

9.7. PS - PUBLIC SERVICE DISTRICT

9.7.1. Purpose

This District is intended to provide for public and quasi-public development that serves the social, physical, mental, cultural and religious needs of the community

9.7.2. PS Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 9.7.2 (b) and (c) shall ensure:

- i. That any Use which includes a drive-through service shall be considered neither Permitted nor Discretionary Uses.

(b) PS Permitted	(c) PS Discretionary
- Assisted Living Facility - Child Care Facility - Community Service Facility - Education (Private) - Education (Public) - Emergency Response Service - Government Service - Group Home - Health Service - Parking Facility - Place of Worship - Recreation Facility, Indoor - Recreation Facility, Outdoor - Sign, Billboard (Limited) - Sign, Electronic Message - Sign, Fascia - Sign, Fascia (Limited) - Sign, Freestanding - Sign, Freestanding (Limited) - Sign, Portable - Sign, Portable (Limited) - Sign, Projecting - Public Facility Accessory development to any use listed in subsection 9.7.2(b)	- Campground - Cemetery - Detention and Correction Service - Eating and Drinking Establishment - Funeral Home - Hospital - Recycling Drop-off - Retail Store (Convenience) Accessory development to any use listed in subsection 9.7.2(c)

9.7.3. PS Site Subdivision Regulations

	Interior or Corner Site
(a) Site Area	At the discretion of the Subdivision Authority
(b) Site Width	At the discretion of the Subdivision Authority
(c) Site Depth	At the discretion of the Subdivision Authority

9.7.4. PS Site Development Regulations

	Interior Site	Corner Site
(a) Front Yard Setback	6.0m minimum	Front: 6.0m minimum Flanking: at the discretion of the Development Authority
(b) Rear Yard Setback	8.0m minimum	
(c) Side Yard Setback	3.0m minimum	
(d) Height	14.0m maximum for a principal building 30.0m for towers or structural components of buildings not intended for human occupation	
(e) Site Coverage	60% maximum for all buildings	

9.7.5. Additional Development Regulations for PS

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 9.1 to 9.5 of Part 9 - Institutional Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs; and
- (b) The Development Authority may modify the parking standards for development in the PS - Public Service District set out in Part 13 - Parking and Loading.