

**PART 6.2 - C-2S ZONE - GENERAL COMMERCIAL - SERVICE STATION DISTRICT**

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|---------------------|---|---|
| Uses                | 1 | <p>The following uses are permitted:</p> <ul style="list-style-type: none"> <li>(a) the uses permitted in the C-2 Zone, Commercial Districts, subject to the regulations applicable to that zone;</li> <li>(b) <u>service stations</u>, subject to the regulations contained in this Part.</li> </ul>   |
|                     | 2 | <p>No <u>service station</u> shall be constructed, used or maintained on any <u>lot</u> on which there is a place of public recreation, amusement or entertainment or a <u>building</u> used or intended to be used for residential purposes.</p>   |
|                     | 3 | <p>No <u>service station</u> and no part of any <u>lot</u> upon which a <u>service station</u> is situate shall be used for the washing of motor vehicles, unless</p> <ul style="list-style-type: none"> <li>(a) the equipment and machinery used in the performance of such work is fully automated and no substantial part of such work is performed manually, and</li> <li>(b) where the <u>service station</u> is situate on a <u>lot</u> having a <u>boundary</u> or portion of a <u>boundary</u> in common with a <u>lot</u> used or intended to be used for residential purposes there is provided and maintained on and along the full length of such <u>boundary</u> or portion of a <u>boundary</u> a landscaped area measuring not less than 5 m in width throughout its length and used for the purpose only of cultivating therein ornamental trees, shrubs, flowers and grass.</li> </ul> |
| Siting and Setbacks | 4 | <p>No <u>service station</u> shall be constructed, maintained or used on a <u>lot</u> unless such <u>lot</u> has in common with at least one <u>street</u> a <u>boundary</u> of not less than 30 m.</p>   |
|                     | 5 | <p>No <u>building</u> used or intended to be used for or in connection with a <u>service station</u> and no part of any such <u>building</u> shall be nearer to any <u>boundary</u> or any <u>lot</u> used or intended to be used for any of the uses permitted in the residential zones than a distance of 5 m.</p>  |