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**8. TA8 Zone (Tourist Accommodation Eight) (Bylaw No. 708)****Intent**

- (1) The intent of this zone is to provide for commercial tourist accommodation facilities in the area peripheral to the Town Centre and to Lands North.

**Permitted Uses**

- (2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 974) (Bylaw No. 1493) (Bylaw No. 1600) (Bylaw No. 1682)
- (a) auxiliary uses (Bylaw No. 2284)
  - (b) hotel;
  - (c) parking;
  - (d) outdoor recreation;
  - (e) car wash; and
  - (f) storage lockers.
- (3) Within the portion of the TA8 zone located within Strata Lot 241, Strata Plan LMS1847, District Lots 1902 and 4610, Group 1, New Westminster District, the following uses are permitted and all other uses are prohibited:
- (a) indoor recreation which may also include bowling alleys, health and fitness spa, billiards, and various activities, games and devices for family oriented recreation and amusement;
  - (a) movie theatre;
  - (b) restaurant;
  - (c) entertainment, but only if at least 50 percent of the gross floor area within Strata Lot 241 is in use for a use permitted under paragraph (2) (a) or (b), and for this purpose premises are "in use" for those uses if they are improved, equipped and furnished for those uses and either in regular operation or available for lease to an operator on reasonable commercial terms;
  - (d) office; and
  - (e) storage.
- (4) Within the portion of the TA8 zone shown as "Employee Housing" on the Key Plan provided for this Zone, the following uses are permitted and all other uses are prohibited: (Bylaw No. 1682)

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- (b) employee housing.

**Density**

- (5) For the purposes of this TA8 zone, density is determined on the basis of the area in the zone. (Bylaw No. 974)
- (6) The maximum gross floor area of all buildings and structures located in the TA8 zone is 254,600 square feet, except that an additional 6,523 square feet of gross floor area is permitted for employee housing to be located only within the portion of the TA8 zone shown as “Employee Housing” on the Key Plan. (Bylaw No. 974) (Bylaw No. 1682)
- (7) The maximum gross floor area of all buildings and structures in the TA8 zone permitted for hotel purposes is 210,000 square feet. (Bylaw No. 974) (Bylaw No. 1493) (Bylaw No. 1600)
- (8) Of the area under subsection (7) permitted for hotel purposes, the maximum gross floor area of all buildings and structures permitted for lobby, restaurant, assembly, personal services and retail purposes is 54,000 square feet. (Bylaw No. 974) (Bylaw No. 1493) (Bylaw No. 1600)
- (9) The maximum gross floor area of all buildings and structures in the TA8 zone permitted for use within Strata Lot 241, Strata Plan LMS1847, District Lots 1902 and 4610, Group 1, New Westminster District is 44,000 square feet, which area is permitted in addition to the area permitted under subsections (7) and (11); (Bylaw No. 974) (Bylaw No. 1493) (Bylaw No. 1600)
- (10) Within the portion of the TA8 zone located within Strata Lot 241, Strata Plan LMS1847, District Lots 1902 and 4610, Group 1, New Westminster District not more than 5,000 square feet of the gross floor area may be used as an area that is licensed for the consumption of alcoholic beverages where minors are prohibited. (Bylaw No. 974) (Bylaw No. 1493) (Bylaw No. 1600)
- (11) The maximum gross floor area of all buildings and structures permitted for car wash purposes in the TA8 zone is 1,000 square feet, which area is permitted in addition to the area permitted under subsections (7) and (9).

**Height**

- (12) The maximum permitted height of a building shall not exceed the lesser of 23 metres or seven storeys.

**Setbacks and Siting**

- (13) All buildings and structures on a site shall be set back from any parcel boundary, except a parcel boundary common to two or more parcels developed as a single site, as follows:
- (a) a minimum of 2.5 metres for any portion of a building at grade to 10 metres in height;
- (b) a minimum of 5 metres for any portion of a building above 10 metres in height up to 15 metres in height; and

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- (c) a minimum of 15 metres for any portion of a building above 15 metres in height.

**Off-Street Parking**

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