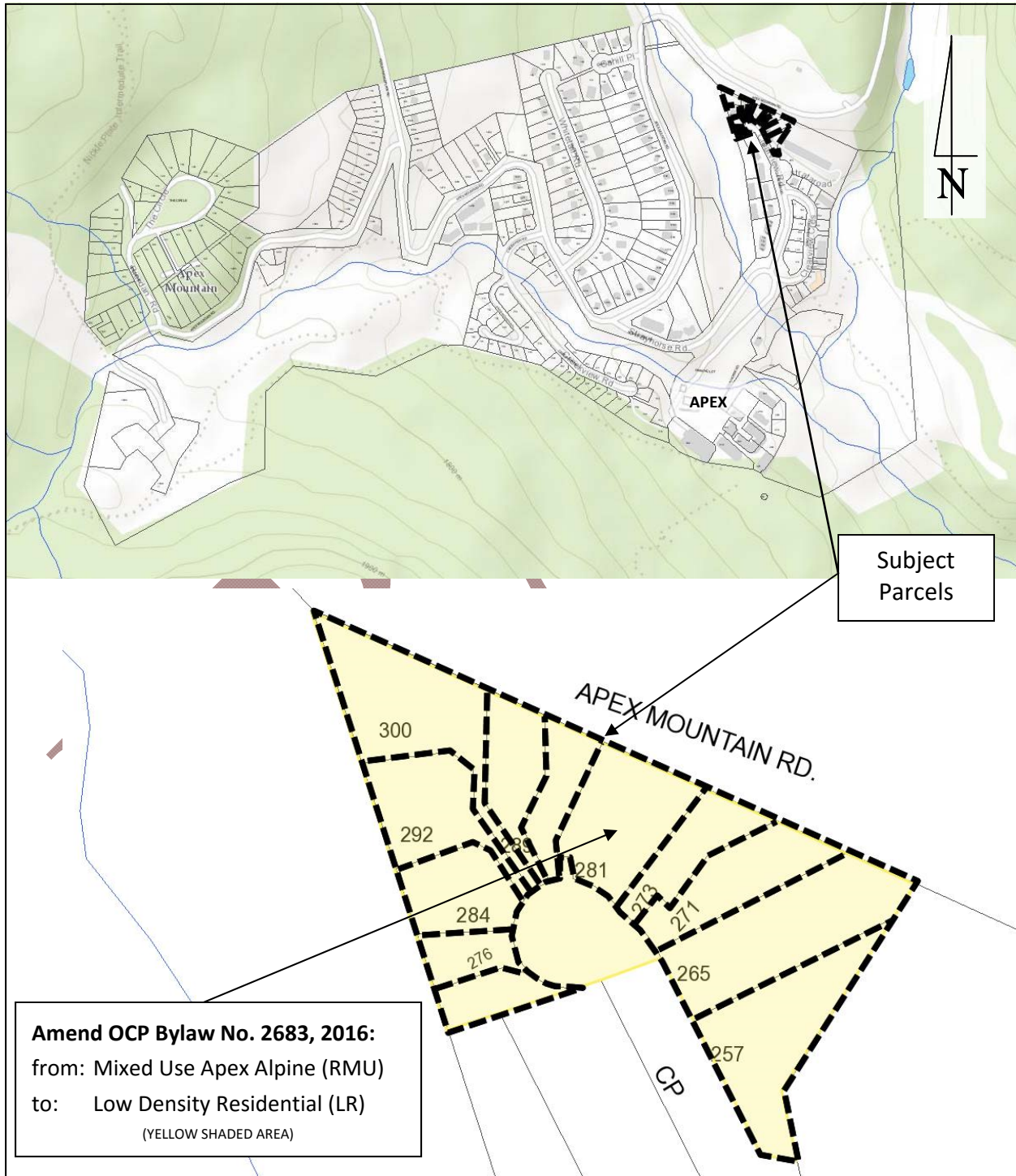
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2683.03, 2019

Project No: D2018.059-ZONE

## Schedule 'H'



Amendment Bylaw No. 2683.03, 2019  
(D2018.059-ZONE)

