

Comparison of the High Density Residential Special (R7A) vs. Medium Density Residential One (RM1) zones

Zoning Bylaw No. 1085, 1998 – R7A Zone	Draft Zoning Bylaw No. 1395 – RM1 Zone
Permitted Uses: <ul style="list-style-type: none"> • accessory buildings; • congregate care facility; • home occupation (within a single family dwelling); • multiple family dwelling; • Recreational Vehicle Storage Lot (as an accessory use to multi-family dwelling only); • single-family dwelling (existing as of November 7, 2016). 	Permitted Uses (Principal): <ul style="list-style-type: none"> • apartment building; • community care facility; • townhouse; Permitted Uses (Accessory): <ul style="list-style-type: none"> • accessory building or structure; • home occupation.
Maximum Parcel Size: 1,000 m ²	Maximum Parcel Size: 1,000 m ²
Minimum Lot Width: 20.0 metres	Minimum Lot Width: 30.0 metres
Maximum Density: 75 dwelling units per gross developable hectare	Maximum Density: 75.0 dwelling units per hectare
Maximum Setbacks (principal): Front: 9.0 metres Rear: 6.0 metres Interior: 3.0 metres Exterior: 4.5 metres	Maximum Setbacks (principal): Front: 6.0 metres Rear: 4.5 metres Interior: 3.0 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: 7.5 metres Rear: 1.0 metres Interior: 1.0 metres Exterior: 4.5 metres
Maximum Building Height: 10.0 metres / 9.0 metres on east side of Oleander Drive (principal) 4.5 metres (accessory)	Maximum Building Height: 15.0 metres (principal)
Maximum Parcel Coverage: [Not specified]	Maximum Parcel Coverage: 50%
Minimum Dwelling Size: 79 m ²	Minimum Dwelling Size: [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.

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To see which parcels the RM1 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 R7A under Zoning Bylaw No. 1085, 1998, *may* be proposed for transition to the new RM1 Zone.

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