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**58. RTA33 Zone (Residential/Tourist Accommodation Thirty-Three) (Bylaw No. 2337)****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) auxiliary buildings and auxiliary uses;
  - (b) auxiliary residential dwelling unit if contained within a detached dwelling;
  - (c) detached dwelling; and
  - (d) park and playground.
- (3) Notwithstanding any other provision of this Bylaw, dwelling units in the RTA33 Zone may be used for temporary accommodation when such dwelling units are not occupied for residential use.

**Density**

- (4) The maximum permitted gross floor area for each parcel for each area shown on the Key Plan attached to this RTA33 Zone shall be as shown in the following table:

Key Plan Area	Maximum Gross Floor Area for each parcel
A	465 square metres or a floor space ratio of 0.35, whichever figure is lower
B	325 square metres

**Height**

- (5) The maximum permitted height of a detached dwelling is 7.6 metres.

**Site Dimensions**

- (6) The minimum required parcel area, usable site area and frontage are as follows:

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Gross Floor Area	Minimum Parcel Area	Minimum Usable Site Area	Minimum Frontage
325 square metres or less	695 square metres	465 square metres	18.2 metres
Greater than 325 square metres	928.6 square metres	575 square metres	24 metres

- (7) Where a detached dwelling is sited on a parcel having a frontage of less than 24 metres, the maximum permitted gross floor area of the dwelling is 325 square metres.

#### **Site Coverage**

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

#### **Setbacks**

- (9) The minimum permitted front setback is 7.5 metres.
- (10) The minimum permitted side setback is as follows:

Gross Floor Area of a Dwelling	Distance
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

- (11) The minimum permitted rear setback is 6 metres.
- (12) No addition shall be made to a detached dwelling which increases the gross floor area of that dwelling beyond 325 square metres, unless the entire dwelling including the addition is sited within a minimum setback area of six metres on each side of the detached dwelling.

#### **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.

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**Other Regulations**

- (14) The areas shown cross hatch on the Key Plan attached to this RTA33 Zone shall be preserved as natural forested landscape for landscape buffering and environmental protection and must not be altered.
- (15) The areas shown cross hatch on the Key Plan attached to this RTA33 Zone are measured to the outermost edge of the boundary line.
- (16) Key Plan for the RTA33 Zone:

