
25. LNRTA2 Zone (Lands North Residential/Tourist Accommodation Two)
(Bylaw No. 1080)

Permitted Uses

- (1) The following uses are permitted and all other uses are prohibited:
 - (a) townhouse;
 - (b) apartment;
 - (c) indoor recreation;
 - (d) lobby; and
 - (e) auxiliary buildings and auxiliary uses to uses permitted in this zone.
- (2) Notwithstanding any other provision of this Bylaw, townhouses or apartments in the LNRTA2 Zone may be used for temporary accommodation when such dwellings are not occupied for residential use.

Density

- (3) The maximum permitted floor space ratio for townhouse, apartment, auxiliary buildings and auxiliary uses to uses permitted on this zone except indoor recreation and lobby is 0.65 provided that the maximum number of dwelling units shall not exceed 35 dwelling units per acre.
- (4) For the purposes of this section of the LNRTA2 zone, density is determined on the basis of the area in the zone.
- (5) The maximum permitted gross floor area of all buildings and structures located in all LNRTA2 zones for indoor recreation and lobby purposes is 250 square metres.

Height

- (6) The maximum permitted height of an apartment is 10.7 metres.
- (7) The maximum permitted height of a townhouse is 10.7 metres.

Site Area

- (8) The minimum permitted parcel size is 985 square metres.

Site Coverage

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

Setbacks

- (10) All buildings and structures shall be set back a minimum of 7.6 metres from any parcel boundary and a minimum of 15 metres from any controlled access highway and from Lorimer Road.

Other Regulations

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

Off-street Parking and Loading

- (12) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw. A minimum of 85% of required parking spaces shall be fully enclosed or entirely situated below grade.