

PART 9.5 - CCVC ZONE, CRAIGDARROCH CASTLE VISITORS CENTRE DISTRICT

9.5.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. cultural facility, including theatre, restricted to not more than 30 seats
- b. commercial exhibits
- c. public building
- d. retail sales, but only as part of an active cultural facility
- e. restaurant, but only as part of an active cultural facility

9.5.2 Lot Area

Lot area (minimum) 1040 m²

9.5.3 Floor Space Ratio

Floor space ratio (maximum) 0.45:1

9.5.4 Height, Storeys and Number of Principal Buildings

- a. Building height (maximum) 8.8m
- b. Building height (maximum) for buildings under 15 m² in total floor area 3.5m
- c. Storeys (maximum) 3
- d. Number of principal buildings (maximum) 2

9.5.5 Setbacks

Minimum setbacks, excluding stairs

- a. Joan Crescent 8.5m
- b. From an internal lot boundary 0 m

9.5.6 Site Coverage, Open Site Space

- a. Site coverage (maximum) 33%
- b. Open site space (minimum) 50%

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9.5.7 Regulations Specific to a Restaurant

- a. A restaurant may be located in a front yard or side yard
- b. Only one restaurant is permitted per lot
- c. Restaurant total floor area (maximum) 14m²
- d. Height (maximum) 3.5m
- e. Setback from Joan Crescent (minimum) 8.5m
- f. Roof deck Not permitted

9.5.8 Vehicle and Bicycle Parking

- a. Vehicle parking (minimum) 10 stalls
- b. Class A bicycle parking (minimum) 6 spaces

Notwithstanding anything in this bylaw, the vehicle parking and bicycle parking requirements for this zone may be provided on an adjacent property if:

1. the vehicle and biking parking, and related rights, are secured by an easement;
2. the obligations of the easement are secured by covenant to the benefit of the City; and
3. the provision of vehicle and biking parking on the adjacent lot do not cause a contravention of this bylaw, as it relates to the adjacent lot.

Bylaw 15-0990 adopted January 14, 2016