

## Comparison of the RV Park / Campground (C5) vs. Campground Commercial (CT2) zones

Zoning Bylaw No. 1085, 1998 – C5 Zone	Draft Zoning Bylaw No. 1395 – CT2 Zone
<b>Permitted Uses:</b> <ul style="list-style-type: none"> <li>• accessory building;</li> <li>• accessory use;</li> <li>• bed and breakfast (licensed);</li> <li>• campground;</li> <li>• convenience store or gift shop in conjunction with a campground;</li> <li>• dwelling unit for residential use by the owner, manager or proprietor of the premises;</li> <li>• recreation vehicle park.</li> </ul>	<b>Permitted Uses (Principal):</b> <ul style="list-style-type: none"> <li>• campground;</li> </ul> <b>Permitted Uses (Accessory):</b> <ul style="list-style-type: none"> <li>• accessory building or structure;</li> <li>• accessory dwelling;</li> <li>• eating and drinking establishment;</li> <li>• indoor recreation; and</li> <li>• retail, not to exceed 250.0 m<sup>2</sup> in gross floor area.</li> </ul>
<b>Maximum Parcel Size:</b> 2,000 m <sup>2</sup>	<b>Maximum Parcel Size:</b> 5,000 m <sup>2</sup>
<b>Minimum Lot Width:</b> 30.0 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> [Not specified]
<b>Maximum Setbacks (principal):</b> Front: 6.0 metres Rear: 3.0 metres Interior: 1.0 metres Exterior: 4.5 metres	<b>Maximum Setbacks (principal):</b> Front: 6.0 metres Rear: 3.0 metres Interior: 1.0 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: 3.0 metres Interior: 1.0 metres Exterior: 4.5 metres
<b>Maximum Building Height:</b> 8.0 metres	<b>Maximum Building Height:</b> 10.0 metres
<b>Maximum Parcel Coverage:</b> [Not specified]	<b>Maximum Parcel Coverage:</b> 20%
<b>Conditions of Use:</b> <ul style="list-style-type: none"> <li>• The location of camp stalls and recreation vehicle stalls shall be subject to other bylaws of the Town of Osoyoos that regulate Campgrounds and Recreational Vehicle Parks.</li> </ul>	<b>Conditions of Use:</b> <ul style="list-style-type: none"> <li>• the minimum area on which a <i>campground</i> use may be undertaken shall be 2.0 ha;</li> <li>• the maximum number of campground units per hectare shall not exceed 75;</li> </ul>

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<ul style="list-style-type: none"> <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 and recreation vehicle parks.</li> <li>• All campground or recreation vehicle parks shall comply with the following requirements:               <ol 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 or recreation vehicle park 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> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>• not more than 25% of all campground units within a <i>campground</i> shall be used for the placement of <i>tourist cabins</i>; and</li> <li>• a <i>tourist cabin</i> may not have a <i>gross floor area</i> exceeding 30.0 m<sup>2</sup> including additions such as covered patios and covered or uncovered decks.</li> <li>• no person shall occupy a campground in a recreational vehicle or tent for any period greater than three (3) consecutive months, nor for a total of more than 182 days in any calendar year.</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 CT2 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 C5 under Zoning Bylaw No. 1085, 1998, *may* be proposed for transition to the new CT2 Zone.