

Comparison of the CD5 (“Walnut Beach Resort”) vs. Resort Commercial (CT4) zones

Zoning Bylaw No. 1085, 1998 – CD5 Zone	Draft Zoning Bylaw No. 1395 – CT4 Zone
Permitted Uses: <ul style="list-style-type: none"> • accessory use; • hotel; • marina; • multiple family dwelling; • resort multiple family dwelling. 	Permitted Uses (Principal): <ul style="list-style-type: none"> • resort residential building; Permitted Uses (Accessory): <ul style="list-style-type: none"> • accessory building or structure; • eating and drinking establishment; • indoor recreation; • outdoor recreation; and • retail.
Maximum Parcel Size: [Not specified]	Maximum Parcel Size: 1,000 m ²
Minimum Lot Width: [Not specified]	Minimum Lot Width: Not less than 25% of the parcel depth
Maximum Density: [Not specified]	Maximum Density: 85 dwelling units per hectare*
Minimum Density: [Not specified]	Minimum Density: 40 dwelling units per hectare
Maximum Setbacks (principal): Front: 6.0 metres Rear: [not specified] Interior: 6.0 metres Exterior: [not specified]	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: 15.0 metres	Maximum Building Height: 15.0 metres (principal) 5.0 metres (accessory)
Maximum Parcel Coverage: [Not specified]	Maximum Parcel Coverage: 80%
Conditions of Use: <ul style="list-style-type: none"> • The lands be developed for tourist commercial and residential uses in accordance with the plans of the comprehensive development project as approved and incorporated as CD5 Map 1 attached to this Bylaw. • The permitted use of “multiple family dwelling” be limited to 20 percent of the total of “accommodation units”; including “hotel rooms”, 	Conditions of Use: [Not applicable]

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<p>“resort multiple family dwellings” and “multiple family dwellings.</p> <ul style="list-style-type: none"> Off-Street parking stalls will be provided in accordance with the following: <ul style="list-style-type: none"> Accommodation parking: 1 stall per bedroom; Restaurant and licensed establishment parking: 1 stall per 8 seats; Visitor parking: 0.05 stalls per accommodation 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 CT4 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>

- It is proposed to introduce a new definition of “resort residential building” in Draft Zoning Bylaw No. 1395 in order to replace references to “resort multiple family dwelling” currently found in Zoning Bylaw No. 1085.
- The definition of “resort residential building” would be as follows:

“resort residential building” means an apartment building within which a dwelling unit may be used for a residential or short-term rental accommodation use, with the latter being for periods of less than one month. The resort residential building may include accessory facilities such as eating and drinking establishments, banquet and convention rooms, recreation facilities and personal service establishments for the convenience of residents and guests;
- The permitted density in the CT4 Zone is 75 units/ha, however, the CD5 Zone is seen to have facilitated a maximum density on the property at 4000 Lakeshore Drive of 85 units/ha. It is proposed to accommodate this in Draft Zoning Bylaw No. 1395 through the use of a site specific regulation permitted a maximum density of 85 units/ha on the subject property.