# 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				
Permitted Uses:	Permitted Uses (Principal):				
Phase 1 and 2	apartment building;				
.1 Single family dwelling	duplex dwelling;				
.2 Two family dwelling	resort residential building;				
Phase 3 and 4	single detached dwelling;				
.1 Two-storey residential / commercial complex	townhouse;				
Phase 5	Permitted Uses (Accessory):				
.1 Single family dwelling	accessory building or structure; and				
Phase 6, 7, and 8	accessory dwelling.				
.1 Multiple family dwelling (in row housing format)					
.2 Resort multiple family dwelling (in row housing					
format)	,				
Maximum Parcel Size:	Maximum Parcel Size:				
[Not specified]	Not applicable				
Minimum Lot Width: Minimum Lot Width:					
[Not specified]	Not less than 25% of the parcel depth				
Maximum Density: Maximum Density:					
[Not specified]	85 dwelling units per hectare*				
Minimum Density:	Minimum Density:				
[Not specified]	40 dwelling units per hectare				
Maximum Setbacks (principal):	Maximum Setbacks (principal):				
[Not specified]	a) single detached dwelling and duplex dwellings:				
	Front parcel line 2.0 metres				
	ii) Rear parcel line 1.5 metres				
	iii) Interior side parcel line 1.2 metres				
	iv) Exterior side parcel line 3.0 metres				
	b) apartment buildings, townhouses and resort residential buildings:				
	i) Front parcel line 6.0 metres				
	ii) Rear parcel line 4.5 metres				
	iii) Interior side parcel line 3.0 metres				
	iv) Exterior side parcel line 4.5 metres				
Maximum Setbacks (accessory – see s. 4.4):	Maximum Setbacks (accessory):				
Front: not permitted in front yard	Front: 2.0 metres				
Rear: 1.2 metres	Rear: 1.5 metres				
Interior: 1.2 metres	Interior: 1.2 metres				
Exterior: 3.0 metres	Exterior: 3.0 metres				
Maximum Building Height:	Maximum Building Height:				
[Not specified]	a) 11.0 metres (single detached dwelling or duplex)				
	b) 15.0 metres (apartment building & townhouse)				

Zoning Bylaw No. 1085, 1998 – CD9 Zone	Draft Zoning Bylaw No. 1395 – CD1 Zone			
	c) 4.5 metres (accessory building or structure)			
Maximum Parcel Coverage:	Maximum Parcel Coverage:			
[Not specified]	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.			

#### **Conditions of Use:**

### · Phasing and Scheduling

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.

### Regulations

Development of each and every phase will be subject to prior approval by the Director of Planning and Development Services, including:

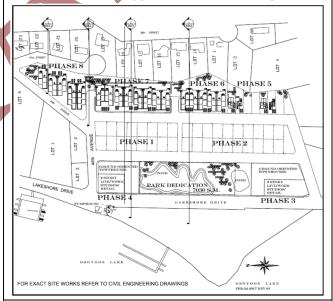
- Subdivision approvals for lots, street and sidewalk ROWs, and utility easements, road, sidewalk, street lighting, sanitation and storm sewers, and domestic and irrigation water services; and offsite services, amenities and additional studies as required below;
- .2 Development permits for numbers and types of buildings; building form, character, and lot siting; and landscaping; and
- .3 Detailed geotechnical assessments.

# Off-site Street Improvements

- 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.
- .2 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

### **Site Development Plan**

- a) 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;
- b) 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.
- c) 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.



### **Phased Development Schedule**

a) The phased development of the subject property shall be in accordance with the following schedule:

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### Zoning Bylaw No. 1085, 1998 - CD9 Zone

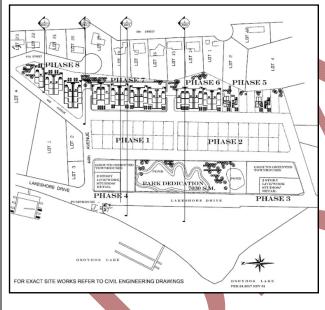
condition of subsequent phased subdivision approval.

### 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.



Phases	Single-Family Two-Famil			Townhomes mily Dwelling - MFD)	2-Storey Residential / Commercial Complex	
	5g5	J. 10	(20% Resort Multiple-Family Dwelling - RMFD)			
	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		
		00			10.10	

Total dwelling units = 196 – 208

CD9 - SCHEDULE 1

## 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: 1	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

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.

on Map 20.1.7

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: <a href="https://www.osoyoos.ca/council/zoning-bylaw-update">https://www.osoyoos.ca/council/zoning-bylaw-update</a>

