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## PART 16 Tourist Pension Zones

### 1. TB1 Zone (Tourist Bed and Breakfast One) (Bylaw No. 906)

#### **Intent**

- (1) The intent of this zone is to provide for bed and breakfast use within a single family residential area. (Bylaw No. 906)

#### **Permitted Uses**

- (2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 464) (Bylaw No. 906)
- (a) auxiliary building and auxiliary uses; (Bylaw No. 1167)
  - (b) auxiliary residential dwelling unit provided it is contained within a principal building;
  - (c) park and playground; and
  - (d) bed and breakfast.

#### **Density**

- (3) The maximum gross floor area is 325 square metres or a floor space ratio of 0.35, whichever figure is lower. (Bylaw No. 905) (Bylaw No. 916) (Bylaw No. 1048)
- (4) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres. (Bylaw No. 916)

#### **Height**

- (5) The maximum permitted height of a building is 7.6 metres.

#### **Site Dimensions**

- (6) The minimum parcel area is 695 square metres. (Bylaw No. 953) (Bylaw No. 1048)
- (7) The minimum usable site area is 465 square metres. (Bylaw No. 953) (Bylaw No. 1048)
- (8) The minimum frontage is 18 metres. (Bylaw No. 953) (Bylaw No. 1048)

#### **Site Coverage**

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

#### **Setbacks**

- (10) The minimum permitted front setback is 7.6 metres.

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(11) The minimum permitted side setback is 3 metres. (Bylaw No. 1048)

(12) The minimum permitted rear setback is 7.6 metres.

(13) DELETED (Bylaw No. 953) (Bylaw No. 1048)

**Off-Street Parking and Loading**

(14) Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw. (Bylaw No. 614)

**Other Regulations**

(15) A maximum of three guest rooms is permitted in a bed and breakfast. (Bylaw No. 906)

(16) The maximum permitted gross floor area for all guest rooms in a bed and breakfast is 74 square metres. (Bylaw No. 906)

(17) The maximum permitted gross floor area for any guest room is 22 square metres.

(18) The maximum permitted gross floor area for an auxiliary building is 65 square metres.

(19) 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. (Bylaw No. 916)

(20) A maximum of 4 bedrooms is permitted in a detached dwelling and a bed and breakfast. (Bylaw No. 1048)

(21) The placing of more than one principal building on a parcel is prohibited.

(22) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 35 percent of the gross floor area of a detached dwelling. (Bylaw No. 814) (Bylaw No. 906)

(23) An auxiliary residential dwelling unit shall contain only up to two bedrooms, one bathroom, one kitchen, and one living room, and no other rooms. (Bylaw No. 906) (Bylaw No. 916)

(24) Auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section are prohibited. (Bylaw No. 906)