
8. LR6 (Leisure Recreation Six) (Bylaw No. 1047)**Intent**

- (1) The intent of this zone is to permit hostel and related uses.

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;
 - (c) hostel;
 - (d) park and playground;
 - (e) detached dwelling
 - (f) assembly; (Bylaw No. 2039)
 - (g) concession. (Bylaw No. 2039)

Density

- (3) The maximum permitted gross floor area of all principal uses on a site is 800 square metres or floor space ratio of .35, whichever figure is lower.
- (4) The maximum permitted gross floor area for a detached dwelling is 465 square metres or a floor space ratio of .35, whichever figure is lower.
- (5) The maximum permitted gross floor area for a hostel is 800 square metres or a floor space ratio of .35, whichever figure is lower.
- (6) The maximum permitted floor area for auxiliary parking use contained in a detached dwelling is 70 square metres.

Height

- (7) The maximum permitted height of a principal use building is 10.7 metres.

Parcel Area

- (8) The minimum permitted parcel area is .14 ha.

Site Coverage

- (9) The maximum permitted site coverage is 35 percent.

Setbacks

- (10) The minimum permitted building setback from parcel boundaries for a hostel is 10 metres.
- (11) The minimum permitted front setback for a detached dwelling is 7.6 metres.
- (12) The minimum permitted side setback for a detached dwelling is as follows:

GROSS FLOOR AREA OF DETACHED DWELLING	MINIMUM SIDE SETBACK
325 square metres or less	3 metres
greater than 325 square metres	6 metres

- (13) The minimum permitted rear setback for a detached dwelling is 7.6 metres.
- (14) The minimum permitted distance between buildings is 6.0 metres.

Off-Street Parking and Loading

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

Other Regulations

- (16) The minimum permitted gross floor area for a hostel is 100 square metres.
- (17) A minimum of 75 percent of the gross floor area used for sleeping accommodation in a hostel shall be provided in one or more dormitories.
- (18) The maximum permitted floor area to be used for sleeping accommodation is not to exceed 50 percent of the total floor area of a hostel.
- (19) The minimum permitted floor area in a sleeping unit or dormitory is 3.0 square metres per bed.
- (20) The minimum permitted gross floor area for a detached dwelling is 46.5 square metres.
- (21) The maximum permitted number of bedrooms in a detached dwelling is 4.
- (22) An auxiliary residential dwelling unit shall contain not more than two bedrooms, one bathroom, one kitchen and one living room.
- (23) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.
- (24) Auxiliary residential dwelling units shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited.