

PART 17 SERVICE STATION ZONES

1701 SS-1 Service Station Commercial

(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:

(a) *Service Station*

Accessory uses, limited to:

- (a) *accessory unenclosed storage*
- (b) *convenience retail*
- (c) *restaurant*

(3) Conditions of Use

- (a) *Commercial uses*, except the following, must be enclosed within a *building*:
 - (i) the outdoor display and sale of retail goods if located between the *building* and the property line or public right-of-way, whichever is closest, provided the display does not encroach upon the areas for required parking, loading, pedestrian circulation or landscaping; and
 - (ii) a *drive-through* window accessory to a *restaurant use*.
- (b) 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 m².

(5) Density

All *buildings* and *structures* together shall not exceed a *gross floor area* of 0.35 times the *lot area*.

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(6) Lot Coverage

Not applicable in this zone.

(7) Setbacks

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

<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	-
<i>Service station pump island or canopy</i>	4.5	4.5	4.5	4.5	4.5

(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 abutting the adjacent *lot*.

(8) Location of Uses

Not applicable in this zone.

(9) Height

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

(10) Building Size

Not applicable in this zone.

(11) Other Regulations

All other relevant sections of this Bylaw apply, including but not limited to general regulations in Part 5, regulations relating to *subdivision* in Part 6, and regulations relating to parking and loading in Part 7.