
54. RTA29 Zone (Residential / Tourist Accommodation Twenty-Nine) (Bylaw No. 2322)**Intent**

- (1) The intent of this zone is to provide for medium density residential development with units available for tourist accommodation adjacent to major recreation and commercial facilities.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) duplex dwelling;
 - (c) townhouse; and
- (3) Notwithstanding any other provision in this bylaw, dwelling units in the RTA29 Zone may be used for tourist accommodation during periods when such dwellings are not occupied for residential use.

Density

- (4) The maximum permitted gross floor area in the RTA29 Zone is 13,082 square metres or a floor space ratio of 0.42, whichever is less.
- (5) The maximum number of dwelling units in the RTA29 Zone is 44.
- (6) Duplex dwellings in the RTA29 Zone are not eligible for gross floor area exclusion referenced in Part 5, subparagraphs 26 (1)(a)(i) and 26 (1)(a)(ii) of this bylaw.
- (7) For the purpose of measuring the gross floor area of a strata lot:
- (a) the area of a floor of a portion of a building comprising a strata lot that shares a wall with another strata lot shall be measured to a point that is midway to the outer surfaces of the wall;
 - (b) a strata lot shall be deemed to include any area of limited common property designated on the strata plan for the exclusive use of the owner of the strata lot under the Strata Property Act, and any area of common property otherwise designated for such exclusive use whether by lease, easement, or otherwise;

Height

- (8) The maximum permitted height of a townhouse is 14 metres.
- (9) The maximum permitted height of a duplex is 14 metres.

Site Coverage

- (10) The maximum permitted site coverage is 40 percent.

Setbacks

- (11) The minimum permitted setbacks from all parcel boundaries are shown in the key plan for the RTA29 Zone.

Off-Street Parking and Loading

- (12) 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

- (13) The minimum permitted separation between buildings is 6 metres.

Key Plan

- (14) Key Plan for the RTA29 Zone:

