

Comparison of the Low Density Residential (R3) vs. Small-Scale Multi-Unit Residential (RS1) zones

Zoning Bylaw No. 1085, 1998 – R3 Zone	Draft Zoning Bylaw No. 1395 – RS1 Zone
Permitted Uses: <ul style="list-style-type: none"> • accessory buildings; • church; • home occupation; • single family dwelling; • two family dwelling. 	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: <ul style="list-style-type: none"> • 557 m² for a single family dwelling • 835 m² for a two family dwelling 	Maximum Parcel Size: <ul style="list-style-type: none"> • 225.0 m² for a strata subdivision; or • 1,000 m².
Minimum Lot Width: <ul style="list-style-type: none"> • 15.0 metres for a single family dwelling • 22.0 metres for a two family dwelling 	Minimum Lot Width: Not less than 25% of the parcel depth
Maximum Density: 25 dwelling units per gross developable hectare	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): Front: 6.0 metres Rear: 6.0 metres Interior: 1.5 metres Exterior: 3.0 metres	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 Exterior: 3.0 metres	Maximum Setbacks (accessory): Front: 2.0 metres Rear: 1.5 metres Interior: 1.2 metres Exterior: 3.0 metres
Maximum Building Height:	Maximum Building Height:

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9.0 metres (principal) 4.5 metres (accessory)	11.0 metres (principal) 8.0 metres (accessory dwelling) 4.5 metres (accessory)
Maximum Parcel Coverage: [Not specified]	Maximum Parcel Coverage: 50%
Conditions of Use: <ul style="list-style-type: none"> When land, where a two family residential use is located, is subdivided, each dwelling unit shall be located on a lot having an area not less than 415 m². Notwithstanding the regulations outlined in Column II in the R3 zone, the interior side setback requirement for a duplex in the R3 zone shall not apply to the property line passing through a common party wall. Only one two family dwelling or one single family dwelling is permitted on a lot zoned R3. 	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 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 R3 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).