

---

**33. RTA24 Zone (Residential/Tourist Accommodation Twenty-Four) (Bylaw No. 1508)****Intent**

- (1) The intent of this zone is to provide for single family residential and tourist accommodation use, with bonus density for the provision of a community amenity.

**Permitted Uses**

- (2) 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 contained within the principal residential building or within an auxiliary building which includes parking use, and further provided it is not occupied except as employee housing;
  - (c) detached dwelling; and
  - (d) park and playground.
- (3) Notwithstanding any other provision of this Bylaw, detached dwellings in the RTA24 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 gross floor area of a detached dwelling is 325 square metres.
- (5) Notwithstanding subsection (4), upon receipt by the Municipality of an amenity in the form of a contribution in the amount of \$250,000 toward the construction of a public non-profit childcare facility, plus \$50,000 toward the construction of Millennium Place located at 4335 Blackcomb Way, the maximum permitted gross floor area of a detached dwelling shall be 465 square metres.
- (6) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres. (Bylaw No. 1671)

**Height**

- (7) The maximum permitted height of a building is 7.6 metres.

**Parcel Area and Frontage**

- (8) The minimum permitted area of any parcel created by subdivision is 1,200 square metres.
- (9) The minimum required frontage is 8 metres.

---

**Site Coverage**

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

**Setbacks**

- (11) The minimum permitted setback for all buildings and structures from all parcel boundaries is 5 metres.

**Off-street Parking and Loading**

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

**Other Regulations**

- (13) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.
- (14) The placing of more than one principal use building on a parcel is prohibited.
- (15) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 80 square metres and no less than 32.5 square metres.
- (16) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of the detached dwelling.
- (17) The maximum permitted number of bedrooms in an auxiliary residential unit is 2.
- (18) An auxiliary residential dwelling unit shall not be used for tourist accommodation.  
(Bylaw No. 1671)