

## **PART 17 SERVICE STATION ZONES**

### **1701 SS-1 Service Station Residential**

#### **(1) Intent**

This zone provides for service stations abutting residential areas which are limited to dispensing fuels and the sale of related products.

#### **(2) Permitted Uses**

The following uses and no others are permitted in this zone:

*Commercial*, limited to:

- (a) retail sale of presto logs or the equivalent, barbecue supplies, *non-alcoholic beverages, confections, tobaccos, garden fertilizers and soil conditioners*, where these sales are minor in scope and incidental to the *service station use*;
- (b) retail sale of Christmas trees during the month of December;
- (c) automated teller machines where accessory to a principal *service station use*

Service station, limited to the retail sale of all motor fuels directly to users of motor vehicles and other sales and repair activities which are minor in scope and subordinate to the sale of motor fuels, oils and lubricants

*Accessory advertising*  
*Accessory off-street parking*  
*Accessory off-street loading*  
*Accessory unenclosed storage*

#### **(3) Conditions of Use**

For *service station use*, fuel must be dispensed only by personnel of the *business* retailing the fuel.

#### **(4) Lot Size**

A *service station use* is not permitted on a *lot* having an area having less than 1390 m<sup>2</sup>.

**1701 SS-1 Service Station Residential**

**(5) Density**

All *buildings and structures* together shall not exceed a *gross floor area* of 0.25 times the *lot area*.

**(6) Lot Coverage**

Not applicable in this zone.

**(7) Buildings Per Lot**

See Part 5, section 512 of this bylaw.

**(8) Setbacks**

(a) *Buildings and structures* for the uses set out below must be sited to closer than the corresponding setbacks from *lot lines* set out below:

SETBACKS

<i>Use</i>	<i>Front Lot Line</i> (metres)	<i>Exterior Side Lot Line</i> (metres)	<i>Rear Lot Line</i> Abutting <i>Street</i> (metres)	<i>Rear Lot Line</i> Abutting <i>Lane</i> (metres)	<i>Any Other Lot Lines</i> (metres)
<i>All buildings and structures</i>	7.6	3.0	7.6	1.2	-
<i>Buildings for service station use</i>	12.0	3.0	.6	1.2	-
Service station pump island or canopy	4.5	4.5	4.5	4.5	4.5

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**SS-1 Service Station Residential**

- (b) Where the *lot* is adjacent to a *lot* zoned for *residential use* and designated for *residential use* in an Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line opposite or abutting the adjacent *lot*, except that the width of this landscaped area is reduced to 1.2 metres, where a *street* or *lane* separates the two *lots*;
- (c) The above setbacks are subject to increase under sections 518 and 519 of this bylaw.

**(9) Location of Uses**

Not applicable in this zone.

**(10) Height**

*Buildings* and *structures* must not exceed a *height* of 7.6 metres.

**(11) Building Size**

Not applicable in this zone.

**(12) Off-Street Parking and Loading**

See Part 7 of this bylaw.

**(13) Other Regulations**

The following additional regulations apply:

- (a) general regulations, in Parts 5 and 14 of this bylaw; and
- (b) regulations relating to *subdivision*, in Part 6 of this bylaw.

## **PART 17 SERVICE STATION ZONES**

### **1702 SS-2 Service Station Commercial**

#### **(1) Intent**

This zone provides for service stations which provide more extensive services than dispensing fuels, for example, car washes.

#### **(2) Permitted Uses**

The following uses and no others are permitted in this zone:

*Commercial*, limited to:

- (a) retail sale of presto logs or the equivalent, barbecue supplies, *non-alcoholic beverages, confections, tobaccos, garden fertilizers and soil conditioners*, where these sales are minor in scope and incidental to the *service station use*;
- (b) retail sale of Christmas trees during the month of December;
- (c) automated teller machines where accessory to a principal *service station use*

Service station, limited to the retail sale of all motor fuels directly to users of motor vehicles and other sales and repair activities which are minor in scope and subordinate to the sale of motor fuels, oils and lubricants; mechanic repairs, car washing, and the rental of *trailers*; and the rental of automobiles where that *use* is not the *principal use* on the *lot*

*Accessory advertising*  
*Accessory off-street parking*  
*Accessory off-street loading*  
*Accessory unenclosed storage*

#### **(3) Conditions of Use**

For *service station use*, fuel must be dispensed only by personnel of the *business* retailing the fuel.

#### **(4) Lot Size**

A *service station use* is not permitted on a *lot* having an area having less than 925 m<sup>2</sup>.

**1702 SS-2 Service Station Commercial**

**(5) Density**

All *buildings* and *structures* together shall not exceed a *gross floor area* of 0.25 times the *lot area*.

**(6) Lot Coverage**

Not applicable in this zone.

**(7) Buildings Per Lot**

See Part 5, section 512 of this bylaw.

**(8) Setbacks**

(a) *Buildings* and *structures* for the uses set out below must be sited no closer than the corresponding setbacks from *lot lines* set out below:

SETBACKS

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>	<i>Rear Lot Line Abutting Street (metres)</i>	<i>Rear Lot Line Abutting Lane (metres)</i>	<i>Any Other Lot Lines (metres)</i>
<i>All buildings and structures</i>	7.6	3.0	7.6	1.2	-
<i>Buildings for service station use</i>	12.0	3.0	7.6	1.2	-
Service station pump island or canopy	4.5	4.5	4.5	4.5	4.5

**1702 SS-2 Service Station Commercial**

- (b) Where the *lot* is adjacent to a *lot* zoned for *residential use* and designated for *residential use* in an Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line opposite or abutting the adjacent *lot*, except the width of this landscaped area is reduced to 1.2 metres, where a *street* or *lane* separates the two *lots*;
- (c) The above setbacks are subject to increase under sections 518 and 519 of this bylaw.

**(9) Location of Uses**

Not applicable in this zone.

**(10) Height**

*Buildings* and *structures* must not exceed a *height* of 7.6 metres.

**(11) Building Size**

Not applicable in this zone.

**(12) Off-Street Parking and Loading**

See Part 7 of this bylaw.

**(13) Other Regulations**

The following additional regulations apply:

- (a) general regulations, in Parts 5 and 14 of this bylaw; and
- (b) regulations relating to *subdivision*, in Part 6 of this bylaw.

## **PART 17 SERVICE STATION ZONES**

### **1703 SS-3 Service Station Repair**

#### **(1) Intent**

This zone provides for service stations which provide a full range of automotive services including body repairs.

#### **(2) Permitted Uses**

The following uses and no others are permitted in this zone:

*Commercial*, limited to:

- (a) retail sale of presto logs or the equivalent, barbecue supplies, *non-alcoholic beverages, confections, tobaccos, garden fertilizers and soil conditioners*, where these sales are minor in scope and incidental to the *service station use*;
- (b) retail sale of Christmas trees during the month of December;
- (c) automated teller machines where accessory to a principal *service station use*

Service station, limited to the retail sale of all motor fuels directly to users of motor vehicles and other sales and repair activities which are minor in scope and subordinate to the sale of motor fuels, oils and lubricants; mechanical repairs, car washing, and the rental of *trailers*; and the rental of automobiles where that *use* is not the *principal use* on the lot; *autobody repair* and motor vehicle painting

*Accessory advertising*  
*Accessory off-street parking*  
*Accessory off-street loading*  
*Accessory unenclosed storage*

#### **(3) Conditions of Use**

For *service station use*, fuel must be dispensed only by personnel of the *business* retailing the fuel.

**1703 SS-3 Service Station Repair**

**(4) Lot Size**

A *service station use* is not permitted on a *lot* having an area having less than 1,390 m<sup>2</sup>.

**(5) Density**

All *buildings* and *structures* together shall not exceed a *gross floor area* of 0.25 times the *lot area*.

**(6) Lot Coverage**

Not applicable in this zone.

**(7) Buildings Per Lot**

See Part 5, section 512 of this bylaw.

**(8) Setbacks**

(a) *Buildings* and *structures* for the uses set out below must be sited no closer than the corresponding setbacks from *lot* lines set out below:

SETBACKS

<i>Use</i>	<i>Front Lot Line</i> (metres)	<i>Exterior Side Lot Line</i> (metres)	<i>Rear Lot Line</i> Abutting <i>Street</i> (metres)	<i>Rear Lot Line</i> Abutting <i>Lane</i> (metres)	<i>Any Other Lot Lines</i> (metres)
All <i>buildings</i> and <i>structures</i>	7.6	3.0	7.6	1.2	-
<i>Buildings</i> for <i>service station use</i>	12.0	3.0	7.6	1.2	-
Service station pump island or canopy	4.5	4.5	4.5	4.5	4.5



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**SS-3 Service Station Repair**

- (b) Where the *lot* is adjacent to a *lot* zoned for *residential use* and designated for *residential use* in an Official Community Plan, a minimum 3 metres wide suitably landscaped area must be installed along the *lot* line opposite or abutting the adjacent *lot*, except that the width of this landscaped area is reduced to 1.2 metres, where a *street* or *lane* separates the two *lots*;
- (c) The above setbacks are subject to increase under sections 518 and 519 of this bylaw.

**(9) Location of Uses**

Not applicable in this zone.

**(10) Height**

*Buildings* and *structures* must not exceed a *height* of 7.6 metres.

**(11) Building Size**

Not applicable in this zone.

**(12) Off-Street Parking and Loading**

See Part 7 of this bylaw.

**(13) Other Regulations**

The following additional regulations apply:

- (a) general regulations, in Parts 5 and 14 of this bylaw; and
- (b) regulations relating to *subdivision*, in Part 6 of this bylaw.