

306. GASOLINE SERVICE STATION DISTRICT (C6), (C6a) and (C6b)

This District provides a rational pattern of service station outlets to adequately serve the requirements of the Municipality in harmony with surrounding development.

306. Uses Permitted:

- (1) Conventional gasoline service stations.
- (2) Self-serve gasoline service stations on properties having a C6a designation.
- (3) Conventional or self-serve gasoline service stations in combination with a retail grocery store on properties having a C6b designation, subject to the following provisions:
 - (a) The lot shall have an area of not less than 1,390 m² (14,962.32 sq.ft.) and a width of not less than 30 m (98.43 ft.).
 - (b) The building or portion of the building used as a retail grocery store shall not exceed a retail floor area of 186 m² (2,002.15 sq.ft.).
 - (c) The two principal uses on the site shall be so designed as to avoid vehicular interference with pedestrian movement.
 - (d) The off-street parking and loading areas and the drive-ways and manoeuvring aisles giving access thereto shall be so located and designed as to avoid vehicular interference with traffic movements on abutting streets.
 - (e) Compliance with all of the other regulations, unless expressly modified herein, governing development in a Gasoline Service Station District.
- (4) Accessory buildings and uses including use for retail convenience sales where the retail sales activity is confined to a floor area not exceeding 27m² (290 sq.ft.) within the principal building. (B/L No. 10209-95-06-19)

306.2 Conditions of Use:

- (1) Screening of not less than 1.8 m (5.91 ft.) in height shall be provided and properly maintained along any boundary of the lot which abuts a lot in an A, R or RM District, or is separated therefrom by a lane. (B/L No. 7992-83-01-17)
- (2) Gasoline service pumps or pump islands shall be located not closer than 4.5 m (14.76 ft.) to any property line.
- (3) All servicing and servicing equipment, other than that normally carried on a pump island, shall be entirely enclosed within a building.
- (4) The entire service area shall be paved with a permanent surface of asphalt or concrete, and any unpaved areas of the lot shall be suitably landscaped and maintained, and separated from the paved areas by a curb or other barrier.
- (5) Where a lot abuts a lot in an A, R or RM District, or is separated by a street or lane therefrom, exterior lighting shall be designed to deflect away from adjacent properties.

306.3 Height of Buildings:

The height of a building shall not exceed 6.0 m (19.69 ft.).

306.4 Lot Area and Width:

Each lot shall have an area of not less than 1,110 m² (11,948.33 sq.ft.) and a width of not less than 30 m (98.43 ft.).

306.5 Lot Coverage:

The maximum coverage shall be 30 percent of the lot area.

306.6 Front Yard:

A front yard shall be provided of not less than 6.0 m (19.69 ft.) in depth.

306.7 Side Yards:

- (1) A side yard shall be provided of a width not less than the required side yard of the abutting lot on the same side, but need not exceed 3.0 m (9.84 ft.) in width.
- (2) In the case of a corner lot, the side yard adjoining the flanking street shall be not less than 6.0 m (19.69 ft.) in width.

306.8 Rear Yard:

A rear yard shall be provided of not less than 3.0 m (9.84 ft.) in depth, except where a lot abuts a lot in an A, R or RM District, such rear yard shall be not less than 6.0 m (19.69 ft.) in depth.

306.9 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

306.10 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw.