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**26. LNRTA3 Zone (Lands North Residential/Tourist Accommodation Three)**  
(Bylaw No. 1219)

**Permitted Uses**

- (1) The following uses are permitted and all other uses are prohibited:
  - (a) townhouse;
  - (b) apartment;
  - (c) indoor recreation;
  - (d) lobby;
  - (e) auxiliary buildings; and
  - (f) auxiliary uses.
- (2) Notwithstanding any other provision of this Bylaw, townhouses or apartments in the LNRTA3 Zone may be used for temporary accommodation.

**Density**

- (3) The maximum permitted floor space ratio for townhouse, apartment, auxiliary buildings, and auxiliary uses (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 density is determined on the basis of the area in the LNRTA3 zone.
- (5) The maximum permitted gross floor area of all buildings and structures located in the LNRTA3 zone for indoor recreation and lobby purposes is 100 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 of the parcel area.

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**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 buildings is 6 metres.
- (12) For the purposes of subsection (13), a “locked-off lodge room” means an area that can be locked off and separated from the remainder of the dwelling unit within which it is contained, and that:
- (a) contains not more than one habitable room, and that shall contain a bathroom, but shall not contain a set of cooking facilities;
  - (b) is occupied or used for temporary accommodation; and
  - (c) may have its own separate access to a common corridor or a lobby.
- (13) Notwithstanding any other provision of this Bylaw, a locked-off lodge room is specifically permitted in the LNRTA3 Zone, and may be occupied or used for temporary accommodation separately and independently from the remainder of the dwelling unit within which it is contained.

**Off-street Parking and Loading**

- (14) 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.