

PART 6.91 – CA-CH ZONE, CENTRAL AREA CUSTOMS HOUSE DISTRICT

6.91.1 Definitions

In this Zone:

- a. “Brewery” means a brewery producing beer for sale on the premises or for distribution beyond the premises.
- b. “Distillery” means a distillery producing spirits for sale on the premises or for distribution beyond the premises.
- c. “Community Amenity” means rehabilitation of the façade of the existing Customs House on the westerly portion of the lands in accordance with Heritage Revitalization Agreement (816 Government) Bylaw No. 15-057.

6.91.2 Permitted Uses in this Zone

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

- a. Uses permitted in the CA-3C Zone, Old Town District
- b. Liquor Retail Store as an accessory use to a distillery or brewery
- c. Brewery
- d. Distillery

6.91.3 Location and Siting of Permitted Uses

The following uses are restricted to the second and higher storeys of a building, except for an entrance lobby, elevator and stair access serving the uses:

- a. Self-contained dwelling unit
- b. Transient accommodation
- c. hospitals, private hospitals, nursing homes, intermediate care facilities and community care facilities

6.91.4 Lot Area

<u>Lot area</u> (minimum)	2550m ²
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6.91.5 Floor Space Ratio

- a. Floor space ratio (maximum) where the community amenity has not been provided. 3:1
- b. Floor space ratio (maximum) where the community amenity has been provided. 4:1

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6.91.6 Floor Area

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|--|-------------------|
| a. Brewery use floor <u>area</u> (maximum) | 175m ² |
| b. Distillery use floor <u>area</u> (maximum) | 175m ² |
| c. <u>Liquor Retail Store</u> use floor <u>area</u> as an accessory use to a distillery or brewery use (maximum) | 50m ² |

6.91.7 Height

<u>Building height</u> (maximum)	17.7m
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6.91.8 Vehicle and Bicycle Parking

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| a. Offices, up to 4030m ² of floor <u>area</u> | Nil |
| b. Offices, where the office use exceeds 4030m ² of floor <u>area</u> (minimum) | 1 parking stall for each 95m ² of <u>total floor area</u> in excess of 4030m ² |
| c. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” for any new or existing <u>building</u> |

6.91.9 General Regulations

Except as provided in this Part, the regulations applicable in the CA-3C Zone, Central Area Old Town District, apply in this Zone.