VERSION – 2019-12-20

Page 14 of 17





# Regional District of Okanagan-Similkameen

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

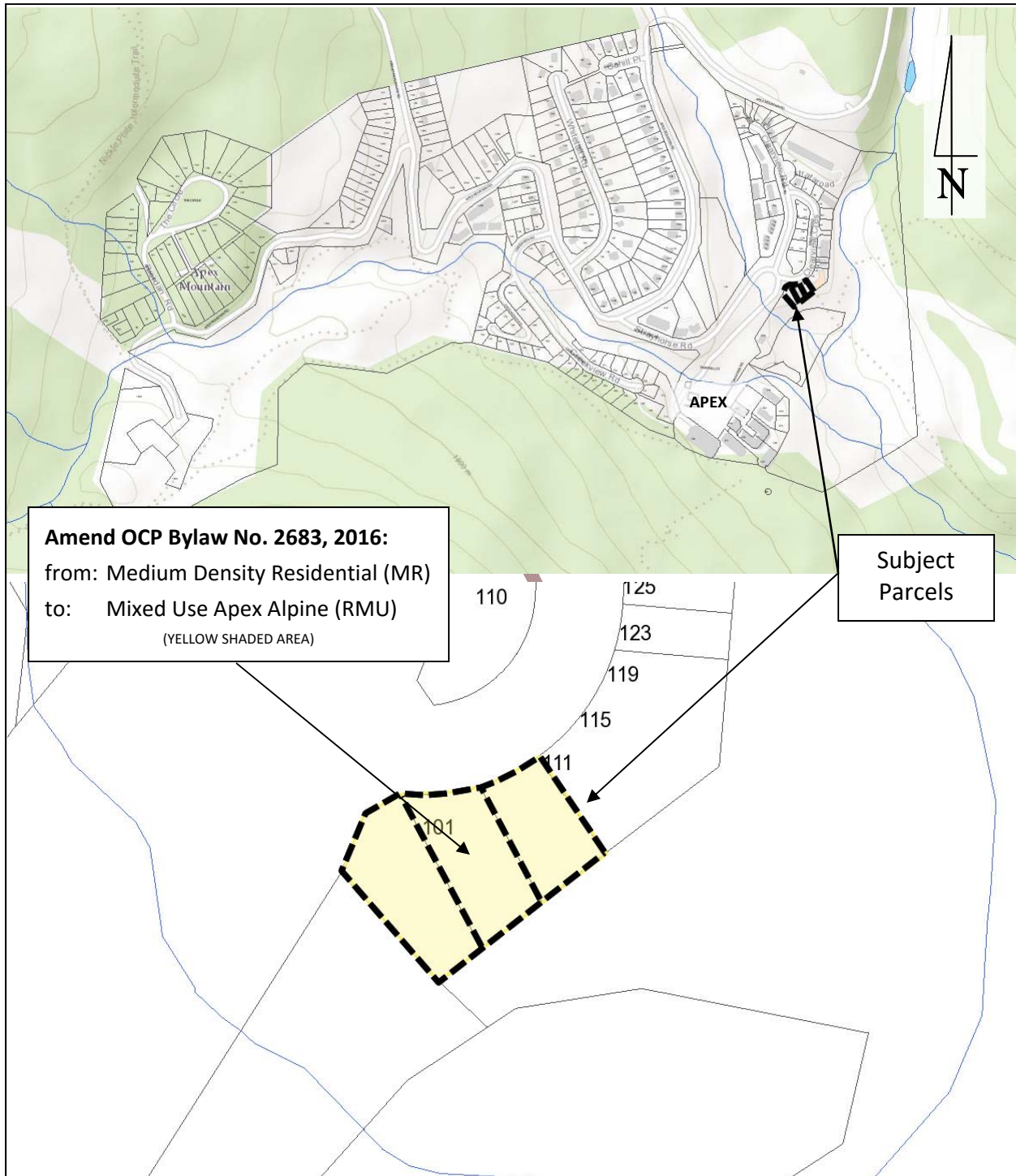
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2683.03, 2019

Project No: D2018.059-ZONE

## Schedule 'J'



Amendment Bylaw No. 2683.03, 2019  
(D2018.059-ZONE)

