

## 7.4 PS Public Service (Institutional or Government) District

PS

### <sup>21</sup>General Purpose

The general purpose of this District is to provide land for those uses that are Public and Quasi-Public in nature.

<sup>22</sup> DELETED

### 1. PS Permitted and Discretionary Uses Table

<b>(a) Permitted Uses</b>	
<b>(i)</b>	Any use for National Defence purposes which does not prejudice the character or value of the surrounding property.
<b>(ii)</b>	At the Westerner Exposition Site situate upon the following lands namely Lot 5, Block 1, Plan 882 2274, and Plan 615 L.Z, the holding of the annual Westerner Exposition Fair or Exhibition and any use in conjunction with or incidental thereto, agricultural, animal, machinery, automotive shows, rodeos, circuses, concerts, racing and sporting events, the rental of facilities for banquets, weddings, meetings and events.
<b>(iii)</b>	<sup>23</sup> Building Sign
<b>(iv)</b>	<sup>24</sup> Freestanding Sign
<b>(v)</b>	Recreation and sport activities operated or sponsored by a governmental body or agency for the participation of the public at large.
<b>(vi)</b>	<sup>25</sup> DELETED
<b>(b) Discretionary Uses</b>	
<b>(i)</b>	<sup>26</sup> Assisted living facility.
<b>(ii)</b>	At the Westerner Exposition Site situated upon the following lands namely Lot 5, Block 1, Plan 882-2274, and Plan 615 L.Z.: <b>(1)</b> any use similar to the uses permitted at the Westerner site, <b>(2)</b> any uses which are accessory to any of the approved uses, provided that they are consistent with the theme of such use, or provide a directly related service to such use. <b>(3)</b> Gaming establishment.
<b>(iii)</b>	<sup>27</sup> DELETED
<b>(iv)</b>	Concession booths for the sale of food or beverages to members and guests of a group approved under this table.

<sup>21</sup> 3357/S-2018

<sup>22</sup> 3357/I-2021

<sup>23</sup> 3357/B-2018

<sup>24</sup> 3357/B-2018

<sup>25</sup> 3357/A-2017, 3357/B-2018

<sup>26</sup> 3357/C-2007

<sup>27</sup> 3357/S-2018

(v)	Campground.
(vi)	Day care facilities.
(vii)	<sup>28</sup> Dynamic Fascia Sign on Sites over 13.1 hectares in size;
(viii)	<sup>29</sup> Dynamic Freestanding Sign on Sites over 13.1 hectares in size;
(ix)	<sup>30</sup> Electronic Message Fascia Sign; and
(x)	<sup>31</sup> Electronic Message Freestanding Sign.
(xi)	<sup>32</sup> DELETED
(xii)	<sup>33</sup> DELETED
(xiii)	<sup>34</sup> Institutional service facility
(xiv)	Offices for community oriented groups which have recreation as part of their programs.
(xv)	Parking ancillary to any permitted or discretionary use.
(xvi)	Private clubs or organizations.
(xvii)	<sup>35</sup> Retail sales of goods, excluding Cannabis Retail Sales, required in connection with a use approved under this table.
(xviii)	<sup>36</sup> Temporary care facility.
(xix)	Utilities.
(xx)	<sup>37</sup> Deleted.
(xxi)	<sup>38</sup> Accessory Building, subject to Section 3.5 Accessory Building Regulations.

## 2. PS Public Service (Institutional or Government) District Regulations

### (a) Table 7.3 PS Regulations

Regulations	Requirements
Floor Area Minimum	Not applicable, except for a unit in assisted living residence or retirement home 23.0 m <sup>2</sup>
Front Yard Minimum	Subject to <sup>39</sup> Development Authority approval
Side Yard Minimum	Subject to <sup>40</sup> Development Authority approval
Rear Yard Minimum	Subject to <sup>41</sup> Development Authority approval
Landscaped Area	Subject to <sup>42</sup> Development Authority approval

<sup>28</sup> 3357/B-2018

<sup>29</sup> 3357/B-2018, 3357/S-2022

<sup>30</sup> 3357/B-2018, 3357/S-2022

<sup>31</sup> 3357/B-2018

<sup>32</sup> 3357/G-2016, 3357/B-2018

<sup>33</sup> 3357/B-2018

<sup>34</sup> 3357/C-2007

<sup>35</sup> 3357/L-2018

<sup>36</sup> 3357/C-2007

<sup>37</sup> 3357/I-2009 and 3357/F-2011

<sup>38</sup> 3357/A-2017

<sup>39</sup> 3357/C-2022

<sup>40</sup> 3357/C-2022

<sup>41</sup> 3357/C-2022

<sup>42</sup> 3357/C-2022

Regulations	Requirements
Parking Spaces	Subject to sections 3.1 & 3.2
Loading	Subject to <sup>43</sup> Development Authority approval

### 3. Site Development

- (a) Within the PS Public Service District the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

#### <sup>44</sup>7.4.1 PSI Post-Secondary Institution District

##### General Purpose

The purpose of this District is to provide for the development of post-secondary education uses, related Public and Quasi-Public uses, and support services that demonstrate significant training and applied learning connection to one or more academic programs. The commercial uses in this District are intended to primarily serve and support the campus community.

##### 1. PSI Permitted and Discretionary Uses Table

(1) Permitted Uses
(a) Accessory Building
(b) Building Sign
(c) Post-Secondary Institution
(2) The following uses are Permitted Uses only if located within a Post-Secondary Institution Building, otherwise the following are Discretionary Uses:
(a) Commercial Entertainment Facility
(b) Commercial Service Facility
(c) Day Care Facility
(d) Health and Medical Services
(e) Merchandise Sales (excluding Cannabis Retail Sales)
(f) Public Recreational Facility
(g) Restaurant
(h) Service Organization

<sup>43</sup> 3357/C-2022

<sup>44</sup> 3357/I-2021