
32. RT8 Zone (Residential Two Family Eight) (Bylaw No. 1479)**Intent**

- (1) The intent of this zone is to provide for medium density employee housing and ancillary facilities.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) duplex dwelling provided no dwelling unit in the duplex is occupied except as employee housing;
 - (b) park and playground; and
 - (c) auxiliary buildings and auxiliary uses.

Density

- (3) The maximum permitted aggregate gross floor area of all duplex dwellings situated on lands within a bare land strata plan shall not exceed the figure obtained by multiplying the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) by 0.50, and in no case shall the maximum gross floor area of a duplex dwelling exceed 315 square metres.
- (4) The maximum number of duplexes is six.

Height

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

Site Coverage

- (6) The maximum permitted site coverage is 40 percent.

Setbacks

- (7) No building or structure shall be located within 2.3 metres of any parcel boundary and 4.5 metres from a strata road.

Off-street Parking and Loading

- (8) All off-street parking and loading spaces shall be provided and maintained in accordance with regulations contained in Part 6 of this Bylaw.

Other Regulations

- (9) No fence shall be erected on any parcel except at a rear property line.