Comparison of the Single Family Residential (R1) vs. Small-Scale Multi-Unit Residential (RS1) zones

Permitted Uses (Principal): accessory buildings; church; home occupation; single family dwelling. Permitted Uses (Accessory): single detached dwelling; townhouse; Permitted Uses (Accessory): accessory building or structure; accessory dwelling; bed and breakfast operation; home occupation; home occupation; home occupation; Maximum Parcel Size: 665 m² Maximum Parcel Size: 665 m² Maximum Parcel Size: 665 m² Minimum Lot Width: 18.0 metres Maximum Density: one (1) single family dwelling Maximum Setbacks (principal): Front: 6.0 metres Front: 2.0 metres	Zoning Bylaw No. 1085, 1998 – R1 Zone	Draft Zoning Bylaw No. 1395 – RS1 Zone
 church; home occupation; single family dwelling. germitted Uses (Accessory); accessory building or structure; accessory building or structure; accessory dwelling; bed and breakfast operation; home occupation; and secondary suite. Maximum Parcel Size: 225.0 m² for a strata subdivision; or 1,000 m² Minimum Lot Width: Not less than 25% of the parcel depth Maximum Density: 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): Front: 6.0 metres Maximum Setbacks (principal): Front: 2.0 metres 	Permitted Uses:	Permitted Uses (Principal):
home occupation; single family dwelling. ingle detached dwelling; townhouse; Permitted Uses (Accessory); accessory building or structure; accessory dwelling; bed and breakfast operation; home occupation; and secondary suite. Maximum Parcel Size: 665 m² Maximum Parcel Size: 665 m² Maximum Lot Width: Minimum Lot Width: Not less than 25% of the parcel depth Maximum Density: one (1) single family dwelling Maximum Density: or parcels 280 m² and greater, the maximum number of principal and accessory dwelling units shall not exceed three (3); For parcels 280 m² and greater, the maximum number of single detached dwellings on a parcel shall not exceed four (4); despite sub-section (4); despite sub-section (1). Maximum Setbacks (principal): Front: 6.0 metres Maximum Setbacks (principal): Front: 2.0 metres	 accessory buildings; 	apartment building;
• single family dwelling. • single detached dwelling; • townhouse; Permitted Uses (Accessory): • accessory building or structure; • accessory dwelling; • bed and breakfast operation; • home occupation; and • secondary suite. Maximum Parcel Size: 665 m² Maximum Parcel Size: 625.0 m² for a strata subdivisiop; or • 1,000 m². Minimum Lot Width: 18.0 metres Maximum Density: one (1) single family dwelling Maximum Density: one (1) single family dwelling Por 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 three (3); • 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): Front: 6.0 metres Maximum Setbacks (principal): Front: 2.0 metres	church;	child care facility;
• townhouse; Permitted Uses (Accessory): • accessory building or structure; • accessory dwelling; • bed and breakfast operation; • home occupation; and • secondary suite. Maximum Parcel Size: 665 m² Maximum Parcel Size: Maximum Parcel Size: • 225.0 m² for a strata subdivisiop; or • 1,000 m². Minimum Lot Width: Most less than 25% of the parcel depth Maximum Density: one (1) single family dwelling Maximum Density: • 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): Front: 6.0 metres Maximum Setbacks (principal): Front: 2.0 metres	home occupation;	duplex dwelling;
Permitted Uses (Accessory):	single family dwelling.	single detached dwelling;
 accessory building or structure; accessory dwelling; bed and breakfast operation; home occupation; and secondary suite. Maximum Parcel Size: 665 m² 225.0 m² for a strata subdivision; or 1,000 m². Minimum Lot Width: Not less than 25% of the parcel depth Maximum Density: 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): Front: 6.0 metres Maximum Setbacks (principal): Front: 2.0 metres Acceptable of the parcel depth Maximum Setbacks (principal): Front: 2.0 metres Front: 2.0 metres Acceptable of the parcel depth Maximum Setbacks (principal): Front: 2.0 metres Acceptable of the parcel depth Maximum Setbacks (principal): Front: 2.0 metres Acceptable of the parcel depth		townhouse;
 accessory dwelling; bed and breakfast operation; home occupation; and secondary suite. Maximum Parcel Size: 665 m² 225 0 m² for a strata subdivision; or 1,000 m² Minimum Lot Width: Not less than 25% of the parcel depth Maximum Density: 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): Front: 6.0 metres Maximum Setbacks (principal): Front: 2.0 metres bed and breakfast operation; ecceptage and preater 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):		Permitted Uses (Accessory):
 bed and breakfast operation; home occupation; and secondary suite. Maximum Parcel Size: 665 m² 225.0 m² for a strata subdivisiop, or 1,000 m². Minimum Lot Width: 18.0 metres Maximum Density: one (1) single family dwelling 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): Front: 6.0 metres Maximum Setbacks (principal): Front: 2.0 metres 		accessory building or structure;
 home occupation; and secondary suite. Maximum Parcel Size: 225.0 m² for a strata subdivision; or 1,000 m². Minimum Lot Width: Not less than 25% of the parcel depth Maximum Density: one (1) single family dwelling 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): Front: 6.0 metres Front: 2.0 metres Front: 2.0 metres 		accessory dwelling;
