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**26. RTA17 Zone (Residential/Tourist Accommodation Seventeen) (Bylaw No. 1437)  
(Bylaw No. 2064)**

**Intent**

- (1) The intent of this zone is to provide for low density, slope-responsive residential and tourist accommodation use 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) single family dwelling or townhouse;
  - (c) indoor and outdoor recreation; and
  - (d) park and playground.
- (3) Notwithstanding any other provisions of this Bylaw, detached dwellings and townhouses in the RTA17 zone may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 10 guests per dwelling, during periods when such dwellings are not occupied for residential use. (Bylaw No. 1671) (Bylaw 2161)

**Density**

- (4) The site may be developed for either townhouse use or single family dwelling use. If developed as townhouse, the maximum permitted gross floor area shall not exceed 12,138 square metres on the site and in no case shall the number of dwellings exceed forty-five (45) townhouses on the site. If developed as single family dwellings, the maximum permitted gross floor area shall not exceed 3,900 square metres on the site and in no case shall the number of dwellings exceed twelve (12) single family dwellings on the site.
- (5) The maximum permitted gross floor area for each strata lot in Strata Plan LMS286 shall be as listed in the following table and the floor area shall be entirely within the exterior walls of the buildings whose construction was authorized by Building Permits B-91-2897, B-91-2898, B-91-2899, B-91-2900, B-91-2901, B-91-2902, B-92-2903, B-92-2904, B-94-3787, B-94-3788, B-94-3789, B-94-3790, and B-94-3791, or any replacement building authorized by Development Permit 201.

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Strata Lot	Maximum Gross Floor Area (square metres)
1	326
2	326
3	326
4	286
5	286
6	286
7	326
8	326
9	326
10	286
11	289
12	289
13	275
14	188
15	188
16	188
17	230
18	185
19	230
20	268
21	268
22	268
23	230
24	198
25	198
26	230
27	275
28	268
29	275
30	230
31	198
32	198
33	230
34	326
35	326
36	268
37	268
38	286
39	289
40	289
41	286
42	326
43	326
44	326

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- (6) For the purpose of measuring the gross floor area of a strata lot:
- (a) the gross floor area 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 between the outer surfaces of any such shared wall; and
  - (b) the gross floor area of a strata lot shall be deemed to include the gross floor 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 the gross floor area of any common property otherwise designated for such exclusive use whether by lease, easement or otherwise, in each case including the cross-sectional area of any exterior wall of such exclusive use common property and one-half the cross-sectional area of any wall separating that common property from a strata lot or from exclusive use common property deemed by this section to be included in another strata lot

**Height**

- (7) The maximum permitted gross floor area for each strata lot in Strata Plan LMS286 shall be as listed in the following table and the floor area shall be entirely within the exterior walls of the buildings whose construction was authorized by Building Permits B-91-2897, B-91-2898, B-91-2899, B-91-2900, B-91-2901, B-91-2902, B-92-2903, B-92-2904, B-94-3787, B-94-3788, B-94-3789, B-94-3790, and B-94-3791, or any replacement building authorized by Development Permit 201.

**Height**

- (8) The maximum permitted height of a townhouse is 10.7 metres.
- (9) The maximum permitted height of a single family dwelling is 9.0 metres.

**Parcel Size**

- (10) The minimum permitted parcel area is 3.30 hectares.

**Site Coverage**

- (11) The maximum permitted site coverage is 15 percent.
- (12) The minimum permitted setback is 15 metres from all parcel boundaries.

**Off-Street Parking and Loading**

- (13) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

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**Other Regulations**

- (14) The minimum permitted gross floor area of any townhouse or single family dwelling is 130 square metres.
- (15) The minimum permitted horizontal separation between buildings is 6 metres.
- (16) One auxiliary residential dwelling unit is permitted within each detached single family dwelling up to a maximum of 80 square metres provided it contains no more than two bedrooms, one bathroom, one kitchen, and one living room.
- (17) Auxiliary residential dwelling units are prohibited if the site is developed for townhouse use.
- (18) A minimum of 75 percent of all required parking shall be enclosed or located below grade in an underground parking structure.
- (19) Any reference to "site" in this RTA17 zone refers to those lands crosshatched on Schedule "A" of Zoning Amendment Bylaw No. 750, 1989 as amended.
- (20) An auxiliary dwelling unit shall not be used for tourist accommodation. (Bylaw No. 1671)