

Comparison of the Recreational Vehicle Residential Strata Resort (R8) vs. Campground Commercial (CT2) zones

Zoning Bylaw No. 1085, 1998 – R8 Zone	Draft Zoning Bylaw No. 1395 – CT2 Zone
Permitted Uses: <ul style="list-style-type: none"> • accessory buildings; • dwelling unit (one for residential use by the manager of the premises); • recreational vehicle park; • tennis courts, bowling greens and similar outdoor recreation uses 	Permitted Uses (Principal): <ul style="list-style-type: none"> • campground; Permitted Uses (Accessory): <ul style="list-style-type: none"> • accessory building or structure; • accessory dwelling; • eating and drinking establishment; • indoor recreation; and • retail, not to exceed 250.0 m² in gross floor area.
Maximum Parcel Size: 140 m ²	Maximum Parcel Size: 5,000 m ²
Minimum Lot Width: 7.5 metres	Minimum Lot Width: Not less than 25% of parcel depth
Maximum Density: 62 RV lots per gross developable hectare	Maximum Density: one (1) accessory dwelling unit
Minimum Density: [Not specified]	Minimum Density: [Not specified]
Maximum Setbacks (principal): Front: 3.0 metres Rear: 3.0 metres Interior: 3.0 metres Exterior: 3.0 metres	Maximum Setbacks (principal): Front: 6.0 metres Rear: 3.0 metres Interior: 1.0 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: 3.0 metres Interior: 1.0 metres Exterior: 4.5 metres
Maximum Building Height: 8.0 metres (principal) 4.5 metres (accessory)	Maximum Building Height: 10.0 metres
Maximum Parcel Coverage: [Not specified]	Maximum Parcel Coverage: 20%
Conditions of Use: <ul style="list-style-type: none"> • The location of recreation vehicles on a strata lot shall be subject to other bylaws of the Town of Osoyoos that regulate the development and construction of Recreational Vehicle Parks. • Solid fencing or a wall, hedge or other form of screening not less than 1.5 metres in height shall be erected around the perimeter of all developed 	Conditions of Use: <ul style="list-style-type: none"> • the minimum area on which a <i>campground</i> use may be undertaken shall be 2.0 ha; • the maximum number of campground units per hectare shall not exceed 75;

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<p>properties zoned R-8 Recreational Vehicle Residential Strata Resort.</p> <ul style="list-style-type: none"> • No recreation vehicle shall be located elsewhere than on a recreation vehicle strata lot. • Only one recreation vehicle is permitted to be located on a recreation vehicle strata lot. 	<ul style="list-style-type: none"> • not more than 25% of all campground units within a <i>campground</i> shall be used for the placement of <i>tourist cabins</i>; and • a <i>tourist cabin</i> may not have a <i>gross floor area</i> exceeding 30.0 m² including additions such as covered patios and covered or uncovered decks. <p>no person shall occupy a campground in a recreational vehicle or tent for any period greater than three (3) consecutive months, nor for a total of more than 182 days in any calendar year.</p>

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 CT2 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 R8 under Zoning Bylaw No. 1085, 1998, *may* be proposed for transition to the new CT2 Zone.

Under Zoning Bylaw no. 1085, "Recreational Vehicle Park" is defined as follows:

a parcel of land designed, developed, maintained, and capable of providing accommodation, on a temporary or seasonal basis [emphasis added], for recreational vehicles.