

1. COMMUNITY SERVICE DISTRICT – CS

The purpose of the Community Service District is to provide areas for a wide range of community service related activities including social, recreational, institutional, parks and public service.

No person shall, within any CS – Community Service District, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

1.1 PERMITTED USES

- a. Buildings, structures, or uses secondary or subordinate to, and located on the same site as, the principal use, shall be considered accessory uses and, may include commercial uses;
- b. Elementary, high schools and other educational facilities;
- c. Lodges, social clubs, service clubs;
- d. Municipal offices, libraries, historic and cultural institutions, community halls;
- e. Places of Worship and Assembly Halls;
- f. Child and Adult Child Daycare;
- g. Health facilities and Special Care Homes;
- h. Recreational - sports fields, parks, playgrounds, curling rinks, skating rinks, tennis courts, lawn bowling greens, swimming pools, and other similar uses. More than one recreational use may be permitted per site;
- i. Natural and nature-like open areas;
- j. Community Gardens;
- k. Pedestrian trails and bicycle pathways;
- l. Skateboard parks or BMX bike-terrain;
- m. Scenic lookout and interpretation facilities, rest stops, and other public trail facilities;
- n. Public works buildings and structures excluding storage yards, warehouses, drainage ditches, culverts, and other drainage works, and shall include water reservoirs, waste management sites, and sewage treatment facilities.

1.2 DISCRETIONARY USES

- a. Golf courses, auto race tracks, horse race tracks, or other very large or very intensive use facilities;
- b. Communication Towers;
- c. Wind Energy Facilities.

1.3 SITE DEVELOPMENT REGULATIONS

Permitted Uses (other than education facilities, rinks and swimming pools)

Minimum site area	940 m ² (10,118 ft ²). There shall be no minimum site development requirements for public work buildings.
Minimum site frontage	30 meters (98 feet)

Minimum front yard	7.5 meters (25 feet)
Minimum rear yard	7.5 meters or 25% of the lot of the depth, whichever is greater
Minimum side yard	50% of the height of the building or 3.0 meters, whichever is greater
Height	15 meters (49 feet) maximum

Libraries, Places of Worship, Day Care Centres, Religious and Cultural Institutions

Minimum site area	464 m ² (4995 ft ²)
Minimum site frontage	15 meters (49 feet) where the lot is served by a lane, otherwise 18 meters (49 feet)
Minimum front yard	7.5 meters (25 feet)
Minimum rear yard	7.5 meters or 25% of the lot of the depth, whichever is greater
Minimum side yard	50% of the height of the building or 3.0 meters, whichever is greater
Height	15 meters maximum (49 feet)

Elementary and secondary schools

Minimum site area	No minimum requirement
Minimum site frontage	60.0 meters (197 feet)
Maximum site coverage	75%
Minimum front yard	15 .0 meters (49feet)
Minimum rear yard	7.5 meters (25 feet)
Minimum side yard	7.5 meters

Skating, curling rinks and swimming pools

Minimum site area	1200 m ² (12,917 ft ²)
Minimum site frontage	20.0 meters (66 feet)
Minimum front yard	7.5 meters (25 feet)
Minimum rear yard	7.5 meters
Minimum side yard	1.5 meters (5 feet) except on a corner site abutting a street then 3.6 meters (12 feet) shall be provided

Accessory Buildings

Minimum front yard	7.5 meters (25 feet)
Principal building	All accessory buildings shall be set back minimum 1.2 meters (4 feet) from

	the principal building.
Minimum side yard	0.8 meters (2.6 feet) unless the side site line is abutting a street then the side yard shall be 3.6 meters (12 feet)
Minimum rear yard	All accessory buildings with a door or doors opening onto a lane shall not be located less than 2.0 meters (6.5 feet) from the site line abutting the lane.

1.4 SIGNAGE

- a. One permanent sign is permitted per site. The facial area of a sign shall not exceed 4.0 m² (43 ft²).
- b. Billboards are prohibited except for one information sign for each building or use and those bearing notices of special events and activities, or other information, relating to a temporary condition affecting the site and shall not exceed 1.0 m² (10.7 ft²) in size.
- c. Temporary signs advertising product prices or sales, special events related to retail and service activities, or advertising community or charity activities or events are permitted.

1.5 PARKING

Off-street parking requirements shall be provided in accordance with the following:

Elementary school	1 parking space for each staff member
High school	1 parking space for each staff member, plus 3 parking space for every 10 students
Churches and Places of Assembly	1 parking space for each 50 m ² (538 ft ²) of floor area
Special care homes	1 parking space for each bed.
Institutional buildings, private clubs and lodges	1 parking space for each 50 m ² of floor area
Recreational buildings, sports facilities and fields	1 parking space for each of every ten patrons or seats.

1.6 LANDSCAPING

- a. A landscaped strip of not less than 3.0 meters (10 feet) in width throughout lying parallel and abutting the front site line shall be provided on every site.
- b. On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
- c. Where a site abuts any Residential District without an intervening land, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 meters (5 feet) in width throughout which shall not be used for any purpose except landscaping.

