

PS – Public Service District

1. Purpose

This District is intended to provide for public and quasi-public development that serves the civic, social, physical, mental, cultural and religious needs of the community. This District may also include developments used to provide for public benefit or consumption, such as water reservoir, stormwater management, electricity, or telecommunications.

2. PS – Permitted and Discretionary Development

i. Fundamental Use Provision

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within the table below shall ensure:

a. None.

Building Typologies	Permitted or Discretionary Development
Indoor Assembly	P
Park & Natural Area	P
Public Service Building	P
Renewable Energy Installation	D
School	D
Sign	D
Utility Service (Minor)	D
Urban Agriculture	D

3. PS – Site Subdivision Regulations

	Interior or Corner Site
Site Area	At the discretion of the Subdivision Authority
Site Width	At the discretion of the Subdivision Authority
Site Depth	At the discretion of the Subdivision Authority

4. PS – Site Development Regulations

	Interior or Corner Site
Front Yard Setback	Min. 6.0m
Rear Yard Setback	Min. 8.0m
Side Yard Setback	Min. 3.0m
Front Flanking Yard Setback	At the Discretion of the Development Authority
Building Height	Max. 14.0m for principal building

	Max. 30.0m for towers, structural, equipment storage or other components of the building which may be required for the operation (not intended to allow for an additional storey above 16.0m)
Site Coverage	Max. 60% for all buildings. At the Discretion of the Development Authority for any Use without a building

5. PS – Additional Development Regulations

- i. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.
- ii. The development shall be in compliance with other applicable provincial legislation.
- iii. Development and site design, siting, location, building height, buffering, landscaping and screening shall minimize any potential conflict with adjacent land uses and development.