

The following provisions shall apply to the use of land and the construction of buildings in all R8 Zones, subject to the general provisions under Part B and Part C of this By-Law.

1. PERMITTED USES

Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes:

(1) **Main Residential Building**

- a) One or more apartment dwellings;
- b) Public use.

10980 (2) **Accessory Uses, Buildings or Structures**

- a) Any use, building or structure, which is subordinate and customarily incidental to the main residential building.
- b) A day nursery located within an apartment building.
- 13027 c) A residential care facility.

2. ZONE REQUIREMENTS

- (1) Lot Frontage (minimum) 61.0 m.
- (2) Lot Area per Dwelling Unit (minimum) 40.5 sq. m.
- (3) Front Yard Depth (minimum) 10.6 m.
- (4) Interior Side Yard Width and Rear Yard Depth (minimum) 7.5 m. or one-half the height of the main building, whichever is the greater.
- (5) Gross Floor Area (minimum per dwelling unit)
 - a) Bachelor 28.0 sq. m.
 - b) 1 Bedroom 42.0 sq. m.
 - c) 2 Bedrooms 55.5 sq. m.
 - d) 3 Bedrooms 69.5 sq. m.
 - e) 4 Bedrooms 79.0 sq. m.
 - f) for each additional Bedroom 9.3 sq. m.
- (6) Where a lot contains two or more dwellings, the distance between each of such dwellings shall be the average of the combined heights of such dwellings.

3. FOR SENIOR CITIZEN'S HOUSING PROVISIONS

See Part C, Section 20.

3a. FOR RESIDENTIAL CARE FACILITIES

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The requirements of Section 2, of this Part K, with the exception of Subsection 2(2) shall apply, in addition to the requirements of Part C, Section 22.

4. FOR ACCESSORY BUILDINGS OR STRUCTURES PROVISIONS

See Part C, Section 8.

5. OFF-STREET PARKING

- (1) Off-street parking shall be provided in accordance with Part C, Sections 14 and 15, and the following Subsections.
- (2) No off-street parking area or internal driveway shall be located closer than 6.0 m. to any street line nor 1.5 m. to any side or rear lot line, except that where the land abutting an area zoned R8, is used, or zoned, for detached one family dwellings, or is in an RH Zone, any parking area or internal driveway shall be separated from such abutting lot line by a strip of land not less than 3.0 m. in width. Such strip of land shall be reserved for landscaping purposes and shall contain at least one row of hardy shrubs, not less than 1.5 m. in height and shall be maintained in a healthy growing condition, except for points of ingress and egress.
- (3) The minimum distance between a driveway and/or parking area, and the exterior wall of the main building on the lot, shall be:
 - a) Where there are windows to habitable rooms 7.5 m.
 - b) Where there are no windows to habitable rooms 1.5 m.
- (4) Width of Driveways:
 - a) Minimum width of a one-way driveway 3.0 m.
 - b) Minimum width of a two-way driveway 5.5 m.

6. FOR DAY NURSERY PROVISIONS

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See Part C, Section 21.

7. SPECIAL PROVISIONS

O.M.B. ORDER DATED SEPTEMBER 19, 2014 - FIRST PARAGRAPH DELETED BY BY-LAW NUMBER 2014-25 & REPLACED AS FOLLOWS

2014-25 (1) Notwithstanding the provisions of Subsection 2 of this Part I, within the area zoned R8-1 a maximum of 97 dwelling units shall be permitted subject to the following provisions:

- (i) Lot Frontage (minimum) 30.0 m.
- (ii) Lot Area per Dwelling Unit (minimum) 50.0 sq. m.
- (iii) Front Yard Depth (minimum) NIL
- (iv) Rear Yard Depth (minimum) NIL
- (v) Interior Side Yard Width (minimum) NIL

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Notwithstanding the provisions of Subsection 1 (1) of this Part K, within the area zoned R8-1-h, no person shall erect any building or structure or use the land for any purpose other than the use existing on the day of the passing of this by-law. The h – holding symbol shall be removed in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, when it has been demonstrated to the satisfaction of the municipality that the land has been environmentally remediated, a Record of Site Condition has been filed and that site plan control approval has been obtained.