580 – Gas Station Commercial Zone (CGS)

CGS

Intent: To provide a zone to meet the specific safety and health standards required to accommodate gas stations, automobile maintenance and repair facilities and other associated Uses

580.1 Permitted Uses

Permitted Uses Table for CGS Zone
Principal Uses
.1 Automobile Body Shop
.2 Automobile Repair
.3 Non-Permanent Commercial
.4 Service Station
Accessory Uses
.5 Accessory Residential Use
.6 Drive Through Restaurant
.7 Restaurant
.8 Retail

580.2 Site Specific Permitted Uses

- 1. A Liquor Store shall be a permitted Accessory Use in conjunction with a Service Station Use on the following Lot:
 - a. PARCEL "A" (EXPLANATORY PLAN 5288) LOT 5 NORTH WEST QUARTER SECTION 3 TOWNSHIP 14 NEW WESTMINSTER DISTRICT PLAN 1930

Editorial Note
Known civically as: 5440 Bradner Road

(B/L 3631-2025)

580.3 Development Regulations

Development Regulations Table for CGS Zone		
Column I	Column II	
.1 Density (maximum)	n/a	
.2 Minimum Setbacks (Front, Rear And Exterior Lot Line)	 a. All Uses other than a Service Station – 1.5 m b. Service Station: i. Principal building – 9.0m ii. Canopies – 2.0 m iii. Above-ground fuel dispensers and tanks – 4.5 m iv. Underground storage tanks – 1.5 m 	
.3 Minimum Setbacks (Interior Lot Line)	 a. All Uses other than a Service Station – 0.0 m b. Service Station: i. Principal building – 9.0 m ii. Canopies – 2.0 m 	

Last modified July 22, 2025

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	iii. Above-ground fuel dispensers and tanks – 4.5 m iv. Underground storage tanks – 1.5 m
.4 Height (maximum)	a. 6.0 m
.5 Lot Coverage (maximum)	a. 40%

580.4 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

580.5 Conditions of Use

.1 For each car wash bay, a waiting line area measuring a minimum of 12.0 m in length by 2.5 m in width shall be provided and shall be located so as not to interfere with other on site vehicular movements.