

## Comparison of the Service Commercial (C8) vs. Service Commercial Two (CS2) zones

Zoning Bylaw No. 1085, 1998 – C8 Zone	Draft Zoning Bylaw No. 1395 – CS2 Zone
<b>Permitted Uses:</b> <ul style="list-style-type: none"> <li>• accessory building;</li> <li>• animal hospital;</li> <li>• auction room;</li> <li>• automobile, boat, trailer, and recreation vehicle sales and rental, including related minor repair shop;</li> <li>• automotive and truck repair shop, including body repair and painting;</li> <li>• building supply establishment;</li> <li>• café or restaurant;</li> <li>• car wash;</li> <li>• delivery and express facility;</li> <li>• drive-in theatre;</li> <li>• dwelling unit;</li> <li>• fire hall, police station, telephone exchange and similar public utilities;</li> <li>• gasoline service station;</li> <li>• mobile home sales, service and storage;</li> <li>• nursery;</li> <li>• office, storage building, workshop and yard for general contractors and trade contractors;</li> <li>• public transportation depot;</li> <li>• sale, rental and repair of tools and small equipment;</li> <li>• second hand store, pawnshop, junk shop;</li> <li>• service business;</li> <li>• tire shop, including sales and repair;</li> <li>• truck and truck-tractor sales or rental;</li> <li>• warehouse;</li> <li>• welding, machine and blacksmith shop.</li> </ul>	<b>Permitted Uses (Principal):</b> <ul style="list-style-type: none"> <li>• alcohol production facility;</li> <li>• car wash;</li> <li>• construction supply centre;</li> <li>• fleet services;</li> <li>• food and beverage processing;</li> <li>• manufacturing, provided the use is entirely contained within a building;</li> <li>• recycling materials depot and drop-off centre;</li> <li>• service industry establishment;</li> <li>• self-storage;</li> <li>• vehicle sales and rentals;</li> <li>• veterinary establishment;</li> <li>• wholesale business;</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; and</li> <li>• retail.</li> </ul>
<b>Maximum Parcel Size:</b> 1,000 m <sup>2</sup>	<b>Maximum Parcel Size:</b> 1,000 m <sup>2</sup>
<b>Minimum Lot Width:</b> 20.0 metres	<b>Minimum Lot Width:</b> Not less than 25% of parcel depth
<b>Maximum Density:</b> one (1) dwelling unit	<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>	<b>Maximum Setbacks (principal):</b>

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Zoning Bylaw No. 1085, 1998 – C8 Zone	Draft Zoning Bylaw No. 1395 – CS2 Zone
Front: 6.0 metres Rear: 6.0 metres Interior: 3.0 metres Exterior: 6.0 metres	Front: 6.0 metres Rear: 6.0 metres Interior: 3.0 metres Exterior: 4.5 metres
<b>Maximum Setbacks</b> (accessory – see s. 4.4): Front: not permitted in front yard Rear: 1.2 metres Interior: 1.2 metres Exterior: 3.0 metres	<b>Maximum Setbacks</b> (accessory): Front: 6.0 metres Rear: 6.0 metres Interior: 3.0 metres Exterior: 4.5 metres
<b>Maximum Building Height:</b> 9.0 metres	<b>Maximum Building Height:</b> 13.0 metres (principal) 5.0 metres (accessory)
<b>Maximum Parcel Coverage:</b> [Not specified]	<b>Maximum Parcel Coverage:</b> 40%
<b>Conditions of Use:</b> <ul style="list-style-type: none"> <li>a dwelling unit must be within a commercial building for residential use by the owner, manager or proprietor of the premises.</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 CS2 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 C8 under Zoning Bylaw No. 1085, 1998, may be proposed for transition to the new CS2 Zone.