
59. RTA34 Zone (Residential/Tourist Accommodation Thirty-Four) (Bylaw No. 2343)**Intent**

- (1) The intent of this zone is to provide apartment residential dwellings that are also available for tourist accommodation and associated recreational and commercial uses.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) apartment;
 - (b) auxiliary buildings and auxiliary uses;
 - (c) child care facility;
 - (d) indoor recreation;
 - (e) neighbourhood public house;
 - (f) outdoor recreation;
 - (g) personal service;
 - (h) restaurant; and
 - (i) retail.
- (3) Notwithstanding any other provision of this Bylaw, apartment dwelling units in the RTA34 Zone may be used for temporary accommodation when such dwelling units are not occupied for residential use.

Density

- (4) The maximum number of dwelling units is 44.
- (5) The maximum total permitted gross floor area for the RTA34 Zone is 4,495 square metres.
- (6) The maximum total permitted gross floor area for apartment uses is 3,620 square metres.
- (7) The maximum total permitted gross floor area for commercial uses is 875 square metres.
- (8) Despite subsection (5), if the actual gross floor area of the buildings in the RTA34 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to February 8, 2022, 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 the zone.

- (9) Despite subsection (5), if the actual gross floor area of the buildings in the RTA34 Zone, the construction of which was authorized by a building permit duly authorized by the Municipality prior to February 8, 2022, 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 the zone.
- (10) For the purposes of subsections (8) and (9), 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.
- (11) If the application of subsection (8) or (9) results in an increase or decrease in gross floor area under subsection (5), the gross floor area for a use referred to in subsection (6) or (7), and occupying a portion of a building in respect of which a decrease or increase in gross floor area has been established, is also increased or decreased accordingly.

Height

- (12) The maximum permitted height of a principal building is 13.7 metres or 4 storeys, whichever is less.

Site Area

- (13) The minimum parcel area is 8,408 square metres.

Site Coverage

- (14) The maximum permitted site coverage is 50 percent of the useable site area.

Setbacks

- (15) The minimum permitted setback from a front parcel line is 7.6 metres.
- (16) The minimum permitted setback from a rear parcel line is 6.1 metres.
- (17) The minimum permitted setback from a side parcel line is 6.1 metres.

Off-Street Parking and Loading

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