
6. LR4 Zone (Leisure Recreation Four) (Bylaw No. 964)**Intent**

- (1) The intent of this zone is to provide for hostel use.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) auxiliary residential dwelling unit provided it is contained within a hostel building;
 - (c) hostel; and
 - (d) park and playground.

Density

- (3) The maximum permitted gross floor area is 610 square metres, except where a hostel building contains an auxiliary residential unit, the maximum permitted gross floor area is 640 square metres. (Bylaw No. 1605)
- (4) The minimum permitted gross floor area for a hostel building is 100 square metres.
- (5) A minimum of 50 percent of the gross floor area used for sleeping accommodation in a hostel building shall be provided in one or more dormitories.
- (6) The maximum permitted gross floor area to be used for sleeping accommodation is not to exceed 50 percent of the total floor area of a hostel building.
- (7) The minimum required floor area per bed in a sleeping unit, bedroom and dormitory is 5 square metres.

Height

- (8) The maximum permitted height of a building is 10 metres.

Site Area

- (9) The minimum permitted parcel area is 5,000 square metres, minimum parcel frontage is 1/10th of parcel perimeter.

Site Coverage

- (10) No regulations.

Setbacks

- (11) The minimum permitted setback from all parcel boundaries is 12 metres.

Off-Street Parking and Loading

- (12) 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

- (13) An auxiliary residential dwelling unit shall not contain a gross floor area greater than 90 square metres or less than 35 square metres, and in no case shall an auxiliary residential dwelling unit exceed 35 percent of the total floor area of a hostel.
- (14) A maximum of one principal building is permitted per parcel.
- (15) An auxiliary residential unit shall not be used for tourist accommodation.