

Comparison of the Commercial Marina (CM) vs. Marina Commercial (CT3) zones

Zoning Bylaw No. 1085, 1998 – CM Zone	Draft Zoning Bylaw No. 1395 – CT3 Zone
Permitted Uses: <ul style="list-style-type: none"> • accessory buildings; • accessory use; • marina. 	Permitted Uses (Principal): <ul style="list-style-type: none"> • marina; Permitted Uses (Accessory): <ul style="list-style-type: none"> • accessory building or structure; • accessory dwelling.
Maximum Parcel Size: 1,000 m ²	Maximum Parcel Size: 2,500 m ²
Minimum Lot Width: 18.0 metres	Minimum Lot Width: Not less than 25% of parcel depth
Maximum Density: [Not specified]	Maximum Density: one (1) accessory dwelling
Minimum Density: [Not specified]	Minimum Density: [Not applicable]
Maximum Setbacks (principal): Front: 6.0 metres Rear: [not specified] Interior: 6.0 metres Exterior: 6.0 metres	Maximum Setbacks (principal): Front: 6.0 metres Rear: 6.0 metres Interior: 6.0 metres Exterior: 6.0 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: 6.0 metres Exterior: 6.0 metres
Maximum Building Height: 6.0 metres	Maximum Building Height: 10.0 metres (principal) 5.0 metres (accessory)
Maximum Parcel Coverage: [Not specified]	Maximum Parcel Coverage: 30%
Conditions of Use: <ul style="list-style-type: none"> • Lots created by subdivision in areas zoned CM Commercial Marina must have a minimum of 30 metres lake frontage. • The use of docks, rafts, docking berths or such floatation devices necessary for the operation of a marina must receive appropriate permits and approvals from the provincial and/or federal department responsible for administration of Crown foreshore lands. 	Conditions of Use: [Not applicable]

Notes:

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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 CT3 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>

Not all parcels currently zoned CM under Zoning Bylaw No. 1085, 1998, *may* be proposed for transition to the new CT3 Zone.

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