

Comparison of General Regulations – “Accessory Buildings and Structures”

Zoning Bylaw No. 1085, 1998 – Section 4.4	Draft Zoning Bylaw No. 1395 – Section 7.1
<p>Accessory Buildings And Structures</p> <ul style="list-style-type: none"> .1 No accessory building or structure shall be erected on any parcel unless a principal building has previously been erected, or a principal building is erected simultaneously with the accessory building. .2 An accessory building or structure shall not be used for human habitation. .3 Notwithstanding the definition of height (building) in Section 2 of this Bylaw, an accessory building or structure within all residential zones or is accessory to a residential use shall not exceed 4.5 metres from the average finished grade to the highest point of the roof. .4 An accessory building or structure shall not be located in a front yard. .5 Notwithstanding the setback provisions in Section 8 of this Bylaw, the minimum setback of an accessory building or structure shall be 1.2 metres from the rear lot line, 1.2 metres from the interior side lot line and 3.0 metres from the exterior side lot line. .6 A metal storage container shall only be used as an accessory storage structure and shall not be altered in any way, stacked, used for living accommodation, accessible to the general public, or rented or leased as a part of a commercial storage facility. .7 A metal storage container is only permitted in the following zones: AG – Agricultural zone, M1 – General Industrial zone, M2 – Heavy Industrial zone, and M3 – Special Industrial zone. <ul style="list-style-type: none"> .1 The maximum number of metal storage containers shall not exceed two (2) per lot and shall not be located between the principal building and the street frontage, except a lane. .2 In the M1 – General Industrial zone, M2 – Heavy Industrial zone, and M3 – Special Industrial zone, a business can rent, lease or sell metal shipping containers for use elsewhere. .8 Notwithstanding subsection 4.4.7, in any zone when a valid building permit has been issued for a principal building on a construction 	<p>Accessory Buildings And Structures</p> <ul style="list-style-type: none"> .1 No <i>accessory building or structure</i> shall be used for residential occupancy or contain showers and bathtubs, bedrooms, sleeping facilities, cooking facilities, wet bars, balconies or decks. .2 No <i>accessory building or structure</i> shall be situated on a <i>parcel</i> unless: <ul style="list-style-type: none"> a) a <i>principal building</i> has already been erected on the same lot; or b) a <i>principal building</i> will be erected simultaneously with the <i>accessory building or structure</i> on the same lot. .3 An accessory structure is not to be situated between a front parcel line and a principal structure.

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site, metal storage containers may be used as temporary storage provided they are removed within 15 business days of the issuance of an Occupancy Permit. The containers shall not interfere with vision clearance at intersections as regulated by Section 4.12. This subsection also applies to municipal construction projects.	

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 on the Zoning Bylaw Update webpage: <https://www.osoyoos.ca/council/zoning-bylaw-update>

- The Maximum Building Height for “accessory buildings and structures” (e.g. 4.5 metres) has been transferred to individual zones.
- The Minimum Parcel Line Setbacks for “accessory buildings and structures” have been transferred to individual zones.
- Regulations for “Metal Storage Containers” can be found at Section 6.3 of Draft Zoning Bylaw No. 1395.