

## Comparison of the Commercial Airport (CA) vs. Airport (AP) zones

Zoning Bylaw No. 1085, 1998 – CA Zone	Draft Zoning Bylaw No. 1395 – AP Zone
<b>Permitted Uses:</b> <ul style="list-style-type: none"> <li>• accessory buildings;</li> <li>• accessory use;</li> <li>• airport;</li> <li>• air traffic control building;</li> <li>• commercial and service businesses that are associated or related to an airport.</li> </ul>	<b>Permitted Uses (Principal):</b> <ul style="list-style-type: none"> <li>• airport;</li> </ul> <b>Permitted Uses (Accessory):</b> <ul style="list-style-type: none"> <li>• accessory building or structure;</li> <li>• aircraft maintenance and repair;</li> <li>• aircraft fuel sales;</li> <li>• aircraft sales;</li> <li>• aircraft storage;</li> <li>• dwelling unit;</li> <li>• eating and drinking establishment;</li> <li>• flight training school;</li> <li>• flying clubs;</li> <li>• offices; and</li> <li>• retail establishment, minor.</li> </ul>
<b>Maximum Parcel Size:</b> 1,000 m <sup>2</sup>	<b>Maximum Parcel Size:</b> 1.0 ha
<b>Minimum Lot Width:</b> 18.0 metres	<b>Minimum Lot Width:</b> 30.0 metres
<b>Maximum Density:</b> [Not specified]	<b>Maximum Density:</b> [Not applicable]
<b>Minimum Density:</b> [Not specified]	<b>Minimum Density:</b> [Not applicable]
<b>Maximum Setbacks (principal):</b> Front: 6.0 metres Rear: 6.0 metres Interior: 3.0 metres Exterior: 3.0 metres	<b>Maximum Setbacks (principal):</b> Front: 6.0 metres Rear: 6.0 metres Interior: 3.0 metres Exterior: 3.0 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: 3.0 metres
<b>Maximum Building Height:</b> 10.0 metres	<b>Maximum Building Height:</b> 10.0 metres
<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>• No use or building shall take place or be placed on lands zoned CA that will produce or create dust, smoke, or steam, or will in any way create a</li> </ul>	<b>Conditions of Use:</b> [Not applicable]

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nuisance or annoyance or create an unsafe situation for the proper and safe operation of the airport. <ul style="list-style-type: none"><li>Notwithstanding the provisions of Section 8.22.2.2, the height of all buildings or structures to be placed on lands within the CA zone shall be subject to federal regulations.</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 AP 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 CA under Zoning Bylaw No. 1085, 1998, *may* be proposed for transition to the new AP Zone.