
8. RTA2 Zone (Residential/Tourist Accommodation Two) (Bylaw No. 961)**Intent**

- (1) The intent of this zone is to provide low density residential development in either townhouse or detached dwellings, which are also available for tourist accommodation.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) detached dwelling;
 - (b) townhouse;
 - (c) 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
 - (d) park and playground.
- (3) Notwithstanding any other provision of this Bylaw, detached dwellings and townhouses in the RTA2 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) (Bylaw No. 2161)
- (4) Land in the RTA2 Zone may be used for detached dwellings or townhouses, but not for both. Upon development on any land in the RTA2 for either use the other form of residential development is prohibited.
- (5) No townhouses shall be permitted on any parcel with an area of less than 1.5 hectares.

Density

- (6) 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 area.
- (7) The maximum gross floor area of a townhouse dwelling unit is 220 square metres.
- (8) Deleted (Bylaw No. 1162)
- (9) 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. 1162)(Bylaw 2102)
- (10) The number of single family dwelling units in a RTA2 Zone shall not exceed 16 units.
- (11) The number of townhouse dwelling units in a RTA2 Zone shall not exceed 26 units.
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Height

- (12) The maximum permitted height of a detached dwelling with a frontage of 18.0 metres or greater is 7.6 metres. (Bylaw No. 1132)
- (13) The maximum permitted height of a detached dwelling with a frontage of less than 18.0 metres is 6.6 metres or 2 storeys, whichever is less. (Bylaw No. 1132)
- (14) The maximum permitted height of a townhouse building is 7.6 metres. (Bylaw No. 1132)

Parcel Area and Frontage

- (15) The minimum permitted area of any parcel created by subdivision is 560 square metres.
- (16) The minimum frontage of any parcel created by subdivision is 15.24 metres.

Site Coverage

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

Setbacks

- (18) The minimum permitted setback from a front parcel line is 7.6 metres.
- (19) The minimum permitted side yard setback from a side parcel line for a detached dwelling is 3 metres.
- (20) The minimum permitted side yard setback from a side parcel line for a townhouse is 3 metres.
- (21) The minimum permitted distance between townhouse buildings is 2.5 metres.
- (22) The minimum permitted setback from a rear parcel line for all buildings is 7.6 metres.

Off-Street Parking and Loading

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

Other Regulations

- (24) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.
- (25) The maximum permitted number of bedrooms in a detached dwelling is 5. (Bylaw No. 1671)
- (26) The location of more than one principal building on a parcel is prohibited.
- (27) 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.

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- (28) 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.
 - (29) An auxiliary residential dwelling unit may contain only up to two bedrooms, one bathroom, one kitchen and one living room, and no other rooms are permitted.
 - (30) An auxiliary residential dwelling unit shall not be used for the temporary accommodation of paying guests and shall be limited to residential use only.
 - (31) No auxiliary buildings are permitted.
 - (32) A garage shall form part of the principal building but shall be excluded from the calculation of gross floor area.
 - (33) Deleted (Bylaw No. 1191)