

Comparison of the CD2 (“Village by the Lake”) vs. Medium Density Residential (RM1) zones

Zoning Bylaw No. 1085, 1998 – CD2 Zone	Draft Zoning Bylaw No. 1395 – RM1 Zone
Permitted Uses: <ul style="list-style-type: none"> • accessory use; • convenience store; • gift shop; • hotel and motel; • licensed establishment; • multiple family dwelling; • recreation commercial; • recreation rental; • restaurant. 	Permitted Uses (Principal): <ul style="list-style-type: none"> • apartment building; • community care facility; • townhouse; Permitted Uses (Accessory): <ul style="list-style-type: none"> • accessory building or structure; and • home occupation.
Maximum Parcel Size: [Not specified]	Maximum Parcel Size: 1,000 m ²
Minimum Lot Width: [Not specified]	Minimum Lot Width: 30.0 metres
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: 4.5 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: 7.5 metres Rear: 1.0 metres Interior: 1.0 metres Exterior: 4.5 metres
Maximum Building Height: 10.0 metres (commercial) 10.0 metres (motel measured from east grade) 13.0 metres (residential)	Maximum Building Height: 15.0 metres
Maximum Parcel Coverage: [Not specified]	Maximum Parcel Coverage: 50%
Conditions of Use: <ul style="list-style-type: none"> • Within the CD2 Zone, the lands shall be developed for commercial / residential use in accordance with the plans of the comprehensive development project as approved and 	Conditions of Use: [Not applicable]

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<p>incorporated as CD2 Map 1 attached to this Bylaw.</p> <ul style="list-style-type: none">• Off-Street parking and loading shall be in accordance with Section 6 of the Zoning Bylaw except that:<ul style="list-style-type: none">➤ parking for the commercial use shall be 1 stall per 45 m² of gross floor area;➤ parking for the restaurant/licensed establishment shall be 1 stall per 4 seat occupancy;➤ parking for the residential units shall be 1.5 stalls per dwelling unit.	

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 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>