
108. RESIDENTIAL DISTRICT (R8)

This District provides for the establishment of townhouse dwellings in neighbourhoods that are predominately developed with single family and two family dwellings.
(B/L No. 11032-99-12-13)

108.1 Uses Permitted:

- (1) Townhouse dwellings (B/L No. 11032-99-12-13)
- (2) Two-family dwellings
- (3) Single-family dwellings
- (4) Home occupations
- (5) Accessory buildings and uses

108.2 Conditions of Use:

- (1) The permitted gross density of a townhouse development shall be determined in accordance with the following table:

Existing Zoning of Proposed Townhouse Site	Minimum Amount of Lot Area to be Provided for each Dwelling Unit in a Townhouse Development
R1	890 m ² (9580.19 sq.ft.)
R2	668.88 m ² (7,200 sq.ft.)
R3	557.4 m ² (6,000 sq.ft.)
R4	399.47 m ² (4,300 sq.ft.)
R5	334.4 m ² (3,600 sq.ft.)
Other	670 m ² (7212.06 sq.ft.)

- (2) A townhouse development shall be designed in such a manner as to create an attractive residential environment in keeping with the area in which it is situated.
- (3) A townhouse development shall be located not more than:
 - (a) 0.8 km (0.4971 mile) from an existing elementary school.
 - (b) 0.8 km (0.4971 mile) from an existing park facility.
- (4) A townhouse development shall be subject to Preliminary Plan Approval in accordance with the provisions of Section 7.3 of this Bylaw.
(B/L No. 11032-99-12-13)

108.3 Height of Buildings:

The height of a building shall not exceed 9.0 m (29.53 ft.) nor 2 storeys.

108.4 Lot Area and Width:

Each lot for a townhouse development shall have an area of not less than 0.8 ha (1.9768 acres) and a width of not less than 61 m (200.13 ft.).

(B/L No. 11032-99-12-13)

108.5 Lot Coverage:

The maximum permitted coverage of the lot shall be determined in accordance with the following table:

Existing Zoning of Proposed Townhouse Site	Maximum Permitted Coverage
R1	30 percent of the lot area
R2	35 percent of the lot area
R3	40 percent of the lot area
R4	40 percent of the lot area
R5	40 percent of the lot area
Other	35 percent of the lot area

(B/L No. 11032-99-12-13)

108.6 Usable Open Space:

Usable open space shall be provided on the lot at a ratio of not less than 46 m² (495.16 sq.ft.) for each dwelling in a townhouse development. (B/L No. 11032-99-12-13)

108.7 Yards:

Front, side and rear yards shall be provided in accordance with the following table:

Existing Zoning of Proposed Townhouse Site	Minimum Front Yard Depth	Minimum Width of Each Side Yard	Minimum Rear Yard Depth
R1	9.0 m (29.53 ft.)	4.5 m (14.76 ft.)	9.0 m (29.53 ft.)
R2	7.5 m (24.61 ft.)	3.5 m (11.48 ft.)	9.0 m (29.53 ft.)
R3	6.0 m (19.69 ft.)	3.5 m (11.48 ft.)	7.5 m (24.61 ft.)
R4	6.0 m (19.69 ft.)	3.5 m (11.48 ft.)	7.5 m (24.61 ft.)
R5	6.0 m (19.69 ft.)	3.5 m (11.48 ft.)	7.5 m (24.61 ft.)
Other	7.5 m (24.61 ft.)	3.5 m (11.48 ft.)	9.0 m (29.53 ft.)

(B/L No. 11032-99-12-13)

108.8 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.