

## **RTA-C1 ZONE (Comprehensive Residential /Tourist Accommodation One)(Bylaw No. 1650)(Bylaw No. 1909)**

### **Intent**

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

40 In an RTA-C1 Zone:

### **Permitted Uses**

40.1.1 The following uses are permitted and all other uses are prohibited:

- (a) auxiliary buildings and auxiliary uses;
- (b) auxiliary residential dwelling unit, provided it is used solely for the purposes of employee housing;
- (c) detached dwelling; and
- (d) park and playground.

40.1.2 Despite any other provision of this Bylaw, detached dwellings in the RTA-C1 Zone may be used for the temporary accommodation of not more than eight (8) guests during periods when such dwellings are not occupied for residential use.

### **Density and Parcel Size**

40.2.1 In an RTA-C1 Zone there shall be no more than 14 separate parcels substantially as shown on the Sketch Plan attached to this RTA-C1 Zone as Sketch Plan 1.

40.2.2 The maximum permitted gross floor area of each detached dwelling shall be as shown in the following table (**Bylaw No. 1909**):

Lot	Area (square metres)
1	390
2	390
3	325
4	325
5	390
6	390
7	280
8	280
9	280
10	280

Lot	Area (square metres)
I1	320
I2	325
I3	290
I4	290

40.2.3 (Deleted as per **Bylaw No. 1909**, 2009)

40.2.4 (Deleted as per **Bylaw No. 1909**, 2009)

40.2.5 (Deleted as per **Bylaw No. 1909**, 2009)

40.2.6 Notwithstanding any other provision of this Bylaw, the maximum permitted gross floor area on a parcel may be increased by an amount up to 90 square metres for the use of an auxiliary residential dwelling unit located in an auxiliary building, provided that the owner enters into a housing agreement for this bonus density requiring employee use and rental rates as per the form of Housing Agreement attached to this RTA-C1 Zone as Schedule 6.

40.2.7 The maximum permitted gross floor area of an auxiliary residential dwelling unit is 90 square metres.

40.2.8 In no case shall the gross floor area of an auxiliary residential dwelling unit exceed 40 percent of the gross floor area of a detached dwelling in which it is located.

40.2.9 Notwithstanding any other provision of this Bylaw, the maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building is 80 square metres, unless there is an auxiliary residential dwelling unit subject to a housing agreement referred in Section 40.2.6, in which case the maximum floor area is 90 square metres.

40.2.10 Notwithstanding any other provision of this Bylaw, for an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit, the maximum permitted floor area is 130 square metres, and the maximum permitted building footprint is 90 square metres.

40.2.11 Notwithstanding any other provision of this Bylaw, for an auxiliary building containing only an auxiliary residential dwelling unit, the maximum permitted floor area is 90 square metres.

40.2.12 Notwithstanding any other provision of this Bylaw, on the land zoned RTA-C1, the maximum permitted gross floor area may be increased for common auxiliary uses (storage/garbage/recycling/mail) by an amount up to 65 square metres, and for an auxiliary building containing common auxiliary uses, the maximum permitted floor area is 65 square metres.

40.2.13 Notwithstanding any other provision of this Bylaw, the floor area of a public bridge and/or stair access over the BC Rail tracks shall not be included in any calculation of gross floor area.

40.2.14 (Deleted as per **Bylaw No. 1909**, 2009)

40.2.15 (Deleted as per **Bylaw No. 1909**, 2009)

**Height**

- 40.3.1 The maximum permitted height of a building is 8 metres.
- 40.3.2 Notwithstanding Section 5.14.2 of this Bylaw, the maximum permitted height of a garage is 5 metres.
- 40.3.3 Notwithstanding any other provision of this Bylaw, an auxiliary building containing both an auxiliary residential dwelling unit and parking use shall be no less than 2 storeys in height, to a maximum of 5.5 metres.

**Site Dimensions**

- 40.4.1 The minimum required frontage is 8 metres.

**Site Coverage**

- 40.5.1 The maximum permitted site coverage is 35 percent.

**Setbacks**

- 40.6.1 No building or structure shall be located within 3 metres of any parcel boundary, or within 7.6 metres of a strata plan parcel boundary.

