

Bylaw 8700	10.16	RM8: Mixed-Use Residential	RM8
	10.16.1 Purpose	The purpose of this zone is to provide for mixed-use developments which have a residential and local commercial focus within neighbourhood corridors.	
	10.16.2 Principal Uses		10.16.3 Secondary Uses
	<ul style="list-style-type: none"> • club • community care facility, major • community care facility, minor • education, commercial • housing, apartment • housing, congregate • housing, four-plex • housing, row • housing, stacked row • office • restaurant • retail, general • service, business support • service, financial • service, massage therapy • service, personal 		<ul style="list-style-type: none"> • home business 1, only to housing
	10.16.4 Subdivision Regulations	<ol style="list-style-type: none"> 1. The minimum lot width is 22.0 m. 2. The minimum lot area is 1,200 m². 	
	10.16.5 Development Regulations	<ol style="list-style-type: none"> 1. The maximum density is 60 dwellings/ha. 2. The maximum site coverage is 55%. 3. The minimum Gross Floor Area for commercial uses is 10% of the total Gross Floor Area of all buildings on a site. 4. The maximum Gross Floor Area for commercial uses is 35% of the total Gross Floor Area of all buildings on a site, up to 1680 m². 5. The maximum height is 15.0 m. 6. The maximum number of storeys is 4. 7. The minimum front yard is 4.5 m. 8. The minimum side yard is 3.0 m 9. The minimum rear yard is 4.5 m. 10. The minimum setback between principal buildings is 6.0 m. 	
	10.16.6 Regulations for Accessory Development	<ol style="list-style-type: none"> 1. The maximum height is 5.0 m. 2. The minimum front yard is 15.0 m. 3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 4. The minimum rear yard is 1.2 m. 	

10.16.7 Other Regulations

1. Club, education, health service, office, restaurant, retail and service uses are permitted only on the ground floor of a building that includes housing uses.
2. The maximum size of any one tenancy for club, education, health service, office, restaurant, retail and service use is 280 m².
3. The total combined gross floor area for all club, education, health service, office, restaurant, retail and service uses shall not exceed 1,680 m².
4. There is a maximum of one restaurant tenancy per lot.
5. Outdoor use is not permitted except for residential and restaurant, provided that all outdoor areas are enclosed by a screen.
6. Outdoor restaurant patios have a maximum occupant load of 16 people.
7. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.