

Comparison of the Shopping Centre Commercial (C2) vs. Highway Commercial (C1) zones

Zoning Bylaw No. 1085, 1998 – C2 Zone	Draft Zoning Bylaw No. 1395 – C1 Zone
Permitted Uses: <ul style="list-style-type: none"> • accessory building; • accessory use; • dwelling units located above or below the first storey of street level commercial uses; • shopping centre. 	Permitted Uses (Principal): <ul style="list-style-type: none"> • alcohol production facility; • apartment building; • child care facility; • eating and drinking establishment; • indoor recreation; • office; • outdoor market; • personal service establishment; • recycling materials depot and drop-off centre; • retail; • tourist accommodation; • townhouse; • vehicle sales and rentals; Permitted Uses (Accessory): <ul style="list-style-type: none"> • accessory building or structure; • bed and breakfast operation; • dwelling units; and • home occupation.
Maximum Parcel Size: 2,000 m ²	Maximum Parcel Size: 1,000 m ²
Minimum Lot Width: 60.0 metres	Minimum Lot Width: Not less than 25% of parcel depth
Maximum Density: [Not specified]	Maximum Density: 60 dwelling units per hectare
Minimum Density: [Not specified]	Minimum Density: 40 dwelling units per hectare
Maximum Setbacks (principal): Front: 6.0 metres Rear: 3.0 metres Interior: 3.0 metres Exterior: 4.5 metres	Maximum Setbacks (principal): Front: 6.0 metres Rear: 3.0 metres Interior: 3.0 metres Exterior: 4.5 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: 6.0 metres Rear: 3.0 metres Interior: 3.0 metres Exterior: 4.5 metres
Maximum Building Height: 10.0 metres	Maximum Building Height: 12.0 metres
Maximum Parcel Coverage:	Maximum Parcel Coverage:

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[Not specified]	80%
Conditions of Use: [Not specified]	Conditions of Use: <ul style="list-style-type: none">the residential use of the ground floor of a building fronting Main Street is prohibited and dwelling units shall be located above the first storey of any building with a frontage to Main Street.dwelling units shall have separate entrances from the exterior of the building and shall not share a common hallway with any commercial uses.accessory dwellings are limited to a maximum of one (1) per parcel, but excluding apartment building and townhouse uses.

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 C1 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 C2 under Zoning Bylaw No. 1085, 1998, *may* be proposed for transition to the new C1 Zone.