

Comparison of the CD1 (“Desert Mirage”) vs. Medium Density Residential (RM1) & Highway Commercial (C1) zones

Zoning Bylaw No. 1085, 1998 – CD1 Zone	Draft Zoning Bylaw No. 1395 – RSM1 Zone	Draft Zoning Bylaw No. 1395 – C1 Zone
	To be applied to 15 Solana Key Court	To be applied to 6301 Main Street
<b>Permitted Uses:</b> <ul style="list-style-type: none"><li>• business, medical and professional offices;</li><li>• restaurant;</li><li>• convenience store;</li><li>• financial institution;</li><li>• motel and hotel;</li><li>• licensed establishment;</li><li>• recreation commercial;</li><li>• gift shop;</li><li>• service business;</li><li>• tourist information facility;</li><li>• shopping centre;</li><li>• retail stores;</li><li>• dry cleaner;</li><li>• multiple family dwelling;</li><li>• laundromat;</li><li>• dwelling units located above the first storey of commercial uses.</li></ul>	<b>Permitted Uses (Principal):</b> <ul style="list-style-type: none"><li>• apartment building;</li><li>• community care facility;</li><li>• townhouse;</li></ul>	<b>Permitted Uses (Principal):</b> <ul style="list-style-type: none"><li>• alcohol production facility;</li><li>• apartment building;</li><li>• child care facility;</li><li>• eating and drinking establishment;</li><li>• indoor recreation;</li><li>• office;</li><li>• outdoor market;</li><li>• personal service establishment;</li><li>• recycling materials depot and drop-off centre;</li><li>• retail;</li><li>• tourist accommodation;</li><li>• townhouse;</li><li>• vehicle sales and rentals;</li></ul>
	<b>Permitted Uses (Accessory):</b> <ul style="list-style-type: none"><li>• accessory building or structure;</li><li>• home occupation.</li></ul>	<b>Permitted Uses (Accessory):</b> <ul style="list-style-type: none"><li>• accessory building or structure;</li><li>• bed and breakfast operation;</li><li>• dwelling units;</li><li>• home occupation.</li></ul>
<b>Maximum Parcel Size:</b> [Not specified]	<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> [Not specified]	<b>Minimum Lot Width:</b> 30.0 metres	<b>Minimum Lot Width:</b> Not less than 25% of parcel depth
<b>Maximum Density:</b> 85 per gross developable ha	<b>Maximum Density:</b> 75 dwelling units per hectare	<b>Maximum Density:</b> 85 dwelling units per hectare
<b>Minimum Density:</b> [Not specified]	<b>Minimum Density:</b> [Not specified]	<b>Minimum Density:</b> 40 dwelling units per hectare
<b>Maximum Setbacks (principal):</b> Front: 4.5 metres Rear: 6.0 metres Interior: 4.0 metres Exterior: 6.0 metres	<b>Maximum Setbacks (principal):</b> Front: 6.0 metres Rear: 4.5 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: 7.5 metres Rear: 1.0 metres Interior: 1.0 metres Exterior: 4.5 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 (residential) 10.0 metres (commercial)	<b>Maximum Building Height:</b> 15.0 metres	<b>Maximum Building Height:</b> 12.0 metres
<b>Maximum Parcel Coverage:</b> [Not specified]	<b>Maximum Parcel Coverage:</b> 50%	<b>Maximum Parcel Coverage:</b> 80%
<b>Conditions of Use:</b> <ul style="list-style-type: none"><li>• Within the CD1 Zone, the lands shall be developed for commercial / residential use in accordance with the plans of the comprehensive development project as approved and incorporated as CD1 Map 1 attached to this Bylaw.</li><li>• Off-Street parking and loading shall be in accordance with Section 6 of the Zoning Bylaw except that parking for the residential use shall be 1.5 per dwelling unit and parking for the commercial use shall be 1 stall per 30 m<sup>2</sup> of gross floor area.</li></ul>	<b>Conditions of Use:</b> [Not applicable]	<b>Conditions of Use:</b> <ul style="list-style-type: none"><li>• the residential use of the ground floor of a building fronting Main Street is prohibited and dwelling units shall be located above the first storey of any building with a frontage to Main Street.</li><li>• dwelling units shall have separate entrances from the exterior of the building and shall not share a common hallway with any commercial uses.</li><li>• accessory dwellings are limited to a maximum of one (1) per parcel, but excluding apartment building and townhouse uses.</li></ul>

Comparison of the CD1 (“Desert Mirage”) vs. Medium Density Residential (RM1) & Highway Commercial (C1) zones

Zoning Bylaw No. 1085, 1998 – CD1 Zone	Draft Zoning Bylaw No. 1395 – RSM1 Zone	Draft Zoning Bylaw No. 1395 – C1 Zone
	To be applied to 15 Solana Key Court	To be applied to 6301 Main Street
<div>CD1 – MAP 1</div> 		

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 RM1 and C1 zones are 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>

DRAFT