

FILE NOTE

Development Services Department



DATE: June 9, 2020

FROM: Christopher Garrish, Planning Manager

RE: Electoral Area "I" Official Community Plan (OCP) Bylaw Amendment No. 2683.03
Implications for Twin Lakes

At its meeting of March 5, 2020, the Regional District Board resolved to approve first and second reading of Amendment Bylaw No. 2683.03, 2020, and directed the scheduling of a public hearing.

The purpose of this amendment bylaw is to update a number of residential zones at Apex Mountain and are part of on-going work related to the preparation of a single zoning bylaw for the South Okanagan Valley Electoral Areas.

One of the principal changes proposed in support of the Apex Mountain Zone Update is the deletion of the current Residential Mixed use (**RMU**) designation from the OCP Bylaw and the introduction of a new "Village Centre" designation that, amongst other things, speaks to permitted uses, density, status as a Growth Area, vehicle parking, snow storage and potential design standards for the Apex Mountain Village area.

Historically, the RMU designation was entitled "Mixed Use Apex Alpine" [emphasis added] and was only applied to mixed residential, institutional and commercial lands in the Apex Mountain Recreation area:

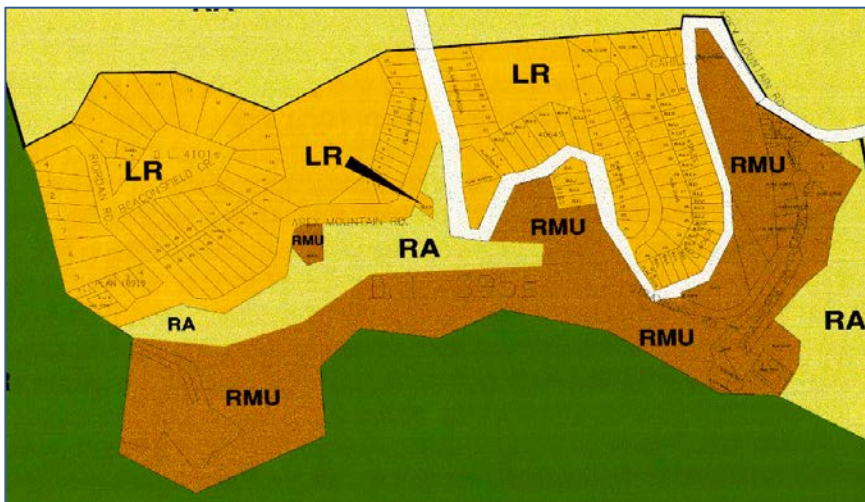


Figure 1: RMU Designation at Apex Mountain Resort Electoral Area "D-1" OCP Bylaw No. 1882, 1999 – Map 13B

This changed in 2016 when a new [Electoral Area "I" OCP Bylaw](#) was adopted by the Regional District Board and the RMU designation was renamed to "Residential Mixed Use" and applied, for the first time, to an area of land at Twin Lakes.

The inclusion of land at Twin Lakes in the RMU designation was done to ensure consistency between the new OCP Bylaw and the [South Okanagan Regional Growth Strategy \(RGS\) Bylaw](#), which had been adopted in 2010 and designated Twin Lakes as a "Rural Growth Area":

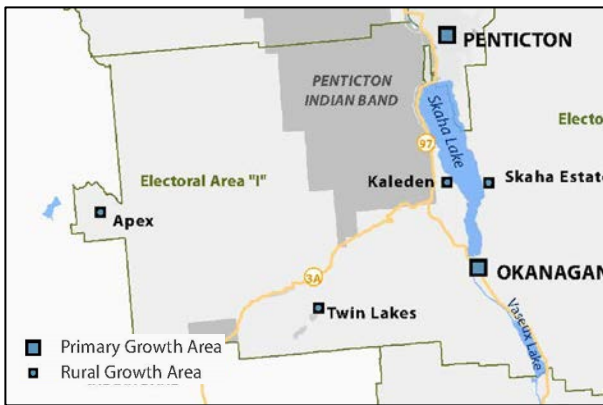


Figure 2: Designated Primary & Rural Growth Areas in Electoral Area "I" (RGS Bylaw, 2010)

