

RTA25 ZONE (Residential Tourist Accommodation Twenty-Five)(Bylaw No. 1725)**Intent**

The intent of this zone is to provide for low density residential and tourist accommodation

42 In the RTA 25 Zone:

Permitted Uses

42.1.1 The following uses are permitted and all other uses are prohibited:

- (a) auxiliary buildings and auxiliary uses;
- (b) auxiliary residential dwelling unit; (Bylaw No. 1656)
- (c) detached dwellings; and
- (d) park and playground.

42.1.2 Notwithstanding any other provision of this Bylaw, detached dwellings in the RTA 25 Zone may be used for the temporary accommodation of not more than 10 guests during periods when such dwellings are not occupied for residential use.

Density

42.2 The maximum permitted gross floor area of a detached dwelling is the figure obtained when the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in the plan, and regardless of any provision herein the maximum gross floor area of a detached dwelling shall not exceed 465 square metres.

Height

42.3 The maximum height of a building is 7.6 metres.

Site Coverage

42.4 The maximum permitted site coverage is 35 percent.

Setbacks

42.5 No detached dwelling shall be less than:

- (a) 7.6 m from the boundaries of the strata plan;

- (b) 7.6 m from an internal access road; and
- (c) A distance from any other detached dwelling calculated as the sum of the following distances for each dwelling:

Gross Floor Area of Dwelling	Distance
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

Off-street Parking and Loading

42.6 Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Section 6 of this bylaw.

Other Regulations

42.7.1 The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.

42.7.2 The maximum permitted number of bedrooms in a detached dwelling is four (4).

42.7.3 The placing of more than one principal building on a parcel or strata lot is prohibited.

42.7.4 An auxiliary residential dwelling unit shall contain a gross floor area no greater than 90 square metres and no less than 32.5 square metres.

42.7.5 In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 40 percent of the gross floor area on a parcel.

42.7.6 An auxiliary residential dwelling unit shall contain up to two bedrooms and two bathrooms, one living room and only one kitchen.

42.7.7 Auxiliary residential dwelling units shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited.

42.7.8 In no case shall a parcel contain both an auxiliary building containing an auxiliary residential dwelling unit and an auxiliary building containing parking use.

42.7.9 An auxiliary building containing both an auxiliary residential dwelling unit and parking use shall and parking use shall be no less than 2 stories in height, to a maximum of 5 metres.

R-LCCD ZONE (Residential – Lower Cheakamus Comprehensive Development (Bylaw No. 1734))**Intent**

The intent of this zone is to permit the development of a residential neighbourhood in the Cheakamus River corridor, with interim use of the neighbourhood as an “athletes’ village” during the 2010 Winter Olympic and Paralympic Games.

43 In an R-LCCD Zone:

43.1.1 The following uses are permitted only within the Neighbourhood Core Area shown hatched on Schedule “N”, and all other uses are prohibited:

- (a) Apartments;
- (b) Athletes’ centre;
- (c) Athletes’ centre accommodation;
- (d) Auxiliary buildings and uses;
- (e) Child care facility;
- (f) Community centre;
- (g) Duplex dwellings;
- (h) Employee housing;
- (i) Hostel;
- (j) Indoor recreation;
- (k) Live work unit;
- (l) Local service commercial;
- (m) Local personal service;
- (n) Neighbourhood Public House;
- (o) Park and playgrounds;
- (p) Professional offices;
- (q) Restaurants (Bylaw No. 2014);
- (r) Retail;

- (s) Schools (includes satellite college or university building); and
- (t) Townhouses.

43.1.2 The following uses are permitted only within the Residential Area shown outlined in heavy black line and not hatched on Schedule "N", and all other uses are prohibited:

- (a) Apartments;
- (b) Auxiliary buildings and uses;
- (c) Auxiliary residential dwelling units;
- (d) Detached dwellings;
- (e) Duplex dwellings;
- (f) Employee housing;
- (g) Park and playgrounds; and
- (h) Townhouses.

Density

43.2.1 In the location depicted as "Neighbourhood Core" on Schedule "N" to this bylaw, the uses permitted under section 43.1.1 (a) through (k), (s) and (t) shall not exceed 30,000 square metres.

43.2.2 In the location depicted as "Neighbourhood Core" on Schedule "N" to this bylaw, the uses permitted under section 43.1.1 (l), (m), (n), (q) and (r) shall not exceed 1,500 square metres.

43.2.3 As a further limitation to section 43.2.3 in the location depicted as the "Neighbourhood Core" on Schedule "N" to this bylaw, the use permitted under section 43.1.1(r) shall not exceed 250 square metres.

43.2.4 In the location depicted as "Neighbourhood Core" on Schedule "N" to this bylaw, the use permitted under section 43.1.1 (p) shall not exceed 280 square metres.

43.2.5 In the location depicted as "Residential Area" on Schedule "N" to this bylaw, the uses permitted under section 43.1.2 (a) through (h) shall not exceed 75,000 square metres.

Temporary Commercial Uses

43.3.1 Repealed (Bylaw No. 1898)

Off-Street Parking and Loading

43.4.1 Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw except that, in relation to detached dwellings and duplex dwellings, the owner must provide at least 1.5 parking spaces per dwelling unit; and in relation to town house and apartment dwellings the owner must provide at least 75 percent of the parking spaces that would normally be required under this bylaw; and in relation to the uses specified in section 43.1.1 (b) (c), (e), (f), (i), (j), (k), (l), (m), (n), (p), (q) and (r) the owner must provide 75 percent of the number of parking spaces that would be required if the uses were in the CC1 (Commercial Core One) Zone.

Other Regulations

43.5.1 Land within the R-LCCD Zone shall not be subdivided unless the density regulations for the Zone are made applicable to the individual parcels created, either by means of amendment of this Bylaw or by means of a covenant registered under s.219 of the *Land Title Act*, such that the density limits set out in Sections 43.2.1, 43.2.2, 43.2.3, 43.2.4, and 43.2.5 cannot be exceeded in the development of the Zone as a whole.