

Comparison of the Intensive Residential Development (IRD) vs. Small-Scale Multi-Unit Residential (RS1) zones

Zoning Bylaw No. 1085, 1998 – IRD Zone	Draft Zoning Bylaw No. 1395 – RS1 Zone
Permitted Uses: <ul style="list-style-type: none"> • accessory building; • carriage house (optional at rear of small lot single-detached house); • fourplex housing; • low rise apartment housing (to a maximum of 3-storeys); • row housing; • small lot single-detached housing; • small lot two-family housing (either side-by-side or back-to-back, with the option of a walk-out basement suite); • any of the above housing types designated as affordable housing by a Section 483 Housing Agreement under the <i>Local Government Act</i>. 	Permitted Uses (Principal): <ul style="list-style-type: none"> • apartment building; • child care facility; • duplex dwelling; • single detached dwelling; • townhouse; Permitted Uses (Accessory): <ul style="list-style-type: none"> • accessory building or structure; • accessory dwelling; • bed and breakfast operation; • home occupation; and • secondary suite.
Maximum Parcel Size: [Not specified]	Maximum Parcel Size: <ul style="list-style-type: none"> • 225.0 m² for a strata subdivision; or • 1,000 m².
Minimum Lot Width: [Not specified]	Minimum Lot Width: Not less than 25% of the parcel depth
Maximum Density: [Not specified]	Maximum Density: <ul style="list-style-type: none"> • For parcels less than 280 m² in area, the maximum number of principal and accessory dwelling units shall not exceed three (3); • For parcels 280 m² and greater, the maximum number of principal and accessory dwelling units shall not exceed four (4); • despite sub-section 16.2.4(a) & (b), the maximum number of single detached dwellings on a parcel shall not exceed one (1).
Maximum Setbacks (principal): [Not specified]	Maximum Setbacks (principal): Front: 2.0 metres Rear: 1.5 metres Interior: 1.2 metres Exterior: 3.0 metres
Maximum Setbacks (accessory – see s. 4.4): Front: not permitted in front yard Rear: 1.2 metres Interior: 1.2 metres	Maximum Setbacks (accessory): Front: 2.0 metres Rear: 1.5 metres Interior: 1.2 metres

Comparison of the Intensive Residential Development (IRD) vs. Small-Scale Multi-Unit Residential (RS1) zones

Zoning Bylaw No. 1085, 1998 – IRD Zone	Draft Zoning Bylaw No. 1395 – RS1 Zone
Exterior: 3.0 metres	Exterior: 3.0 metres
Maximum Building Height: [Not specified]	Maximum Building Height: 11.0 metres (principal) 8.0 metres (accessory dwelling) 4.5 metres (accessory)
Maximum Parcel Coverage: [Not specified]	Maximum Parcel Coverage: 50%

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 RS1 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 IRD under Zoning Bylaw No. 1085, 1998, *may* be proposed for transition to the new RS1 Zone.

The Town has submitted a request to the province to delay implementation of SSMUH zoning requirements to 2029 due to water and sewer infrastructure concerns.

If this Extension request is granted, the list of principal uses permitted in the RS1 Zone will be amended to remove “apartment building” and “townhouse”.

Similarly, permitted densities (see the “Maximum Density” row in the table above) in the RS1 Zone will be amended to allow only the following:

- a) the total maximum number of principal and accessory dwelling units on a parcel is two (2); and*
- b) the maximum number of single detached dwellings on a parcel is one (1).*