

13.2 Residential Townhouse Amenity 1, Sunstone (RTA-1)

(Amendment Bylaw No. 841, 2018; Adopted October 16, 2018)

The *Residential Townhouse Amenity 1, Sunstone (RTA-1) Zone* is to provide for *Small Lot Detached Dwellings* and *Residential Townhouse* development on *lots* within the Sunstone Neighbourhood, and to provide density incentives earned by the provision of certain amenities.

13.2.1. Permitted Principal Uses

- (a) *Dwelling, Detached*
- (b) *Dwelling, Townhouse*
- (c) *Dwelling, Duplex* **(Amendment Bylaw No. 883, 2020; Adopted June 16, 2020)**

13.2.2. Permitted Accessory Uses

- (a) *Home Occupation*
- (b) *Secondary Suite*

13.2.3. Conditions of Use:

- (a) *Secondary Suites* are permitted only on *lots* created and developed as *Single Detached Dwelling units*.
- (b) *Duplex dwellings* are permitted in *multi-family developments of three units or greater, on lots greater than 1850m²*. **(Amendment Bylaw No. 883, 2020; Adopted June 16, 2020)**
- (c) A maximum of one (1) *Secondary Suite* is permitted on a *lot*.
- (d) A maximum of one (1) *Accessory Building or Structure*, up to a maximum size of 10m², is permitted on a *lot*.
- (e) The minimum lot sizes as a base density are as follows:
 - i. *Detached Dwelling* 20,000 m²
 - ii. *Townhouse* 20,000 m² per unit
- (f) Where the requirements identified in Section 13.2.3(g) are fulfilled, the *permitted density* of a *Single Residential use* may be increased to the following:
 - i. *Minimum Lot Size:* 350 m²
 - ii. *Minimum Lot Width:* 12 m
- (g) Where the requirements identified in Section 13.2.3(g) are fulfilled, the *permitted density* of a *Townhouse use* may be increased in accordance with the regulations contained within the RM-1 Zone:
 - i. *Minimum Lot Size:* 700 m²
 - ii. *Maximum Floor Area Ratio:* 0.50
- (h) The densities may be increased from the requirements identified in Section 13.2.3(d) to the requirements identified in Sections 13.2.3(e) and (f) by providing contributions toward community amenities have been provided through a payment of \$9,165 per *detached dwelling* or \$6,110 per *townhouse* unit, payable either:

- i. in cash at the earlier of building permit issuance or registration of a plan of subdivision, to be held in a reserve fund by the Village for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and accessory uses; and/or
- ii. in-kind works and services provided that they are approved by the Village in writing at the earlier of building permit issuance or registration of a plan of subdivision, for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and accessory uses.

13.2.4. Density Regulations

a) Maximum <i>Density, Detached</i> :	n/a
b) Maximum <i>Density, Townhouse</i> :	25 units per Ha

13.2.5. Lot Regulations

a) Minimum <i>Lot Size, Detached</i> :	350 m ²
b) Minimum <i>Lot Size, Townhouse</i> :	700 m ²
c) Minimum <i>Lot Width, Detached</i> :	12 m
d) Minimum <i>Lot Width, Townhouse</i> :	n/a

13.2.6. Building Regulations

a) Minimum <i>Front Setback, Detached</i> :	6 m
b) Minimum <i>Front Setback, Townhouse</i> :	7.5 m
c) Minimum <i>Rear Setback, Detached</i> :	7.5 m
d) Minimum <i>Rear Setback, Townhouse</i> :	5 m
e) Minimum <i>Interior Side Setback, Detached</i> :	1.2 m (i)
f) Minimum <i>Interior Side Setback, Townhouse</i> :	3m
g) Minimum <i>Exterior Side Setback, Detached</i> :	1.2 m (i)(ii)
h) Minimum <i>Exterior Side Setback, Townhouse</i> :	3 m
i) Maximum <i>Lot Coverage, Detached</i> :	50%
j) Maximum <i>Lot Coverage, Townhouse</i> :	40%
k) Maximum <i>Building Height, Principal, Detached</i> :	Two (2) storeys
l) Maximum <i>Building Height, Townhouse</i> :	10.5 m
m) Maximum <i>Building Height, Accessory, Detached</i> :	3 m
n) Maximum <i>Building Height, Accessory, Townhouse</i> :	4.6 m

Conditions of Use

- i. In the case where a side lot line flanks a street a minimum side setback is 2.4 m.
- ii. One side setback may be reduced to 0.6 meters for **garage area only**; however, 0.6 m setbacks may not abut each other on adjacent lots.

13.2.7. Off-Street Parking

- (a) Off-street parking spaces shall be provided in accordance with the requirements of this Bylaw.

13.2.8. Screening and Landscaping

- (a) Screening and landscaping shall be provided in accordance with the regulations in this Bylaw.

13.2.9. Signage

- (a) Signage should be limited to that permitted pursuant to the requirements of this Bylaw and the Village of Pemberton Sign Bylaw.

13.2.10. Watercourse Setbacks

- (a) Setbacks from any watercourses on the property must be in accordance with the requirements of the Village of Pemberton, Ministry of Environment and the Department of Fisheries and Oceans.