
5. CS1 Zone (Commercial Service Station One)**Intent**

- (1) The intent of this zone is to provide for gasoline service stations and convenience commercial uses.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 492)
- (a) auxiliary buildings and auxiliary uses;
 - (b) automobile repair and servicing, excluding body repairs;
 - (c) automobile parts sales;
 - (d) auxiliary residential dwelling unit; (Bylaw No. 467)
 - (e) gasoline service station;
 - (f) laundromat and dry cleaning establishment;
 - (g) restaurant (Bylaw No. 2014); and
 - (h) retail.

Density

- (3) The maximum permitted floor space ratio is 0.25. (Bylaw No. 492)

Height

- (4) The maximum permitted height of a building is 5 metres. (Bylaw No. 492)

Site Area

- (5) The minimum permitted parcel area is 1,350 square metres. The minimum frontage is 25 metres. (Bylaw No. 492) (Bylaw No. 775)

Site Coverage

- (6) No regulations. (Bylaw No. 492)

Setbacks

- (7) The minimum permitted front setback is 7.6 metres. (Bylaw No. 492)
- (8) The minimum permitted side setback is 3.5 metres. (Bylaw No. 492)

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- (9) The minimum permitted rear setback is 3 metres. (Bylaw No. 492)

Off-Street Parking and Loading

- (10) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw. (Bylaw No. 492)

Other Regulations

- (11) The minimum permitted setback for gas pumps and pump islands is 7.6 metres from any parcel boundary. (Bylaw No. 492)
- (12) The maximum permitted gross floor area for restaurant use is 90 square metres. (Bylaw No. 492)
- (13) One auxiliary residential dwelling unit is permitted per gasoline service station or commercial building. (Bylaw No. 467)
- (14) The maximum permitted gross floor area of an auxiliary residential dwelling unit is 50 square metres and no portion of the first storey of a building, except for the entrance to the residential portion, is to be used for residential purposes. (Bylaw No. 467)
- (15) An auxiliary residential dwelling unit shall contain a maximum of 2 bedrooms. (Bylaw No. 467)
- (16) The placing of more than one principal building on a parcel is not permitted. (Bylaw No. 467)