VERSION – 2019-12-20

Page 16 of 17



# Regional District of Okanagan-Similkameen

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

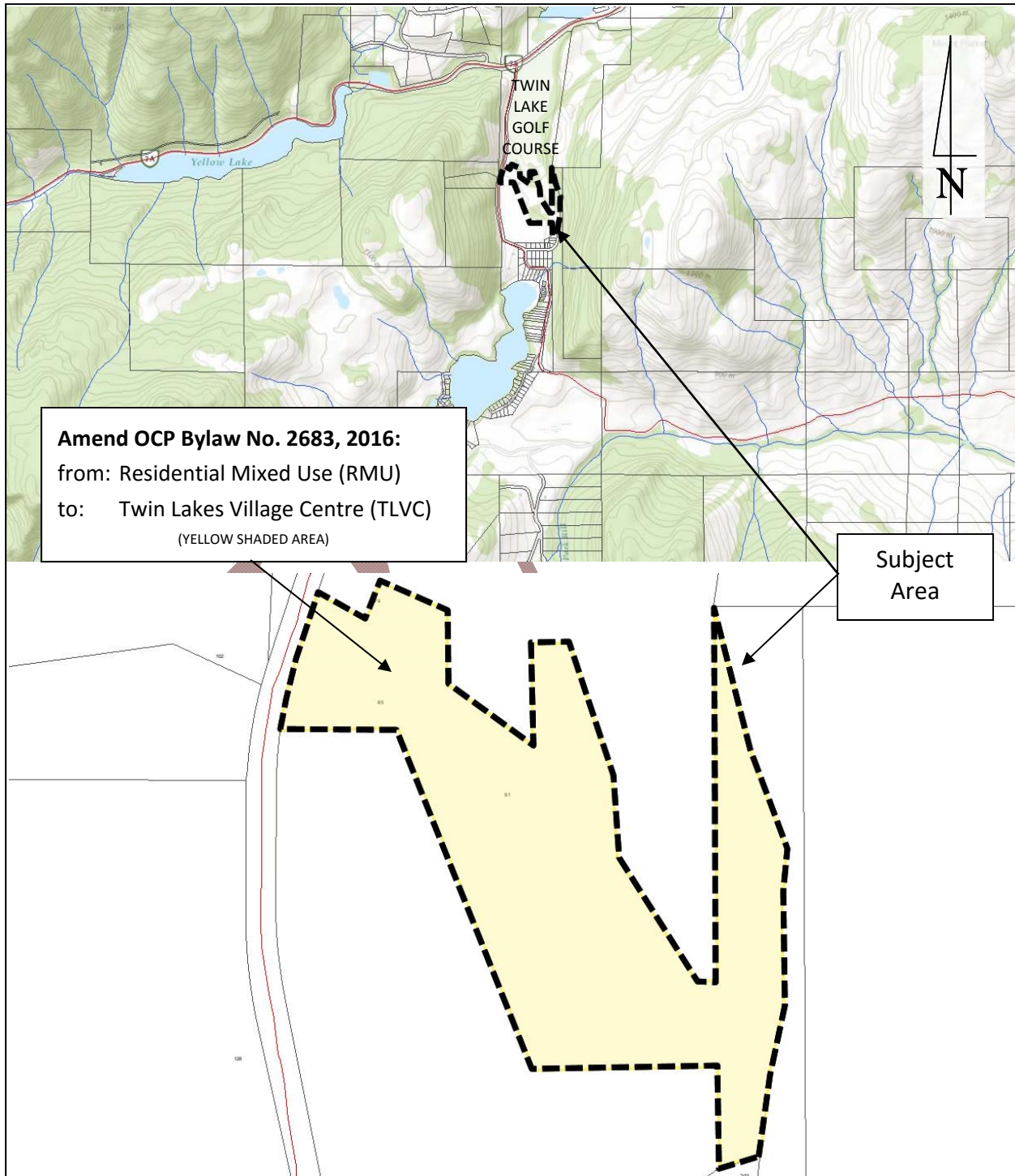
Telephone: 250-492-0237 Email: [info@rdos.bc.ca](mailto:info@rdos.bc.ca)



Amendment Bylaw No. 2683.03, 2019

Project No: D2018.059-ZONE

## Schedule 'K'



Amendment Bylaw No. 2683.03, 2019  
(D2018.059-ZONE)

VERSION – 2019-12-20

Page 17 of 17