

24. Site Specific Public Zones

24.1 Heritage Park (ZIS1) – Britannia Shipyard (Steveston)

24.1.1 Purpose

This **zone** provides for the Britannia Heritage Shipyard Park **site**.

24.1.2 Permitted Uses

- **education, commercial**
- **industrial, general**
- **office**
- **park**
- **restaurant**
- **retail, convenience**

24.1.3 Secondary Uses

- **residential security/operator unit**

24.1.4 Permitted Density

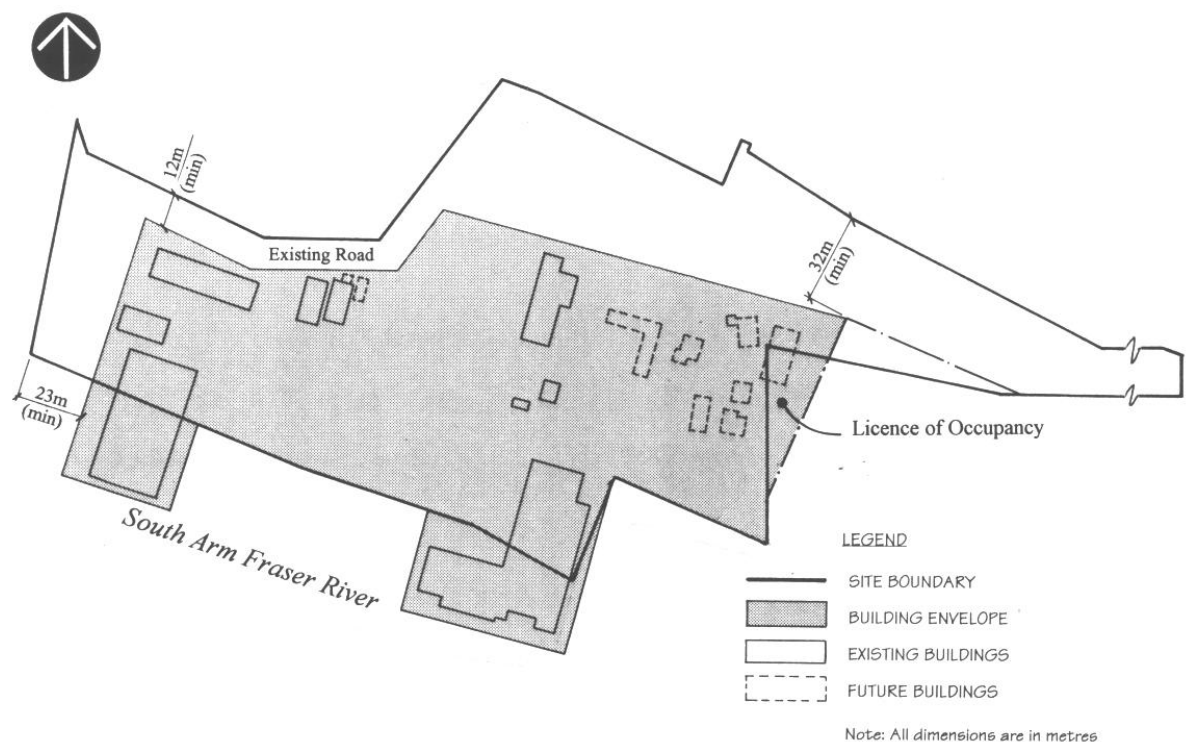
1. There is no maximum **floor area ratio**.

24.1.5 Permitted Lot Coverage

1. There is no maximum **lot coverage**.

24.1.6 Yards & Setbacks

1. **Buildings** may not be sited outside the following **building envelope**:



24.1.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory structures** is 20.0 m.

24.1.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

24.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

24.1.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

24.1.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.