
60. RTA35 Zone (Residential/Tourist Accommodation Thirty-Five) (Bylaw No. 2344)**Intent**

- (1) The intent of this zone is to provide medium density residential development for townhouses and apartments, which are also available for tourist accommodation.

Permitted Uses

- (2) The following uses are permitted in the RTA35 Zone and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses, including front desk facilities that may provide both onsite and offsite property management services;
 - (b) townhouses, but the location of which is restricted to specific Key Plan Areas, as set out in Table 12A, with the general location of the Key Plan Areas shown for reference only in the key plan for the RTA35 Zone; and
 - (c) apartments, but the location of which is restricted to specific Key Plan Area, as set out in Table 12A, with the general location of the Key Plan Areas shown for reference only in the key plan for the RTA35 Zone.
- (3) Notwithstanding any other provisions of this Bylaw, townhouse dwelling units and apartment dwelling units in the RTA35 Zone may be used for temporary accommodation when not occupied for residential use.

Density

- (4) The maximum permitted gross floor area and number of dwellings for each Key Plan Area shown on the key plan for this RTA35 Zone is as shown in Table 12A.
- (5) Despite subsection (4), 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 March 16, 2022, measured and calculated in accordance with this Bylaw, exceeded the amount specified in subsection (4), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for that Key Plan Area.
- (6) Despite subsection (4), 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 March 16, 2022, measured and calculated in accordance with this Bylaw, is less than the amount specified in subsection (4), such actual gross floor area shall be deemed to be the maximum permitted gross floor area for that Key Plan Area.
- (7) For the purposes of subsections (5) and (6), 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

- (8) The maximum permitted height of each building shown on the key plan for this RTA35 Zone is as shown in Table 12A.

Setbacks

- (9) The minimum permitted setback from a highway is 7 metres.
- (10) The minimum permitted setback from all other parcel boundaries is 3 metres.

Off-Street Parking and Loading

- (11) 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

- (12) Land in the RTA35 Zone may not be subdivided.
- (13) Table 12A – Permitted Uses, Maximum Number of Dwelling Units, Maximum Gross Floor Area, and Maximum Height for the RTA35 Zone:

Key Plan Area	Permitted Use	Maximum Dwelling Units	Maximum Gross Floor Area	Maximum Height
A	Townhouse	32	3,914 square metres	13.7 metres or 4 storeys, whichever is less.
B	Townhouse	33	4,120 square metres	13.7 metres or 4 storeys, whichever is less.
C	Townhouse	22	3,553 square metres	13.7 metres or 4 storeys, whichever is less.
D	Townhouse	36	4,277 square metres	13.7 metres or 4 storeys, whichever is less.
E	Townhouse	36	4,277 square metres	13.7 metres or 4 storeys, whichever is less.
F	Townhouse	36	4,277 square metres	13.7 metres or 4 storeys, whichever is less.
G	Townhouse	40	4,236 square metres	13.7 metres or 4 storeys, whichever is less.
H	Townhouse	23	3,552 square metres	13.7 metres or 4 storeys, whichever is less.
I	Apartment	51	4,120 square metres	13.7 metres or 4 storeys, whichever is less.
J	Townhouse	16	2,733 square metres	13.7 metres or 4 storeys, whichever is less.
K	Apartment	107	9,222 square metres	19.8 metres or 6 storeys, whichever is less.
L	Apartment	32	3,838 square metres	13.7 metres or 4 storeys, whichever is less.

M	Apartment	233	19,746 square metres	13.7 metres or 4 storeys, whichever is less.
N	Apartment	50	6,485 square metres	13.7 metres or 4 storeys, whichever is less.
O	Apartment	85	10,977 square metres	19.8 metres or 6 storeys, whichever is less.
P	Townhouse	32	3,340 square metres	13.7 metres or 4 storeys, whichever is less.
Q	Townhouse	22	2,135 square metres	13.7 metres or 4 storeys, whichever is less.
R	Townhouse	28	3,661 square metres	13.7 metres or 4 storeys, whichever is less.
S	Townhouse	52	5,363 square metres	13.7 metres or 4 storeys, whichever is less.
T	Townhouse	6	1,353 square metres	13.7 metres or 4 storeys, whichever is less.
U	Townhouse	64	6,488 square metres	13.7 metres or 4 storeys, whichever is less.
V	Townhouse	16	1,962 square metres	13.7 metres or 4 storeys, whichever is less.

(14) The key plan for the RTA35 Zone is as follows:

