

Comparison of the Commercial Moorage (W4) vs. Osoyoos Lake (W1) zones

Zoning Bylaw No. 1294, 2012 – W4 Zone	Draft Zoning Bylaw No. 1395 – CT3 Zone
Permitted Uses: <ul style="list-style-type: none"> • boating; • boat launch; • marina; • pier; and • yacht club. 	Permitted Uses: <ul style="list-style-type: none"> • marina; • accessory building or structure; and • accessory dwelling.
Maximum Parcel Size: Not applicable	Maximum Parcel Size: 2,500 m ²
Minimum Lot Width: Not applicable	Minimum Lot Width: Not less than 25% of the parcel depth
Maximum Density: Not applicable	Maximum Density: one (1) accessory dwelling
Setbacks: The minimum setback of structures is 5.0 m (16.4 ft) from the side parcel boundaries of that waterfront parcel, projected linearly onto the foreshore and Osoyoos Lake.	Minimum Setbacks (principal): Front: 6.0 metres Rear: 6.0 metres Interior: 6.0 metres Exterior: 6.0 metres
Maximum Building Height: Not applicable	Maximum Building Height: 10.0 metres (principal) 5.0 metres (accessory)
Maximum Parcel Coverage: Not applicable	Maximum Parcel Coverage: 30%
Density: Piers and marinas must be designed and constructed in compliance with the applicable Best Management Practices of the Province and supported by Council.	Density: Not applicable
Dock and Walkway: [Not specified]	Dock and Walkway: 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. 1294 as well as the most recent version of Draft Zoning Bylaw No. 1395 for actual and proposed regulations.

To see which areas 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>

- A difference between the W4 and CT3 zones (and CM Zone in Bylaw No. 1085, 1998) is that the W4 generally applies to water only, whereas the proposed CT3 Zone applies to land and water.