

Comparison of the Special Commercial (C7) vs. Neighbourhood Commercial (C2) zones

Zoning Bylaw No. 1085, 1998 – C7 Zone	Draft Zoning Bylaw No. 1395 – C2 Zone
Permitted Uses: <ul style="list-style-type: none"> • accessory building; • accessory use; • dwelling; • neighbourhood services; • nursery, garden shop; • shopping centre; 	Permitted Uses (Principal): <ul style="list-style-type: none"> • apartment building; • child care facility; • eating and drinking establishment; • office; • personal service establishment; • retail; • townhouse.
	Permitted Uses (Accessory): <ul style="list-style-type: none"> • accessory building or structure; • bed and breakfast operation; • home occupation.
Maximum Parcel Size: 600 m ²	Maximum Parcel Size: 1,000 m ²
Minimum Lot Width: 18.0 metres	Minimum Lot Width: Not less than 25% of parcel depth
Maximum Density: [Not specified]	Maximum Density: 75 dwelling units per hectare
Minimum Density: [Not specified]	Minimum Density: 40 dwelling units per hectare
Maximum Setbacks (principal): Front: 6.0 metres Rear: 6.0 metres Interior: 3.0 metres Exterior: 4.5 metres	Maximum Setbacks (principal): Front: 6.0 metres Rear: 6.0 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: 6.0 metres Interior: 3.0 metres Exterior: 4.5 metres
Maximum Building Height: 9.0 metres	Maximum Building Height: 12.0 metres (principal) 4.5 metres (accessory)
Maximum Parcel Coverage: [Not specified]	Maximum Parcel Coverage: 80%
Conditions of Use: <ul style="list-style-type: none"> • dwelling units to be located above or below the first storey of street level commercial uses. 	Conditions of Use: <ul style="list-style-type: none"> • dwelling units located in the same building as a commercial use shall have separate entrances

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	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 C2 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 C7 under Zoning Bylaw No. 1085, 1998, *may* be proposed for transition to the new C2 Zone.

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