

## Comparison of the Tourist Commercial (C4) vs. Tourist Commercial (CT1) zones

Zoning Bylaw No. 1085, 1998 – C4 Zone	Draft Zoning Bylaw No. 1395 – CT1 Zone
<b>Permitted Uses:</b> <ul style="list-style-type: none"> <li>• accessory buildings;</li> <li>• accessory use;</li> <li>• bed and breakfast (licensed);</li> <li>• campground;</li> <li>• craft brewery/ distillery;</li> <li>• dwelling unit within a commercial building for use by the owner, manager or proprietor;</li> <li>• gift shop;</li> <li>• licensed establishment;</li> <li>• motel / hotel;</li> <li>• office and storage for marina if the adjacent zoning is CM–Commercial Marina;</li> <li>• recreation commercial;</li> <li>• restaurant;</li> <li>• recreation rental establishment.</li> </ul>	<b>Permitted Uses (Principal):</b> <ul style="list-style-type: none"> <li>• alcohol production facility;</li> <li>• eating and drinking establishment;</li> <li>• indoor recreation;</li> <li>• outdoor recreation;</li> <li>• tourist accommodation;</li> </ul>
	<b>Permitted Uses (Accessory):</b> <ul style="list-style-type: none"> <li>• accessory building or structure;</li> <li>• accessory dwelling;</li> <li>• office;</li> <li>• personal service establishment, not to exceed 200.0 m<sup>2</sup> in gross floor area; and</li> <li>• retail, not to exceed 250.0 m<sup>2</sup> in gross floor area.</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> <ul style="list-style-type: none"> <li>• one (1) dwelling unit;</li> <li>• 62 camping spaces per gross developable hectare for occupancy by recreational vehicles / tents.</li> </ul>	<b>Maximum Density:</b> one (1) accessory dwelling unit
<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: 6.0 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 Interior: 1.2 metres Exterior: 3.0 metres	<b>Maximum Setbacks (accessory):</b> Front: 6.0 metres Rear: 6.0 metres Interior: 3.0 metres Exterior: 4.5 metres
<b>Maximum Building Height:</b> 13.0 metres	<b>Maximum Building Height:</b> 13.0 metres
<b>Maximum Parcel Coverage:</b>	<b>Maximum Parcel Coverage:</b>

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[Not specified]	35%
<b>Conditions of Use:</b> <ul style="list-style-type: none"> <li>When a parcel zoned C4 shares a side lot line with another parcel within the C4 zone, the interior side lot line setback may be reduced to 0 m.</li> <li>The location of camp stalls and recreation vehicle stalls shall be subject to other Bylaws of the Town of Osoyoos that regulate Campgrounds.</li> <li>Solid fencing or a wall, hedge or other form of screening not less than 1.5 metres in height shall be erected around all campgrounds.</li> <li>All campgrounds shall comply with the following requirements: <ul style="list-style-type: none"> <li>.1 no recreation vehicle, travel trailer or tent shall be located elsewhere than in a designated camp stall;</li> <li>.2 no person shall occupy a campground in a recreational vehicle or tent for any period greater than three consecutive months, nor for a total of more than 182 days in any calendar year.</li> </ul> </li> </ul>	<b>Conditions of Use:</b> [Not specified]

### 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 CT1 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 C4 under Zoning Bylaw No. 1085, 1998, *may* be proposed for transition to the new CT1 Zone.