

**21. RTA11 Zone (Residential/Tourist Accommodation Eleven) (Bylaw No. 1435)****Intent**

- (1) The intent of this zone is to provide for the development of low-density detached residential dwellings which are also available for tourist accommodation, and for auxiliary residential dwelling units for employee use.

**Permitted Uses**

- (2) The following uses are permitted and all other uses are prohibited:
- (a) detached dwelling;
  - (b) auxiliary residential dwelling unit, provided it is contained within the principal residential building or within an auxiliary building which includes parking use, and further provided it is not occupied except as employee housing;
  - (c) park and playground; and
  - (d) auxiliary uses.
- (3) Notwithstanding any other provision of this Bylaw, detached dwellings in the RTA11 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. (Bylaw No. 1671)

**Density**

- (4) The maximum permitted gross floor area of a detached dwelling is dependent on the size of the parcel on which the detached dwelling is sited as follows:

<b>Parcel Area (Square Metres)</b>	<b>Maximum Gross Floor Area (Square Metres)</b>
1399 or less	371
1400 to 2499	465
2500 or more	700

- (5) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 80 square metres.
- (6) Notwithstanding any other provision of this Bylaw, the maximum permitted floor area for an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit is 160 square metres.

**Height**

- (7) The maximum permitted height of a building is 8.2 metres.

- (8) Notwithstanding subsection 14 (2) of Part 5, the maximum permitted height of a garage is 5 metres.

### **Site Dimensions**

- (9) The minimum permitted area of any parcel created by subdivision is 1,010 square metres.
- (10) The minimum required useable site area is dependent on the size of the parcel as follows:

<b>Parcel Area (Square Metres)</b>	<b>Useable Site Area (Square Metres)</b>
1399 or less	554
1400 to 2499	694
2500 or more	1045

- (11) The minimum required frontage is 15 metres.

### **Site Coverage**

- (12) The maximum permitted site coverage is 30 percent.

### **Setbacks**

- (13) The minimum permitted front setback is 7.6 metres.
- (14) The minimum permitted rear setback is 7.6 metres.
- (15) The minimum permitted side setback for the principal building is dependent on the size of the parcel as follows:

<b>Parcel Area (Square Metres)</b>	<b>Minimum Side Setback (Square Metres)</b>
1399 or less	4.0 metres
More than 1399	6.0 metres

- (16) The minimum permitted side setback for an auxiliary building containing parking use (and which building may also contain an auxiliary residential dwelling unit) is 3.0 metres.
- (17) Notwithstanding subsections (13) to (16), the minimum permitted setback from a right of way for a principal building is 3.0 metres wherever the building is adjacent to a right of way for ski or trail access purposes.
- (18) Whenever subsection 14 (1) of Part 5 applies, the minimum permitted front setback is 5 metres for floor area located directly above or below the garage or carport use.

- (19) Whenever subsection 14 (2) of Part 5 applies, the minimum permitted front setback is 2 metres for floor area of an auxiliary residential dwelling unit located directly above or below the garage or carport use.

**Off-Street Parking and Loading**

- (20) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.
- (21) Notwithstanding any other provision of this Bylaw, where three off-street parking spaces are required for a dwelling unit, one space may be provided as a tandem parking space, and where four or more off-street parking spaces are required for a dwelling unit, a maximum of two spaces may be provided as tandem parking spaces.

**Other Regulations**

- (22) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.
- (23) The placing of more than one principal use building on a parcel is prohibited.
- (24) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 80 square metres and no less than 32.5 square metres.
- (25) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of the detached dwelling.
- (26) The maximum permitted number of bedrooms in an auxiliary residential dwelling unit is 2, and an auxiliary residential dwelling unit shall contain no more than one kitchen.