

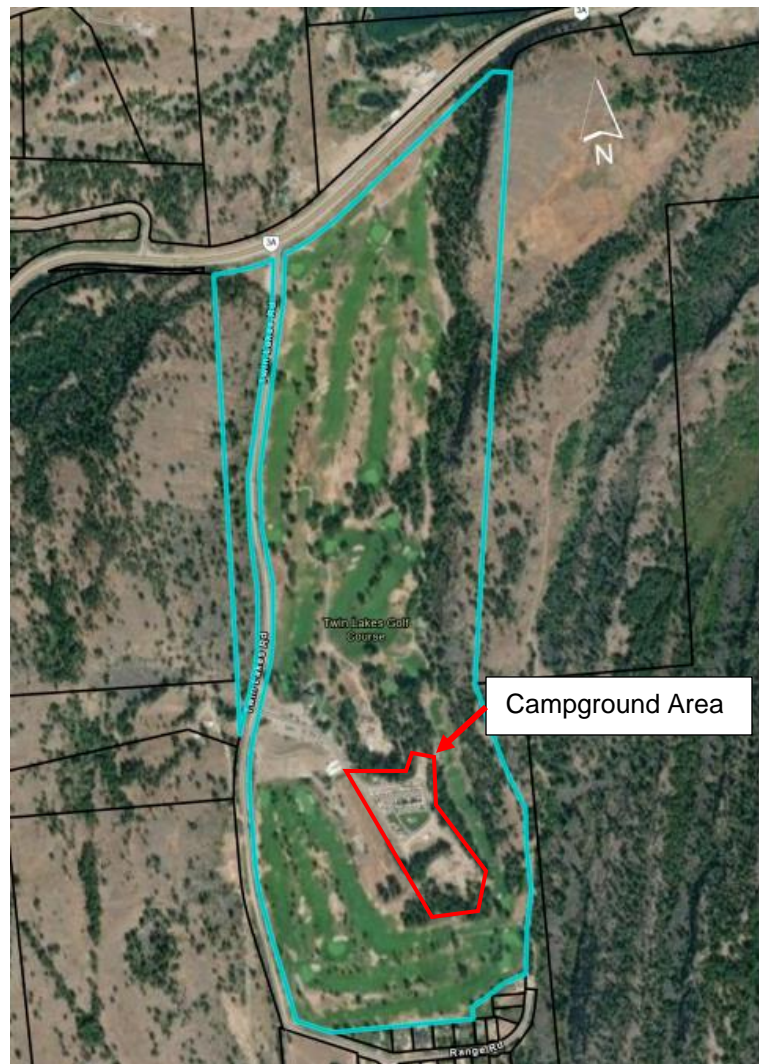
PROJECT SUMMARY SHEET

<p>To Regional District of Okanagan-Similkameen 101 Martin Street, Penticton, B.C.</p>	<p>From Sam West, Planner, McElhanney Ltd. 2281 Hunter Road, Kelowna, B.C.</p>
<p>Re Twin Lakes: Campground Permit Application</p>	<p>Date December 6th, 2022</p>

Illustration 1: Twin Lakes Site

The Twin Lakes Golf Resort is located off highway 3A, approximately 10 km due west of Okanagan Falls and is within Electoral Area “I” as shown below in illustration 1. The property is zoned “Twin Lakes Village” and “Golf Course Commercial” and in the Area “I” Official Community Plan are designated “Commercial Tourism” and “Twin Lakes Village Center”. Campground use is permitted in the “Twin Lakes Village” zone.

The intention of the project is to redevelop the RV Park, including a replacement of the facilities and infrastructure that supports the campground. In this project, the number of RV sites will be increased from 39 to 80. This redevelopment is a significant investment into this key business in the Twin Lakes area, complimenting use of the golf course.



