

55. RTA30 Zone (Residential/Tourist Accommodation Thirty) (Bylaw No. 2337)**Intent**

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

Permitted Uses

- (2) The following uses are permitted in the RTA30 Zone, and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) apartment;
 - (c) employee housing (Bylaw No. 2365)
 - (d) park and playground and (Bylaw No. 2365)
 - (e) townhouse, but only in the locations marked Key Plan Area C and E in the key plan for the RTA30 Zone. (Bylaw No. 2365)
- (3) Notwithstanding any other provision of this Bylaw, Strata Lots 4, 11, 19, 20 and 23 District Lot 4751, Group 1 New Westminster District Strata Plan LMS2614 may only be used for employee housing.
- (4) Notwithstanding any other provision of this Bylaw, apartment dwelling units, other than employee housing, in the RTA30 Zone may be used for temporary accommodation when such dwelling units are not occupied for residential use.

Density

- (5) The maximum permitted gross floor area and number of dwellings for each area shown on the Key Plan attached to this RTA30 Zone shall be as shown in the following table:

Key Plan Area	Number of Dwellings	Gross Floor Area (square metres)
A	22	4477
B	37	4526
C	28	3965
D	63	9837

E	33	5077
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- (6) Despite subsection (5), if the actual gross floor area of buildings in any Key Plan Area, the construction of which was authorized by a building permit duly authorized by the Municipality prior to December 7, 2021, measured and calculated in accordance with this Bylaw, exceeded the amount specified in subsection (5), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for that Key Plan Area.
- (7) Despite subsection (5), if the actual gross floor area of the buildings in any Key Plan Area, the construction of which was authorized by a building permit duly authorized by the Municipality prior to December 7, 2021, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsection (5), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for that Key Plan Area.
- (8) For the purposes of subsections (6) and (7), the Municipality may require a building permit applicant to provide a report by a British Columbia Land Surveyor, professional engineer licensed to practice in British Columbia or member of the Architectural Institute of B.C., certifying the actual gross floor area of buildings in existence in the zone, as of a date specified in the certification.

Height

- (9) The maximum permitted height and number of storeys for apartment buildings for each area shown on the Key Plan attached to this RTA30 Zone shall be as shown in the following table:

Key Plan Area	Maximum Height (metres)	Maximum Number of Storeys
A	13	4
B, C, D and E	13	3

Site Coverage

- (10) The maximum permitted site coverage for each area shown on the Key Plan attached to this RTA30 Zone shall be as shown in the following table:

Key Plan Area	Maximum Site Coverage
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A	30%
B, C, D and E	35%

Setbacks

- (11) The minimum permitted setbacks for each area shown on the Key Plan attached to this RTA30 Zone shall be as shown in the following table:

Key Plan Area	Setback from Parcel Boundary (metres)	Setback between Principal Buildings (metres)
A	7.5	6
B, C, D and E	7.5	4

- (12) Notwithstanding the minimum permitted setbacks in section (11), a principal building may be setback a minimum of 3.5 metres from the parcel boundary between areas 'C' and 'D' shown on the Key Plan attached to this RTA30 Zone.

Off-Street Parking and Loading

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

Other Regulations

- (14) The use of employee housing for temporary accommodation is prohibited.
- (15) The areas shown cross hatch on the Key Plan attached to this RTA30 Zone shall be preserved as natural forested landscape for landscape buffering and environmental protection and must not be altered.
- (16) The areas shown cross hatch on the Key Plan attached to this RTA30 Zone are measured to the outermost edge of the boundary line.
- (17) Key Plan for the RTA30 Zone:

