
42. RTA25 Zone (Residential/Tourist Accommodation Twenty-Five) (Bylaw No. 1725)**Intent**

- (1) The intent of this zone is to provide for low density residential and tourist accommodation

Permitted Uses

- (2) 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.
- (3) 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

- (4) 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

- (5) The maximum height of a building is 7.6 metres.

Site Coverage

- (6) The maximum permitted site coverage is 35 percent.

Setbacks

- (7) 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

- (8) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

- (9) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.
- (10) The maximum permitted number of bedrooms in a detached dwelling is four (4).
- (11) The placing of more than one principal building on a parcel or strata lot is prohibited.
- (12) 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.
- (13) 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.
- (14) An auxiliary residential dwelling unit shall contain up to two bedrooms and two bathrooms, one living room and only one kitchen.
- (15) Auxiliary residential dwelling units shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited.
- (16) In no case shall a parcel contain both an auxiliary building containing an auxiliary residential dwelling unit and an auxiliary building containing parking use.
- (17) 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.