

## Comparison of the CD9 (“Lakeshore Drive”) vs. Lakeshore Drive (CD1) zones

Zoning Bylaw No. 1085, 1998 – CD9 Zone	Draft Zoning Bylaw No. 1395 – CD1 Zone
<b>Permitted Uses:</b> <u>Phase 1 and 2</u> .1 Single family dwelling .2 Two family dwelling <u>Phase 3 and 4</u> .1 Two-storey residential / commercial complex <u>Phase 5</u> .1 Single family dwelling <u>Phase 6, 7, and 8</u> .1 Multiple family dwelling (in row housing format) .2 Resort multiple family dwelling (in row housing format)	<b>Permitted Uses (Principal):</b> <ul style="list-style-type: none"> <li>apartment building;</li> <li>duplex dwelling;</li> <li>resort residential building;</li> <li>single detached dwelling;</li> <li>townhouse;</li> </ul> <b>Permitted Uses (Accessory):</b> <ul style="list-style-type: none"> <li>accessory building or structure; and</li> <li>accessory dwelling.</li> </ul>
<b>Maximum Parcel Size:</b> [Not specified]	<b>Maximum Parcel Size:</b> Not applicable
<b>Minimum Lot Width:</b> [Not specified]	<b>Minimum Lot Width:</b> Not less than 25% of the parcel depth
<b>Maximum Density:</b> [Not specified]	<b>Maximum Density:</b> 85 dwelling units per hectare*
<b>Minimum Density:</b> [Not specified]	<b>Minimum Density:</b> 40 dwelling units per hectare
<b>Maximum Setbacks (principal):</b> [Not specified]	<b>Maximum Setbacks (principal):</b> a) single detached dwelling and duplex dwellings: <ul style="list-style-type: none"> <li>i) Front parcel line 2.0 metres</li> <li>ii) Rear parcel line 1.5 metres</li> <li>iii) Interior side parcel line 1.2 metres</li> <li>iv) Exterior side parcel line 3.0 metres</li> </ul> b) apartment buildings, townhouses and resort residential buildings: <ul style="list-style-type: none"> <li>i) Front parcel line 6.0 metres</li> <li>ii) Rear parcel line 4.5 metres</li> <li>iii) Interior side parcel line 3.0 metres</li> <li>iv) Exterior side parcel line 4.5 metres</li> </ul>
<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: 2.0 metres Rear: 1.5 metres Interior: 1.2 metres Exterior: 3.0 metres
<b>Maximum Building Height:</b> [Not specified]	<b>Maximum Building Height:</b> a) 11.0 metres (single detached dwelling or duplex) b) 15.0 metres (apartment building & townhouse)

## Comparison of the CD9 (“Lakeshore Drive”) vs. Lakeshore Drive (CD1) zones

Zoning Bylaw No. 1085, 1998 – CD9 Zone	Draft Zoning Bylaw No. 1395 – CD1 Zone
<b>Maximum Parcel Coverage:</b> [Not specified]	c) 4.5 metres (accessory building or structure)  <b>Maximum Parcel Coverage:</b> a) 40% for parcels less than 1,000 m <sup>2</sup> in area; and b) 50% for parcels 1,000 m <sup>2</sup> in area, or greater.
<b>Conditions of Use:</b> <ul style="list-style-type: none"> <li> <b>Phasing and Scheduling</b>            Any change to the general delineation of, or sequencing of phases in CD9 – Map 1 and deviation from more than 5± in the number of different housing units by type in each phase shown on CD9 – Schedule 1 will be subject to a Council approved zoning bylaw amendment.         </li> <li> <b>Regulations</b>            Development of each and every phase will be subject to prior approval by the Director of Planning and Development Services, including:           <ol style="list-style-type: none"> <li>Subdivision approvals for lots, street and sidewalk ROWs, and utility easements; road, sidewalk, street lighting, sanitation and storm sewers, and domestic and irrigation water services; and offsite services, amenities and additional studies as required below;</li> <li>Development permits for numbers and types of buildings; building form, character, and lot siting; and landscaping; and</li> <li>Detailed geotechnical assessments.</li> </ol> </li> <li> <b>Off-site Street Improvements</b> <ol style="list-style-type: none"> <li>As a condition of subdivision approval for Phase 1 the applicant will complete at their cost installation of a sidewalk running along the complete front of their property on Lakeshore Drive, with a crosswalk across Lakeshore Drive from its intersection with 44th Avenue to connect with to the existing sidewalk on the other side of the road.</li> <li>As a condition of subdivision approval for Phase 4, the applicant will join the Town and the Ministry of Transportation and Infrastructure (MOTI) on agreement regarding the timing and scope of needed improvements required to the Highway 3 / Lakeshore intersection, including required cost sharing by the applicant to be paid as a</li> </ol> </li> </ul>	<b>Site Development Plan</b> <ol style="list-style-type: none"> <li>development of the subject property shall in accordance with the Plan included at Map 20.1.7 and phasing schedule established at Section 20.1.10;</li> <li>despite sub-section 20.1.9(a), development of housing unit types on the subject property may deviate by no more than five (5) units of each type in each phase as shown on the Plan included at Map 20.1.7 and phasing schedule established at Section 20.1.8.</li> <li>Any change that comprises a deviation of greater than five (5) units in any one Phase from the Plan included at Map 20.1.7 and phasing schedule established at Section 20.1.10 requires approval from the Town of Osoyoos Council in the form of an approved amendment bylaw.</li> </ol> <div data-bbox="829 1031 1451 1608"> <p>FOR EXACT SITE WORKS REFER TO CIVIL ENGINEERING DRAWINGS</p> <p>OSOYOOS LAKE</p> <p>FEB.24.2017 REV 01</p> </div> <b>Phased Development Schedule</b> <ol style="list-style-type: none"> <li>The phased development of the subject property shall be in accordance with the following schedule:</li> </ol>

