

PART XXXIX - C-G GASOLINE SERVICE STATION ZONE

A. INTENT

This zone is intended to accommodate and regulate the development of all uses related to automotive services.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. Full serve gasoline stations
2. The following uses which shall be clearly incidental to the sale of gasoline:
  - (a) General automobile repair services
  - (b) The sale of automotive accessories
  - (c) Grocery or convenience store not to exceed twenty- Amended  
seven decimal eight (27.8) square metres [300 square BL 9880  
feet] in area 02/20/89
  - (d) Section B.2(d) deleted: By-law 9880, February 20, 1989
  - (e) Car wash facilities
  - (f) Rental of small utility trailers provided that no more than six (6) trailers shall be located on a site at any one time
3. Accessory buildings.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land

and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be C.1,2 provided and constructed to the standards set out for Amended the C-G zone in "Surrey Subdivision By-law, 1986, No. B/L [9882](#) 8830" and amendments thereto. 02/20/89

2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the C-G zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

#### D. DENSITY

The maximum density shall not exceed floor area ratio of zero decimal three (0.3).

#### E. SITE COVERAGE

The maximum site coverage of buildings and structures, excluding canopies shall be thirty (30) per cent.

#### F. SUBDIVISION

1. Lot size: The minimum lot size shall be one thousand and four hundred (1,400) square metres [15,000 sq. ft.].

2. Frontage: The minimum lot frontage shall be thirty-six (36) metres.

#### G. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed one (1) storey, or seven decimal five (7.5) metres.

2. Accessory buildings: The height of accessory buildings shall not exceed four (4) metres.

## H. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Setback of buildings and structures from any street right-of-way shall be not less than twelve (12) metres and such setback shall be not less than four (4) metres from any other property line.
2. Setback of pump island from any street right-of-way shall be not less than four decimal five (4.5) metres and such setback shall be not less than four (4) metres from any other property line.
3. Canopies shall be permitted within the required setback area, but in all cases shall be located at least two (2) metres from any property line.

## I. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Landscaping shall cover not less than five (5) per cent of the developed site area.
2. A continuous landscaping strip not less than one decimal five (1.5) metres in width shall be provided along the developed portion of each side of the site which abuts a public highway. This landscaping strip need not have a net area exceeding ten (10) percent of the developed site area, and may be interrupted at boulevard crossings, or to provide necessary pedestrian access for entering a building or for viewing shop windows.
3. Except in those portions where a building abuts the property line, screen planting at least one decimal five (1.5) metres high in a strip at least one decimal five (1.5) metres wide, or a solid decorative fence at least one decimal five (1.5) metres high shall be provided along all property lines separating the developed portion of the site from any residentially zoned property.
4. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres by a landscaping screen, a solid decorative fence, or a combination thereof.
5. The boulevard areas of highways abutting the site shall be seeded or sodded with grass on the side of the road abutting the site except at driveways.

J. SPECIAL REGULATIONS

1. All repair equipment and repair work, shall be contained entirely within a building.
2. The entire service area shall be paved with a permanent surface of asphalt or concrete.
3. Exterior lighting shall cast no glare on any adjacent properties, nor shall it cast a glare on any adjacent public rights-of-way in such a manner as to interfere with vehicular traffic or any traffic control device.

K. OFF-STREET PARKING

No vehicle shall be parked within an area formed by a six (6) metre radius measured from a point formed by the intersection of street right-of-way lines or projections thereof.