

PART 14 - COMMUNITY SERVICE

14.1 DESCRIPTION OF ZONES

Zone	Abbreviation	Intent of Zone
Community Service One	CS1	This zone provides for public-oriented uses designed to serve the community.
Community Service Two	CS2	This zone provides for institutional and transportation services, which have special location needs and must be sensitively located within the community.
Community Service Three	CS3	This zone provides for transportation terminals, depots, corridors and other required infrastructure.

14.2 PERMITTED USES

14.2.1 The following uses shall be permitted within the specified zones:

Use	Zone		
	CS1	CS2	CS3
Academic School	P	--	--
Animal Shelter	--	P	--
Assembly Hall	P	--	--
Bus Terminal	P	P	P
Cemetery	P	P	--
Club or Lodge	P	--	--
Cultural Facilities	P	--	--
Daycare	P	--	--
Electric Vehicle Charge Station	P	P	P
Ferry Terminal	--	--	P
Fire Hall	P		
Health Clinic	P	--	--
Helicopter Land Pads	--	--	P
Hospital	P	P	--
Jail	--	P	--
Laboratory	--	P	--
Landfill	--	P	--
Library	P	--	--
Motor Vehicle Testing Centre	--	P	--
Museums	P	--	--
Personal Care Facility	P	--	--
Railway	--	--	P
Railway Yards	--	--	P
Railway Station	--	--	P
Recreational Facility	P	--	--
Religious Institution	P	--	--
Seaplane Terminal	--	--	P
Seniors Congregate Housing	P	--	--
Single Residential Dwelling	P	--	--
Social Service Resource Centre	P	P	--
Storage Yard	--	P	--
Transportation Equipment Storage	--	--	P
Transportation Terminal			P
University, College and Technical School	P	--	--

(4500.018; 2012-JUN-25) (4500.031; 2012-DEC-03) (4500.036; 2013-APR-22)

P = Permitted Use

-- = Use is Not Permitted in This Zone

14.2.2 The following uses shall be permitted as an accessory use within the specified community service zones:

Use	Zone			Notes
	CS1	CS2	CS3	
Biogas Energy Generation	--	A	--	Permitted as an accessory use to a landfill.
Crematorium	A	--	--	A crematorium shall be permitted in conjunction with a cemetery, provided the crematorium shall not be located within 30m of any lot line or 60m of any lot line in a rural or residential zone.
Dwelling Unit	A	A	--	One accessory dwelling unit shall be permitted.
Helicopter Landing Pad	A	--	--	A helicopter landing pad shall be permitted as an accessory to a hospital use.
Office	A	A	--	
Restaurant & Retail	--	A	A	Retail and restaurant uses shall be permitted where they are located within a ferry terminal or railway station.
Secondary Suite	A	--	--	Where a single residential dwelling is the only use on the lot. Subject to the regulations contained in Part 6 of this Bylaw.
Short-Term Rental	A	--	--	Subject to Part 6
Vehicle Display	--	--	A	Permitted as an accessory use to a railway use. Permitted only on that part of a parcel immediately abutting a parcel zoned I1 or COR3 on which an automobile sales use is taking place, regardless of whether the automobile display use is accessory to the automobile use taking place on the abutting land or not.

(4500.018; 2012-JUN-25) (4500.186; 2022-FEB-07)

A = Accessory Use

- = Not a Permitted Accessory Use

14.3 DENSITY

14.3.1 The Floor Area Ratio for a personal care facility and senior congregate housing shall not exceed 1.25.

14.3.2 Where a single residential dwelling is listed as a permitted use, only one such dwelling unit is permitted per use. (4500.053; 2013-DEC-16) (4500.053; 2019-DEC-02)

14.4 LOT SIZE AND DIMENSIONS

Zone	Minimum Lot Size	Minimum Lot Frontage	Minimum Lot Depth
CS1	1,800m ²	20m	30m
CS2	2,000m ²	30m	45m
CS3	8,000m ²	N/A	N/A

14.5 SITING OF BUILDINGS

14.5.1 A principal building must be set back from the property lines as follows:

Zone	Front Yard Setback	Side Yard Setback	Flanking Side Yard	Rear Yard Setback
CS1	6m	4m	6m	7.5m
CS2	7.5m	7.5m	7.5m	7.5m
CS3	N/A	N/A	N/A	N/A

14.5.2 Notwithstanding Subsection 14.5.1, general provisions in Part 6 of this Bylaw for the siting of buildings near watercourses will also apply. **(4500.158; 2019-DEC-02)**

14.5.3 Notwithstanding Subsection 14.5.1, where a property line abuts a major road, an additional 2.5m front and/or flanking side yard setback is required when the dedication to achieve the required right-of-way width has not occurred to facilitate the widening of the major road. **(4500.158; 2019-DEC-02) (4500.182; 2021-DEC-06)**

14.6 SIZE OF BUILDINGS

14.6.1 The maximum lot coverage and height of a principal building shall be as follows:

Zone	Lot Coverage	Maximum Allowable Height
CS1	40%	14m
CS2	50%	14m
CS3	N/A	14m