

PART 4.2 – C1-S ZONE, LIMITED COMMERCIAL SERVICE STATION DISTRICT

Permitted Uses

1. The following uses are permitted:
 - (a) those uses permitted in the C-1 zone, Limited Commercial District (Part 4.1), subject to the regulations applicable to that zone;
 - (b) service stations.

Regulations

2. Not more than one service station shall be erected, placed, maintained, operated or used on any one lot.
3. Not more than one building shall be constructed, maintained or used on any one lot.
4. For the purpose of Section 1(b) the servicing of motor vehicles shall not include:
 - (a) any painting of motor vehicles, or repairs to any part of the chassis, frames, transmission, drive train, or exterior portion or portions of the body of a motor vehicle or to any externally mounted automotive accessory other than a lamp, licence plate, windshield wiper, mirror, bumper guide, wheel or tire, provided that the restriction against repairs does not prohibit the removal followed by replacement only with a new part or accessory of the same kind; or
 - (b) the work of washing, cleaning or polishing the exterior metal surface or surfaces thereof unless:
 - (i) the equipment and machinery used in the performance of such work is fully automated and no substantial part of the washing, cleaning or polishing is performed manually, and
 - (ii) the noise level created by the equipment and machinery in the performance of such work does not exceed 55 decibels, as measured at any point on any property line of the lot on which the service station stands;
 - (iii) where the service station is situate on a lot having a boundary in common with a lot lying within any of the zones designated by this bylaw as residential, there is provided and maintained on and along the full length of such boundary or portion of a boundary, a landscaped area measuring not less than 4.5m in width throughout its length and used for the purpose only of cultivating therein ornamental trees, shrubs, flowers and grass.

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- Height 5. No building shall exceed 11m in height.
- Street Frontage 6. No building shall be constructed, maintained or used on a lot unless such lot has in common with at least one street a boundary of not less than 30m.
- Setback 7. No building shall be nearer to any street than a distance of 4.5m.
- 4.5m Setback from Residential Property 8. No building on a lot on which there is a gasoline or service station shall be nearer to any boundary of any lot lying within a Single Family Dwelling District (R1-A or R1-B Zones) than a distance of 4.5m.
9. The preceding section does not apply to any lawful sign or floodlight pole nor to any fence or wall not exceeding 1m in height at any point lying within a distance of 4.5m of any street nor to any tank or receptacle for the storage of petroleum or petroleum products lying wholly below the surface of the ground, but for greater certainty, but without restricting the generality of the preceding section, it shall apply to every pump, pump-island, air or water pipe or stand or other fixture and the structure on or in which they may be.
- Parking 10. Where a lot lies at the intersection of two or more streets so that it has two or more boundaries in common with such streets, the area or areas of any part or parts of the lot or parcel lying within a distance of 9.5m of any point of intersection of such common boundaries (or of the point or points of intersection of the extension in a straight line of them or any of them) shall not be taken into account in determining the number of parking units that are or are intended to be set aside, provided and maintained thereon.

Note: For parking requirements see Schedule "C".