

## Comparison of the Highway Commercial (C3) vs. Highway Commercial (C1) zones

Zoning Bylaw No. 1085, 1998 – C3 Zone	Draft Zoning Bylaw No. 1395 – C1 Zone
<b>Permitted Uses:</b> <ul style="list-style-type: none"> <li>• accessory buildings;</li> <li>• accessory use;</li> <li>• automobile, boat, trailer, and recreation vehicle service, sales and rental;</li> <li>• automotive repair shop and parts sales;</li> <li>• building supply establishment;</li> <li>• car wash;</li> <li>• convenience store;</li> <li>• craft brewery/ distillery;</li> <li>• dwelling units located above or below the first storey of street level commercial uses;</li> <li>• gas bar / gasoline service station;</li> <li>• gift shop;</li> <li>• laundromat;</li> <li>• licensed establishment;</li> <li>• motel and hotel;</li> <li>• nursery, garden shop;</li> <li>• public transportation depot;</li> <li>• recreation commercial establishment;</li> <li>• recreation rental establishment;</li> <li>• restaurant;</li> <li>• tourist information facility.</li> </ul>	<b>Permitted Uses (Principal):</b> <ul style="list-style-type: none"> <li>• alcohol production facility;</li> <li>• apartment building;</li> <li>• child care facility;</li> <li>• eating and drinking establishment;</li> <li>• indoor recreation;</li> <li>• office;</li> <li>• outdoor market;</li> <li>• personal service establishment;</li> <li>• recycling materials depot and drop-off centre;</li> <li>• retail;</li> <li>• tourist accommodation;</li> <li>• townhouse;</li> <li>• vehicle sales and rentals;</li> </ul> <b>Permitted Uses (Accessory):</b> <ul style="list-style-type: none"> <li>• accessory building or structure;</li> <li>• bed and breakfast operation;</li> <li>• dwelling units; and</li> <li>• home occupation.</li> </ul>
<b>Maximum Parcel Size:</b> 600 m <sup>2</sup>	<b>Maximum Parcel Size:</b> 1,000 m <sup>2</sup>
<b>Minimum Lot Width:</b> 18.0 metres	<b>Minimum Lot Width:</b> Not less than 25% of parcel depth
<b>Maximum Density:</b> [Not specified]	<b>Maximum Density:</b> 60 dwelling units per hectare
<b>Minimum Density:</b> [Not specified]	<b>Minimum Density:</b> 40 dwelling units per hectare
<b>Maximum Setbacks (principal):</b> Front: 6.0 metres Rear: 6.0 metres Interior: 3.0 metres Exterior: 4.5 metres	<b>Maximum Setbacks (principal):</b> Front: 6.0 metres Rear: 3.0 metres Interior: 3.0 metres Exterior: 4.5 metres
<b>Maximum Setbacks (accessory – see s. 4.4):</b> Front: not permitted in front yard Rear: 1.2 metres	<b>Maximum Setbacks (accessory):</b> Front: 6.0 metres Rear: 3.0 metres

## Comparison of the Highway Commercial (C3) vs. Highway Commercial (C1) zones

Zoning Bylaw No. 1085, 1998 – C3 Zone	Draft Zoning Bylaw No. 1395 – C1 Zone
Interior: 1.2 metres Exterior: 3.0 metres	Interior: 3.0 metres Exterior: 4.5 metres
<b>Maximum Building Height:</b> 10.0 metres	<b>Maximum Building Height:</b> 12.0 metres
<b>Maximum Parcel Coverage:</b> [Not specified]	<b>Maximum Parcel Coverage:</b> 80%
<b>Conditions of Use:</b> <ul style="list-style-type: none"> <li>• Within front and side yard setbacks, storage of equipment, machinery, motor vehicles and similar items shall not be permitted.</li> <li>• An automotive repair shop shall not become an annoyance or nuisance in the surrounding area by reason of unsightliness, the emission of odours, liquid effluent, dust, fumes, smoke, vibration, noise or glare. No outdoor storage of new or used auto body or automotive parts, repair equipment or vehicles in a visible state of disrepair shall be permitted.</li> </ul>	<b>Conditions of Use:</b> <ul style="list-style-type: none"> <li>• 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.</li> <li>• dwelling units shall have separate entrances from the exterior of the building and shall not share a common hallway with any commercial uses.</li> <li>• accessory dwellings are limited to a maximum of one (1) per parcel, but excluding apartment building and townhouse uses.</li> </ul>

### 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 C3 under Zoning Bylaw No. 1085, 1998, *may* be proposed for transition to the new C1 Zone.