1. Project Sheet

Parking Requirements			
Land Use	Required	Minimum Required	Provided
Golf Course	2 per hole	36	105
Campground	1 per camping space	80	80
Retail in office	1 per 30m ²	1	tbd
CG office holding area	140m ²	4	tbd
Total			185

Maximum Density			
	Approx Area	Max #	Proposed
75 campsites per hectare	6.3ha	472.5	80

Amenity Area Requirements			
Amenity	Area	%5 Min	
Pickleball	0.03ha	0.40%	
New Putting grounds	0.24ha	3.80%	
Existing Putting grounds	0.3ha	4.70%	
TOTAL		8.90%	
Minimum Requirement		5.00%	

Washroom Facility	Men's		Women's	
	Required	Proposed	Required	Proposed
Toilets	3	3	4	5
Urinal	2	3	N/A	N/A
Washbasins	4	4	4	4
Showers	2	5	2	5

Laundry	Required	Proposed
Washer & Dryer Pairs	3	4

Compliance with Campground Bylaw:

Reg #	Requirement (summarized)	Meets Bylaw Requirements (Y/N)	Notes
Application			
5.1.2	Proposal Summary	Y	
5.1.3	Title Certificate (30 days)	Y	
5.1.4	Development Plans	Y	Included
5.1.5	Site Survey	N/A	No variance to building envelope or siting of building
5.1.6	Utility System Designs	Y	Pre-Design for systems (water, sani) included
General Standards			
7.1.1	Parcel Area Requirements	N/A	No minimum
7.1.2	Campsites clearly distinguished, accessible internally	Y	
7.1.3	Maximum one RV per campsite space	Y	
7.1.4	Maximum Campsite Density (75 units per hectare)	Y	Approx 6.3ha RV Park Area (80= %16 capacity)
On site facilities			
7.2.1 (a)	Washroom facilities shall be located in separate buildings and max 150m from any camping space	NO	Included in Variance Application
7.2.1 (b)	Quantity of toilets, urinals, washbasins and showers	Y	See Project Sheet
7.2.2.1	Laundry (80 units require 3 of each)	Y	See Project Sheet
7.2.3.1	Garbage - fly tight metal containers provided	TBD	Operational Item
Landscaping and amenity areas			
7.3.1	Landscaping screen required to create a visual barrier		Included in Variance Application
7.3.2	Amenity area required not less than 5% of the area of the campground	Y	Amenities provided
Roadways, access and parking			
7.4.1.1	Access to parcel. 13m roadway width, 7m surfaced	Y	Access to parcel directly off MoTI highway with surfaced accesses
7.4.1.2	Internal roadway system	Y	Roadways are internal
7.4.1.3	Roadway width of 7m, 4.3m surfaced	Y	Existing internal roads surfaced, proposed internal road row width of 12.19m
7.4.1.5	Deads end must have circle with 14m radius	N/A	
Access			
7.4.2.1	At least one highway access required	Y	Two accesses provided
7.4.2.2	Second access req. 50m separation when >51 spaces	NO	Included in Variance Application
Vehicle Parking			
7.4.3.1	Within 30m of entrance or office- parking / holding area 140m2	Y	140m2 available for approx. 4 parking spaces
Utilities			
7.4.3.1	Water Supply in accordance with DWPA		Approvals to be provided when received
Sewage Treatment and Disposal			
7.5.2.1	Private system in compliance with regulations		Approvals to be provided when received
7.5.2.2	Centralized sewage disposal but no holding tank	Y	
7.5.2.3	RV sewage disposal located apart from roadway with convenient vehicle access.	Y	Identified on Site Plan
7.5.2.4	Tourist cabins must be connected to wastewater	N/A	No Tourist Cabins
7.5.2.5	Privies may be permitted	N/A	No Outhouses proposed
7.5.2.6	holding tanks not permitted	Y	No Holding Tanks
Storm Water Drainage			
7.5.3.1	Storm runoff	Y	Storm water captured on site, allowing infiltration on site.



