

## **Section 18: PSC – Planned Strip Commercial Zones**

### **18.1 Permitted Uses**

18.1.1 No person shall within any PSC Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed in this Subsection.

18.1.2 The following uses are permitted in any PSC-A Zone:

- (a) Animal hospital
- (b) Apartment building
- (c) Art gallery
- (d) Auction establishment
- (e) Automobile rental establishment
- (f) Automobile repair garage
- (g) Automobile sales and service establishment
- (h) Block townhouse
- (i) Brew your own operation
- (j) Church
- (k) Cinema
- (l) Club
- (m) Commercial recreation establishment, except a billiard hall
- (n) Commercial school
- (o) Craft Brewery
- (p) Crisis care residence
- (q) Day care centre
- (r) Financial institution
- (s) Flat
- (t) Funeral home
- (u) Hotel
- (v) Lodging house
- (w) Long Term Care Facility
- (x) Merchandise service shop
- (y) Museum
- (z) Nursing home
- (aa) Office
- (bb) Outdoor storage accessory to a permitted use in the PSC-A Zone
- (cc) Peddle
- (dd) Personal service establishment
- (ee) Printing establishment
- (ff) Private School
- (gg) Restaurant
- (hh) Retail store
- (ii) Retirement home
- (jj) Studio
- (kk) Tavern
- (ll) Taxi establishment

(mm) Theatre

**(66-1998, 17-1999, 39-2004, 122-2012, 61-2016, 69-2019)**

18.1.3 The following uses are permitted in any PSC-B Zone:

- (a) Apartment building
- (b) Assembly hall
- (c) Day care centre
- (d) Financial institution
- (e) Flat
- (f) Office
- (g) Personal service establishment
- (h) Private school

**(66-1998, 39-2004)**

## **18.2 Regulations**

18.2.1 No person shall within any PSC Zone use any land or erect or use any building or structure except in compliance with the regulations as set out in Table 18.2 and this Subsection.

**Table 18.2 - Regulations for PSC Zones**

<b>Zones</b>		<b>PSC-A and PSC-B</b>
Minimum Interior Side Yard and Rear Yard Depth (m)	Abutting a Residential Zone	4.5
	Abutting a Commercial Zone	0.0
	Abutting a Zone Other Than Residential or Commercial	3.0
Maximum Height (m)		13.0
Maximum Density – Dwelling Units Per Hectare		85

**(60-2005)**

18.2.2 The gross floor area occupied by any individual financial institution, merchandise service shop, personal service establishment or retail store, excluding any floor area used for storage, interior pedestrian walkways, the provision of heating, air conditioning, plumbing, electrical or other services, washrooms or parking areas, shall not exceed 1,550m<sup>2</sup>.

18.2.3 For any standalone apartment building permitted in any PSC Zone, the minimum lot frontage shall be 25.0m. **(112-2024)**

18.2.4 For any block townhouse permitted in any PSC Zone, the regulations in Table 9.2 and the relevant general provisions applicable to the R4-A Zone shall apply to such use.

## **18.3 Special Conditions**

18.3.1 The provisions of this Subsection apply to unique or existing situations and the zones are not the standard PSC Zones. Where there is any