
18. RTA7 Zone (Residential/Tourist Accommodation Seven) (Bylaw No. 1233)**Intent**

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

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary uses;
 - (b) detached dwelling;
 - (c) park and playground; and
 - (d) auxiliary residential dwelling unit provided it is contained within the principal residential building, and provided it is not occupied except as employee housing.
- (3) Notwithstanding any other provision of this Bylaw, detached dwellings in the RTA7 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 240 square metres or a floor space ratio of 0.40, whichever figure is lower.
- (5) The maximum auxiliary parking use contained in a principal or auxiliary building or structure is 40 square metres.

Height

- (6) The maximum permitted height of a building is 8.2 metres. (Bylaw No. 1258)

Parcel Area

- (7) The minimum permitted parcel area is 400 square metres.
- (8) The maximum permitted parcel area is 695 square metres.
- (9) The minimum permitted frontage is 14 metres.

Site Coverage

- (10) The maximum permitted site coverage is 40 percent.

Setbacks

- (11) The minimum permitted front setback is 6.0 metres.
- (12) The minimum permitted side setback is 2.5 metres where the frontage is less than 15.5 metres.
- (13) The minimum permitted side setback is 3.0 metres where the frontage is equal to or greater than 15.5 metres.
- (14) The minimum permitted rear setback is 6.0 metres.
- (15) An auxiliary or attached building for garage or carport use may be set back a minimum of 3.0 metres from the front parcel line, a minimum of 2.0 metres from the rear parcel line, and a minimum of 1.5 metres from the side parcel lines. (Bylaw No. 1258)
- (16) Notwithstanding section 7 of Part 5, no projections are allowed into the 1.5 metre side setback area of an auxiliary or attached building for garage or carport use. (Bylaw No. 1258)

Off-Street Parking and Loading

- (17) 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

- (18) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.
- (19) The maximum permitted number of bedrooms in a detached dwelling is 5.
- (20) The placing of more than one principal building on a parcel is prohibited.
- (21) An auxiliary residential dwelling unit shall contain a floor area no less than 32.5 square metres.
- (22) In no case shall the floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of a detached dwelling.
- (23) An auxiliary residential dwelling unit shall contain only up to two bedrooms, one bathroom, one kitchen and one living room and no other rooms.
- (24) An auxiliary residential dwelling unit shall not be used for tourist accommodation.
- (25) An auxiliary building is prohibited.