 secondary suite. Maximum Parcel Size: 225.0 m² for a strata subdivision; or 1,000 m². Minimum Lot Width: Not less than 25% of the parcel depth Maximum Density: 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): Front: 6.0 metres Maximum Setbacks (principal): Front: 2.0 metres Por parcels 280 m² and greater, the maximum number of single detached dwellings on a parcel 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). 		bed and breakfast operation;
Maximum Parcel Size: 665 m² • 225.0 m² for a strata subdivisiop, or • 1,000 m². Minimum Lot Width: Minimum Lot Width: Not less than 25% of the parcel depth Maximum Density: • For parcels less than 280 m² in area, the maximum number of principal and accessory dwelling units shall not exceed three (3); OF or parcels 280 m² and greater, the maximum number of principal and accessory dwelling units shall not exceed four (4); • For parcels 280 m² and greater, the maximum number of principal and accessory dwelling units shall not exceed four (4); Maximum Setbacks (principal): Maximum Setbacks (principal): Front: 6.0 metres		home occupation; and
		secondary suite.
 1,000 m². Minimum Lot Width: 1,000 m². Minimum Lot Width: Not less than 25% of the parcel depth Maximum Density:	Maximum Parcel Size:	Maximum Parcel Size:
Minimum Lot Width: 18.0 metres Not less than 25% of the parcel depth Maximum Density: • 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): Maximum Setbacks (principal): Front: 6.0 metres	665 m ²	225.0 m² for a strata subdivision; or
18.0 metres Maximum Density: one (1) single family dwelling Por 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): Front: 6.0 metres Maximum Setbacks (principal): Front: 2.0 metres		• 1,000 m².
Maximum Density: Maximum Density: one (1) single family dwelling • 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): Maximum Setbacks (principal): Front: 2.0 metres	Minimum Lot Width:	Minimum Lot Width:
one (1) single family dwelling • 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): Front: 6.0 metres • For parcels less than 280 m² in area, the maximum number of principal and accessory dwelling units shall not exceed four (4); • Maximum Setbacks (principal): Front: 2.0 metres	18.0 metres	Not less than 25% of the parcel depth
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): Front: 6.0 metres maximum number of principal and accessory dwelling units shall not exceed four (4); Mespite sub-section 16.2.4(a) & (b), the maximum number of single detached dwellings on a parcel shall not exceed one (1).	Maximum Density:	Maximum Density:
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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): Front: 6.0 metres For parcels 280 m² and greater, the maximum number of principal and accessory dwelling units shall not exceed four (4); Maximum Setbacks (b), the maximum number of single detached dwellings on a parcel shall not exceed one (1).		
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): Front: 6.0 metres Pront: 2.0 metres		_
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): Front: 6.0 metres Shall not exceed four (4); Maximum Setcon 16.2.4(a) & (b), the maximum number of single detached dwellings on a parcel shall not exceed one (1). Maximum Setbacks (principal): Front: 2.0 metres		
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number of single detached dwellings on a parcel shall not exceed one (1). Maximum Setbacks (principal): Front: 6.0 metres Maximum Setbacks (principal): Front: 2.0 metres		. //
shall not exceed one (1). Maximum Setbacks (principal): Front: 6.0 metres Shall not exceed one (1). Maximum Setbacks (principal): Front: 2.0 metres		•
Front: 6.0 metres Front: 2.0 metres		• ,
Front: 6.0 metres Front: 2.0 metres	Maximum Setbacks (principal):	Maximum Setbacks (principal):
Rear: 6.0 metres Rear: 1.5 metres		Front: 2.0 metres
	Rear: 6.0 metres	Rear: 1.5 metres
Interior: 1.5 metres Interior: 1.2 metres	Interior: 1.5 metres	Interior: 1.2 metres
Exterior: 3.0 metres Exterior: 3.0 metres	Exterior: 3.0 metres	Exterior: 3.0 metres
Maximum Setbacks (accessory – see s. 4.4): Maximum Setbacks (accessory):	Maximum Setbacks (accessory – see s. 4.4):	Maximum Setbacks (accessory):
Front: not permitted in front yard Front: 2.0 metres	Front: not permitted in front yard	Front: 2.0 metres
Rear: 1.2 metres Rear: 1.5 metres	Rear: 1.2 metres	Rear: 1.5 metres
Interior: 1.2 metres Interior: 1.2 metres	Interior: 1.2 metres	Interior: 1.2 metres
Exterior: 3.0 metres Exterior: 3.0 metres	Exterior: 3.0 metres	Exterior: 3.0 metres
Maximum Building Height: Maximum Building Height:	Maximum Building Height:	Maximum Building Height:
9.0 metres (principal) 11.0 metres (principal)	9.0 metres (principal)	11.0 metres (principal)

Comparison of the Single Family Residential (R1) vs. Small-Scale Multi-Unit Residential (RS1) zones

Zoning Bylaw No. 1085, 1998 – R1 Zone	Draft Zoning Bylaw No. 1395 – RS1 Zone
4.5 metres (accessory)	8.0 metres (accessory dwelling)
	4.5 metres (accessory)
Maximum Parcel Coverage:	Maximum Parcel Coverage:
[Not specified]	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 R1 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).

