

## **SECTION 14: ZONE 8 - Z.8**

### **14.1 PERMITTED USES**

Within a Zone 8 - Z.8, no land shall be used and no building or structure shall be erected or used except for one or more of the Permitted Uses in Column 1 below.

### **14.2 REGULATIONS**

Within a Zone 8 - Z.8, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations contained in Section 6, "General Regulations" and the additional regulations for the specific uses listed in Column 2 below.

	<u>Column 1</u> <u>Permitted Use</u>	<u>Column 2</u> <u>Regulations</u>
14.2.1	Automobile Service Station	In conformity with the provisions of sub-section 14.3
14.2.2	Facility for Dispensing Motor Vehicle Fuels (Gas Bar)	In conformity with the provisions of sub-section 14.3
14.2.3	Accessory Uses	
	a) accessory buildings or structures accessory to the foregoing permitted uses	In conformity with the provisions of sub-section 6.4
	b) accessory signs	In conformity with the provisions of sub-sections 6.16 and 14.3

### **14.3 ADDITIONAL REGULATIONS**

14.3.1	Minimum Lot Area	2000 square metres (21,528 square feet) or the area of a recognized Lot
14.3.2	Minimum Lot Width	
	a) Interior Lot	30 metres (100 feet)
	b) Corner Lot	45 metres (150 feet)
	Notwithstanding the foregoing regulations, automobile service stations designed to serve the trucking market shall have a minimum frontage of 90 metres (300 feet) along a major road or highway.	
14.3.3	Minimum Side Yard (each side)	6 metres (20 feet)
14.3.4	Minimum Flankage Yard	15 metres (50 feet)
14.3.5	Minimum Rear Yard	7.5 metres (25 feet)
14.3.6	Service Pumps	

Service pumps shall not be located closer than 4.5 metres (15 feet) to any street line nor within a radius of 15 metres (50 feet) of the corner of intersecting streets.

#### 14.3.7 Storage Tanks

Storage tanks for gasoline shall be underground and shall not be placed closer than 4.5 metres (15 feet) to a street line, side lot line or rear lot line.

#### 14.3.8 Off-Street Parking and Off-Street Loading

- a) Off-street parking and off-street loading shall be provided in conformity with the provisions of sub-sections 6.11, 6.12 and 6.13.
- b) Notwithstanding anything contained in this By-law, the parking area in the front and flankage yards in a Zone 8 - Z.8 may extend to a point not closer than 7.5 metres (25 feet) to the street line.

#### 14.3.9 Buffer Strips

A buffer strip in conformity with the provisions of sub-section 6.15 shall be provided along lot lines which abut any Zone 2, 2a, 3, 4, 4a or 5.

#### 14.3.10 Outdoor Storage

No discarded automotive parts or equipment or permanently disabled or wrecked vehicles or trash shall be stored outside the service station building except within areas shielded from the public view by a solid wall or fence having a minimum height of 1.8 metres (6 feet) and provided such storage does not constitute a private or public nuisance.

#### 14.3.11 Surfaces

The surface of all entrances, driveways, service areas, off-street parking and off-street loading areas, if not paved, shall be properly levelled, drained and treated and maintained to the satisfaction of the municipality to prevent the escape of dust.

#### 14.3.12 Merchandising

All new and use merchandise including vending equipment shall be stored and displayed within the service station or screened patio, except batteries, tires, accessories and lubrication items which are maintained in movable or enclosable display cases or stands.

#### 14.3.13 Signs

One identification sign on a standard may be located between the street line and the building line setback on each street frontage.

#### 14.3.14 Dwelling Units as Accessory Use

No dwelling unit shall be permitted as an accessory use to an Automobile Service Station or a Public Garage in any zone.