
14. LHT1 (Leisure Health Tourism One) (Bylaw No. 1825)**Intent**

- (1) The LHT1 zone is primarily intended to provide for an indoor/outdoor focused Scandinavian spa with limited massage services, and service facilities related to such uses.

Permitted Uses

- (2) The following uses are permitted, and all other uses are prohibited:
- (a) employee housing;
 - (b) indoor/outdoor scandinavian style spa with limited massage services;
 - (c) auxiliary uses to the above; and
 - (d) without limiting (c) the following auxiliary uses to (b):
 - (i) sauna;
 - (ii) steam room;
 - (iii) solarium;
 - (iv) snack bar;
 - (v) auxiliary retail; and
 - (vi) office and administration

subject to all regulations and restrictions provided in respect of auxiliary uses in the LHT1 zone and in Part 5 General Regulations of this Bylaw.

- (3) The spa use permitted by paragraph (2) (b), and uses auxiliary to that use, are permitted only if and for so long as there are, within the building accommodating the spa, at least 8 employee housing units with an aggregate floor area of at least 450 square metres and subject to a housing agreement with the Municipality limiting the tenure of the units to rental tenure, prohibiting the subdivision of the building, and limiting rents that may be charged for the housing units and the rate at which rents may be increased over time, which employee housing units are either occupied by employees or available for rental by employees.

Density

- (4) No more than 8 principal buildings, not to exceed 2415 square metres in total gross floor area for spa use, are permitted.

Auxiliary Use and Building Floor Area Restrictions

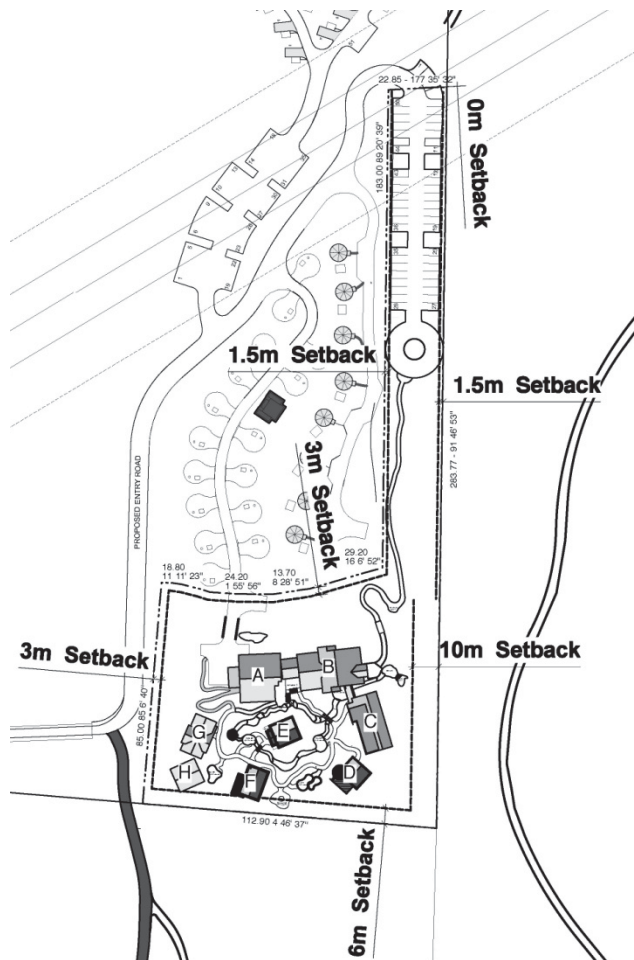
- (5) All auxiliary uses provided for in subsection (2) shall be located within a principal building subject to the following restrictions:
- (a) the floor area of retail use shall not exceed 30 square metres;
 - (b) the floor area of a restaurant use shall not exceed 60 square metres;
 - (c) the floor area for office/administrative use shall not exceed 200 square metres; and
 - (d) the floor area for storage or maintenance use shall not exceed 100 square metres. (Bylaw No. 1898)

Height

- (6) The maximum permitted heights of buildings, with reference to buildings shown in the Key Plan in subsection (7), are as follows:
- (a) Building A 14.5 metres;
 - (b) Building B 10.7 metres; (Bylaw No. 1898)
 - (c) Building C 10.6 meters; (Bylaw No. 1898)
 - (d) Building D 9.9 metres;
 - (e) Building E 5.7 metres;
 - (f) Building F 7.7 metres;
 - (g) Building G 5.7 metres; and
 - (h) Building H 7.7 metres.

Setbacks

- (7) The minimum setbacks for buildings and structures from property boundaries shall be as set out in the following Key Plan:



Parcel Size

- (8) The minimum parcel area is 13750 square metres.

Off-Street Parking and Loading

- (9) Notwithstanding Part 6 of this Bylaw, 51 off-street parking spaces shall be provided, 4 of which shall be dedicated to employees and one off-street loading space shall be provided. Additional off-street parking spaces to a total maximum of 68 spaces are permitted.

Other Regulations

- (10) An employee housing unit shall not contain a floor area of less than 32.5 square metres.
- (11) An employee housing unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited.