

10.5 Gas & Service Stations (CG1; CG2)

10.5.1 Purpose

The **zone** provides for the sale of gasoline along with a limited amount of **retail convenience** and a **car wash** (CG1). Another sub-**zone** (CG2) exists to include the servicing and repair of vehicles.

10.5.2 Permitted Uses

- **gas station**
- **service station**

10.5.3 Secondary Uses

- **car wash**
- **retail, convenience**

10.5.4 Permitted Density

1. The maximum **floor area ratio** is 0.35.

10.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

10.5.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is:
 - a) 12.0 m for **buildings**;
 - b) 4.5 m for pump islands and above-ground storage tanks; and
 - c) 1.5 m for canopies.
2. The minimum **interior side yard** and **rear yard** is:
 - a) 3.0 m for **buildings**;
 - b) 10.0 m for pump islands and above-ground storage tanks; and
 - c) 3.0 m for canopies.
3. A **car wash** shall be no closer than 20.0 m to a **zone** which permits residential **use**.
4. A drive aisle shall be **setback** 3.0 m from **adjacent** properties.

10.5.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

10.5.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

10.5.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

10.5.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

10.5.11 Other Regulations

1. **Retail convenience** shall be limited to a total **floor area** of 15.0 m².
2. A **service station** is only be permitted on **sites** zoned CG2.
3. A fully or semi-automatic **car wash** must be wholly contained in a **building** and must comply with the Public Health Protection Bylaw.
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.