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**7. RTA1 Zone (Residential/Tourist Accommodation One) (Bylaw No. 961)****Intent**

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

**Permitted Uses**

- (2) The following uses are permitted and all other uses are prohibited:
- (a) detached dwelling;
  - (b) auxiliary residential dwelling unit, if contained within a detached dwelling serviced by a community sewer system and located in a sewer specified area serviced by a sewage treatment plant with a design treatment capacity greater than 500 cubic metres per day; and
  - (c) park and playground.
- (3) Notwithstanding any other provision of this Bylaw, detached dwellings in the RTA1 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. (Bylaw No. 1671)

**Density**

- (4) The maximum permitted size of a detached dwelling is gross floor area of 325 square metres or a floor space ratio of 0.35, whichever results in a lesser amount of floor space.
- (5) Deleted (Bylaw No. 1162)
- (6) The maximum floor area to be used for parking use is 40 square metres where a parcel has a frontage of less than 18 metres and the maximum floor area to be used for parking use is 70 square metres where a parcel has a frontage of 18 or more metres.  
(Bylaw No. 1166)(Bylaw 2102)

**Height**

- (7) The maximum permitted height of a detached dwelling is 7.6 metres. (Bylaw No. 1132)

**Parcel Area and Frontage**

- (8) The minimum permitted area of any parcel created by subdivision is 560 square metres.
- (9) The minimum frontage of any parcel created by subdivision is 18.0 metres. (Bylaw No. 1132)

**Site Coverage**

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

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**Setbacks**

- (11) The minimum permitted setback from a front parcel line is 7.6 metres.
- (12) The minimum permitted setback from a side parcel line is 3 metres.
- (13) The minimum permitted setback from a rear parcel line is 7.6 metres.

**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.

**Other Regulations**

- (15) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.
- (16) The maximum permitted number of bedrooms in a detached dwelling is 5. (Bylaw No. 1671)
- (17) The location of more than one principal building on a parcel is prohibited.
- (18) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.
- (19) Only one auxiliary residential dwelling unit is permitted on a parcel and the gross floor area of an auxiliary residential dwelling unit shall not exceed 35 percent of the gross floor area of the detached dwelling.
- (20) An auxiliary residential dwelling unit may contain only one or two bedrooms, one bathroom, one kitchen and one living room, and no other rooms are permitted.
- (21) An auxiliary residential dwelling unit shall not be used for the temporary accommodation of paying guests and shall be limited to residential use only.
- (22) No auxiliary buildings are permitted.
- (23) A garage shall form part of the principal building but shall be excluded from the calculation of gross floor area.
- (24) Deleted (Bylaw No. 1191)