# Comparison of the CD9 (“Lakeshore Drive”) vs. Lakeshore Drive (CD1) zones

Zoning Bylaw No. 1085, 1998 – CD9 Zone

condition of subsequent phased subdivision approval.

Amenities

As a condition of subdivision approval for Phase 1, the applicant will donate approximately 1.74 acres including the ponds and their surrounds adjoining Lakeshore Drive for a Town parkland dedication as shown on CD9 – Map 1.

Additional Studies

Also as a condition of subdivision approval for Phase 1, the applicant will undertake a riparian wetland assessment of the aforementioned ponds to survey their baseline ecological values and recommend protocols for their protection to be considered in storm water management design and operations.

CD9 – SCHEDULE 1

Table 4217 Lakeshore Drive Building Plan, Maximum Dwelling Units (DUs) Per Phase and Overall Development						
Phases	Single-Family Dwellings	Two-Family Dwellings	Terraced Townhomes (80% Multiple-Family Dwelling - MFD) (20% Resort Multiple-Family Dwelling - RMFD)		2-Storey Residential / Commercial Complex	
	SFD	TFD	MFD	RMFD	MFD	RMFD
Phase 1	8	16				
Phase 2	14	14				
Phase 3					20-24	10-12
Phase 4					20-24	10-12
Phase 5	8					
Phase 6			15	5		
Phase 7			28	8		
Phase 8			15	5		
All Phases	30	30	58	18	40-48	20-24
Overall Development	Total dwelling units = 196 – 208 Tourist accommodation units only = 38 - 42					

Draft Zoning Bylaw No. 1395 – CD1 Zone

Phases	Single Detached Dwellings	Duplex Dwellings	Terraced Townhomes		2-Storey Residential / Commercial Complex	
			Multi-Family	Resort Residential Building	Multi-Family	Resort Residential Building
Phase 1	8	16	-	-	-	-
Phase 2	14	14	-	-	-	-
Phase 3	-	-	-	-	20-24	10-12
Phase 4	-	-	-	-	20-24	10-12
Phase 5	8	-	-	-	-	-
Phase 6	-	-	15	5	-	-
Phase 7	-	-	28	8	-	-
Phase 8	-	-	15	5	-	-
Total	30	30	58	18	40-48	20-24
Site Total: 196-208 dwelling units which includes 38-42 short-term rental accommodation units.						

b) As a condition of subdivision approval for Phase 1 the applicant will complete the following:

- i) the installation, at their cost, of a sidewalk running along the complete frontage of their property on Lakeshore Drive, with a crosswalk across Lakeshore Drive from its intersection with 44<sup>th</sup> Avenue to connect with to the existing sidewalk on the other side of the road;
- ii) a riparian assessment of the watercourses (e.g. “ponds”) located on the subject property and shown Map 20.1.7 in order to survey their baseline ecological values and recommend protocols for their protection to be considered in storm water management design and operations; and
- iii) the donation of the lands as shown as “Park Dedication 7030 s.m.”, and comprising “ponds” and surrounding area on Map 20.1.7

c) As a condition of subdivision approval for Phase 4, the applicant will join the Town and the Ministry of Transportation and Infrastructure (MOTI) on agreement regarding the timing and scope of needed improvements required to the Highway 3 / Lakeshore intersection, including required cost sharing by the applicant to be paid as a condition of subsequent phased subdivision approval.

## CD9 – SCHEDULE 1

**Table 4217 Lakeshore Drive Building Plan.**  
Maximum Dwelling Units (DUs) Per Phase and Overall Development

Phases	Single-Family Dwellings	Two-Family Dwellings	Terraced Townhomes (80% Multiple-Family Dwelling - MFD) (20% Resort Multiple-Family Dwelling - RMFD)		2-Storey Residential / Commercial Complex	
	SFD	TFD	MFD	RMFD	MFD	RMFD
Phase 1	8	16				
Phase 2	14	14				
Phase 3					20-24	10-12
Phase 4					20-24	10-12
Phase 5	8					
Phase 6			15	5		
Phase 7			28	8		
Phase 8			15	5		
All Phases	30	30	58	18	40-48	20-24
Overall Development	Total dwelling units = 196 – 208 Tourist accommodation units only = 38 - 42					

## Notes:

## Comparison of the CD9 (“Lakeshore Drive”) vs. Lakeshore Drive (CD1) zones

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 can be found on the Zoning Bylaw Update webpage: <https://www.osoyoos.ca/council/zoning-bylaw-update>

DRAFT