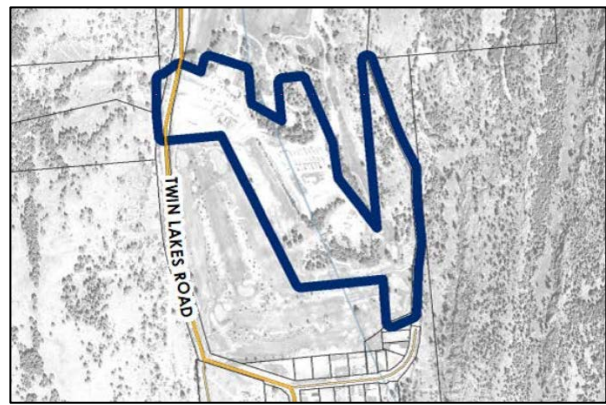


Figure 3: Twin Lakes Rural Growth Area Containment Boundary (OCP Bylaw, 2016)



Figure 4: Electoral Area "I" OCP Bylaw No. 2683, 2016 – Schedule 'B' (OCP Map) – Twin Lakes

To ensure those RMU policies that currently apply to Twin Lakes are carried forward and not lost as a result of the amendments being proposed for Apex Mountain, Amendment Bylaw 2683.03 is proposing the creation of a new "Twin Lake Village Centre" designation.

The introduction of a "Village Centre" land use designation for Twin Lakes is consistent with the "Village Centre" being proposed for Apex Mountain (which is also a Rural Growth Area under the RGS Bylaw) and is further consistent with the approach previously applied to the "Okanagan Falls Town Centre" (a Primary Growth Area) and the "Naramata Village Centre" (a Rural Growth Area).

Included at Attachment No. 1 is a comparison table showing the current RMU policies that apply to an approximately 8.0 ha area of land at Twin Lakes versus the proposed policies for the TLVC designation to be applied to this same 8.0 ha area land.

There are seen to be only two minor changes to the policies, the first of which relates to the maximum residential density permitted. The current allowance is for 55 dwelling units/ha whereas it is being proposed that this be increased to 60 units/ha.

The basis of this change is the direction set by the Regional District Board in relation to the recent [Medium Density Residential Zone Update](#), wherein maximum density was increased from 55 units/ha to 60 units/ha.

The second change is in relation to the inclusion of a policy related to vacation rentals. At present, due to the RMU being classified as a “Residential” land use designation, it benefits from the policies related to support for vacation rental uses found at Section 11.7 of the OCP Bylaw.

To ensure that this is not lost, it is being proposed to carry forward a modified version of this policy into the TLVC designation through the introduction of a new sub-section 6 (see Attachment No. 1).

Staff further consider the provision of vacation rentals to be consistent with the mixed use nature of the RMU/TLVC designations – which both speak to small-scale tourist accommodation services.

In summary, Regional District staff do not consider the proposed TLVC designation to diverge significantly from the current RMU designation and that there will be no change in land use policies and/or directions for the Twin Lakes areas as a result of the amendments contained in Bylaw No. 2683.03, 2020.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'C. Garrish', is written over a horizontal line.

C. Garrish, Planning Manager

Attachment No. 1 – Comparison Table of RMU vs TLVC Policies for Twin Lakes

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 Centre (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 b) seniors and special needs housing</p>	<p>.3 Supports the following types of special housing in areas designated Twin Lakes Village Centre (TLVC), subject to the creation of a local service area for fire protection:</p> <p>a) community care housing; and 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; 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.</p>	<p>.4 Will avoid locating Twin Lakes Village Centre (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; 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.</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 Centre (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>