

RTA8 ZONE (Two Family Residential / Tourist Accommodation Eight)(Bylaw No. 1298)**Intent**

The intent of this zone is to provide a low density area for detached and duplex residential dwellings which are also available for tourist accommodation and to provide for different uses and regulations by location within the zone.

19 In the RTA8 Zone:

Permitted Uses

19.1.1 The following uses are permitted on that area crosshatched on Schedule "A":

- (a) detached dwelling;
- (b) auxiliary residential dwelling unit;
- (c) park and playground; and
- (d) auxiliary parking use.

19.1.2 The following uses are permitted on that area marked in diagonal black lines on Schedule "A":

- (a) duplex dwelling; and
- (b) auxiliary residential dwelling unit.

19.1.3 Notwithstanding any other provision of this Bylaw, detached dwellings in the RTA8 zone may be used for temporary accommodation of not more than 10 guests during periods when such dwellings are not occupied for residential use. (Bylaw No. 1671)

Density

19.2.1 The density permitted on this RTA8 zone varies by location as described on the plan attached to this Bylaw as Schedule "B" and as follows:

- (a) On that area marked Area "A" on Schedule "B", the maximum permitted gross floor area of a detached dwelling is 730 square metres.
- (b) On that area marked Area "B" on Schedule "B", the maximum permitted gross floor area of a detached dwelling is 650 square metres.

19.2.2 Except as provided for on Area "A" and Area "B", the maximum permitted gross floor area of a detached dwelling is the lower of 465 square metres or the gross floor area determined by applying a floor space ratio of 0.30.

19.2.3 The maximum permitted gross floor area of a duplex dwelling is the lower of 450 square metres or the gross floor area determined by applying a floor space ratio of 0.40.

19.2.4 The maximum permitted gross floor area used for auxiliary parking in a building on a strata lot shall not exceed 65 square metres for each dwelling unit on the strata lot.

Height

19.3 The maximum permitted height of a building is 10.6 metres.

Site Dimensions

19.4 The minimum area of any parcel created by subdivision must not be less than 400 square metres.

Site Coverage

19.5 The maximum site coverage is 20 percent.

Setbacks

19.6.1 The minimum permitted front setback is 7.6 metres.

19.6.2 The minimum permitted setback from all other parcel boundaries is 3.0 metres, provided that every building containing a dwelling unit must be separated from every other building containing a dwelling unit by a minimum of 9.1 metres despite any intervening parcel boundary.

Off-Street Parking and Loading

19.7 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

19.8.1 The gross floor area of an auxiliary residential dwelling unit must not exceed 75 square metres.

19.8.2 In no case shall the gross floor area of an auxiliary residential dwelling unit exceed 35 percent of the gross floor area of the detached dwelling.

19.8.3 An auxiliary residential dwelling unit shall not be used for tourist accommodation.

Schedule A of Bylaw 1298 (RTA8 Zone)

SCHEDULE "A"



