

# 580 – Gas Station Commercial Zone (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	
<b>Principal Uses</b>	
.1 Automobile Body Shop	
.2 Automobile Repair	
.3 Non-Permanent Commercial	
.4 Service Station	
<b>Accessory Uses</b>	
.5 Accessory Residential Use	
.6 Drive Through Restaurant	
.7 Restaurant	
.8 Retail	

## 580.2 Site Specific Permitted Uses

n/a

## 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 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%

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## 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.