

Comparison of the Downtown Commercial (C1) vs. Town Centre (TC) zones

| Zoning Bylaw No. 1085, 1998 – C1 Zone | Draft Zoning Bylaw No. 1395 – TC Zone |
|--|---|
| Permitted Uses: <ul style="list-style-type: none"> • accessory building; • accessory use; • automotive repair shop; • bottle depot; • building supply; • business, medical and professional office; • car wash; • club or lodge; • craft brewery / distillery; • dwelling units located above or below the first storey of street level commercial uses; • financial institution; • funeral home; • gas bar; • hotel / motel; • indoor recreation commercial; • institutional use; • laundromat; • licensed establishment; • minor repair shop; • pawn shop / second hand store; • public assembly and entertainment use; • public transportation depots, including taxi dispatch office; • restaurant; • self storage warehouse; • service business; • single family dwelling to replace an existing single family dwelling unintentionally damaged or destroyed to the extent of 75% or more of its value above the foundation; • retail stores; • shopping centre; • storefront school. | <div> Permitted Uses (Principal): <ul style="list-style-type: none"> • alcohol production facility; • apartment building; • assembly; • child care facility; • civic facility; • community care facility; • cultural facility; • eating and drinking establishment; • educational facility; • indoor recreation; • office; • outdoor market; • personal service establishment; • retail; • tourist accommodation; • townhouse; </div> <div> Permitted Uses (Accessory): <ul style="list-style-type: none"> • accessory building or structure; • home occupation. </div> |
| Maximum Parcel Size: 275 m ² | Maximum Parcel Size: 1,000 m ² |
| Minimum Lot Width: [Not specified] | Minimum Lot Width: Not less than 25% of parcel depth |
| Maximum Density: [Not specified] | Maximum Density: [Not specified] |
| Minimum Density: [Not specified] | Minimum Density: 40 dwelling units per hectare |

Comparison of the Downtown Commercial (C1) vs. Town Centre (TC) zones

| Zoning Bylaw No. 1085, 1998 – C1 Zone | Draft Zoning Bylaw No. 1395 – TC Zone |
|---|--|
| Maximum Setbacks (principal): Front: 0.0 metres Rear: 3.0 metres Interior: 0.0 metres Exterior: 0.0 metres | Maximum Setbacks (principal): Front: 0.0 metres Rear: 3.0 metres Interior: 0.0 metres Exterior: 0.0 metres |
| Maximum Setbacks (accessory – see s. 4.4): Front: not permitted in front yard Rear: 1.2 metres Interior: 1.2 metres Exterior: 3.0 metres | Maximum Setbacks (accessory): Front: 0.0 metres Rear: 3.0 metres Interior: 0.0 metres Exterior: 0.0 metres |
| Maximum Building Height: 13.0 metres | Maximum Building Height: 15.0 metres |
| Maximum Parcel Coverage: [Not specified] | Maximum Parcel Coverage: 100% |
| Conditions of Use: <ul style="list-style-type: none"> The following uses shall not be permitted to locate in a building or structure within the C1 zone which abuts Main Street. All storage must be contained within the building structure. Shipping and receiving is only permitted at the rear or side of the building: <ol style="list-style-type: none"> .1 car wash; .2 funeral home; .3 public transportation depots, including taxi despatch office; .4 self storage warehouse; .5 bottle depot; .6 automotive repair shop; .7 second hand / pawn shop; and .8 minor repair shop. | Conditions of Use: <ul style="list-style-type: none"> The residential use of the ground floor of a building fronting Main Street is prohibited. 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. |

Notes:

The information provided in this table is a summary of current and proposed zoning regulations. Please refer to the current Zoning Bylaw No. 1085 as well as the most recent version of Draft Zoning Bylaw No. 1395 for actual and proposed regulations.

To see which parcels the TC Zone is to be applied under Zoning Bylaw No. 1395, please refer to the most recent copy of Schedule '2' (Zoning Map) of the bylaw on the Zoning Bylaw Update webpage: <https://www.osoyoos.ca/council/zoning-bylaw-update>

Not all parcels currently zoned C1 under Zoning Bylaw No. 1085, 1998, may be proposed for transition to the new TC Zone.