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**2. LR1 Zone (Leisure Recreation One)****Intent**

- (1) The intent of this zone is to provide for an outdoor recreation school and tourist accommodation facilities.

**Permitted Uses**

- (2) The following uses are permitted and all other uses are prohibited.
- (a) auxiliary buildings and auxiliary uses;
  - (b) auxiliary detached dwelling, auxiliary duplex dwelling and auxiliary townhouse;  
(Bylaw No. 380)
  - (c) auxiliary hostel;
  - (d) indoor and outdoor recreation; and
  - (e) school, providing instruction in outdoor recreation activities only.

**Density**

- (3) The maximum permitted floor space ratio is 0.40.

**Height**

- (4) The maximum permitted height of a building is 10.75 metres.

**Site Area**

- (5) The minimum permitted parcel area is 4,000 square metres, minimum parcel frontage is 1/10th of parcel perimeter. (Bylaw No. 775)

**Site Coverage**

- (6) The maximum permitted site coverage is 25 percent.

**Setbacks**

- (7) The minimum permitted setback is 5 metres from all parcel boundaries.

**Off-Street Parking and Loading**

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

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**Other Regulations**

- (9) A minimum of 70 percent of the gross floor area of all buildings on a parcel is required to be used for a school and auxiliary hostel.
- (10) The maximum permitted gross floor area of an auxiliary hostel use is 610 square metres.
- (11) The maximum permitted combined gross floor area for all auxiliary dwelling units is 375 square metres.
- (12) A maximum of 3 auxiliary residential dwellings are permitted per parcel.
- (13) A maximum of one auxiliary hostel is permitted per parcel.