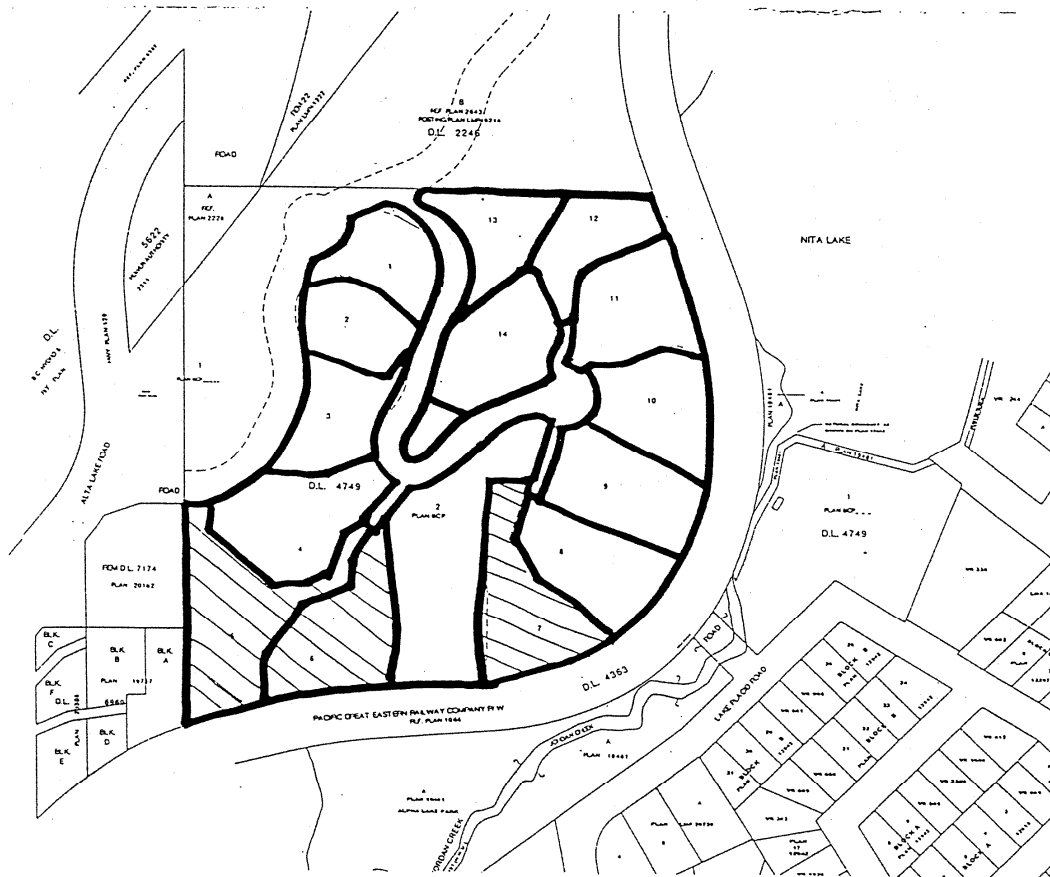
**Off-Street Parking and Loading**

- 40.7.1 Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.
- 40.7.2 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**

- 40.8.1 An auxiliary residential dwelling unit may contain no more than three bedrooms, two bathrooms, one living room, and one kitchen.
- 40.8.2 No auxiliary residential dwelling unit shall be used for tourist accommodation.
- 40.8.3 In no case shall a parcel contain both an auxiliary building containing a residential dwelling unit and an auxiliary building containing parking use.

SKETCH PLAN 1, RTA-C1 Zone  
 [Eleven Parcels Outlined in Bold and Three Parcels Cross Hatched]  
 [Sections 40.2.2, 4.2.3 and 4.2.4]



Sketch Plan 2, RTA-C1 Zone (Deleted as per **Bylaw No. 1909**, 2009)

Sketch Plan 3, RTA-C1 Zone (Deleted as per **Bylaw No. 1909**, 2009)

Sketch Plan 4, RTA-C1 Zone (Deleted as per **Bylaw No. 1909**, 2009)

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