

Comparison of the Special Industrial (M3) vs. Service Commercial Two (CS2) zones

Zoning Bylaw No. 1085, 1998 – M3 Zone	Draft Zoning Bylaw No. 1395 – CS2 Zone
Permitted Uses: <ul style="list-style-type: none"> • accessory buildings; • auction rooms; • building supply establishments; • car wash; • craft brewery/ distillery; • dry cleaner and laundromat; • dwelling unit or one mobile home; • food processing plants; • fruit packing, warehousing and cold storage operations; • log home manufacturing; • manufacturing plant, provided that the use is entirely contained within a building; • plumbing and heating establishments; contractor's yards and shops; • public works facilities; • recycle depot; • recycling establishment; • restaurant; • retail sales and offices auxiliary to manufacturing, processing and major repair operations; • service industries such as repair shops; equipment, automobile, agricultural implement and trailer sales, rentals, repair and services; • tool, machine and woodworking shops; • trucking operations, including the storage, maintenance and repair of related equipment; • veterinary services and animal supplies; • wholesale and distribution facilities and warehouses. 	Permitted Uses (Principal): <ul style="list-style-type: none"> • alcohol production facility; • car wash; • construction supply centre; • fleet services; • food and beverage processing; • manufacturing, provided the use is entirely contained within a building; • recycling materials depot and drop-off centre; • service industry establishment; • self-storage; • vehicle sales and rentals; • veterinary establishment; • wholesale business; Permitted Uses (Accessory): <ul style="list-style-type: none"> • accessory building or structure; • accessory dwelling; and • eating and drinking establishment; and • retail.
Maximum Parcel Size: 930 m ²	Maximum Parcel Size: 1,000 m ²
Minimum Lot Width: [Not specified]	Minimum Lot Width: Not less than 25% of parcel depth
Maximum Density: one (1) dwelling unit	Maximum Density: one (1) accessory dwelling
Maximum Setbacks (principal): Front: 6.0 metres Rear: 6.0 metres	Maximum Setbacks (principal): Front: 6.0 metres Rear: 6.0 metres

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Interior: 3.0 metres Exterior: 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: 6.0 metres Rear: 6.0 metres Interior: 3.0 metres Exterior: 4.5 metres
Maximum Building Height: 13.0 metres	Maximum Building Height: 13.0 metres (principal) 5.0 metres (accessory)
Maximum Parcel Coverage: [Not specified]	Maximum Parcel Coverage: 40%
Conditions of Use: <ul style="list-style-type: none"> dwelling unit or mobile home is for the owner or caretaker. Outdoor storage of any material, except items being displayed for sale or rent, must be screened from view from Main Street (Highway #3) and Lakeshore Drive by a solid fence, wall, shrub or other screening method which shall be between 2 metres and 3 metres in height. 	Conditions of Use: [Not applicable]

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 CS2 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 M3 under Zoning Bylaw No. 1085, 1998, *may* be proposed for transition to the new CS2 Zone.