

SECTION 30

AUTOMOBILE SERVICE STATION (SS) ZONE

30.1 GENERAL PURPOSE OF THE SS ZONE

This Zone provides for and regulates a limited range of automotive related uses which provide a service to the immediate neighbourhood. The only use permitted in the main SS Zone variations gas bars which is the least intensive of the automotive uses. An expanded range of uses may be permitted in the other zone variation.

30.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any SS Zone or SS Zone variation for any use other than the following uses:

1) SS

The following are permitted uses in the SS Zone variation:

- a) Gas bars.

2) SS1

The following are permitted uses in the SS1 Zone variation:

- a) Automobile service stations;
- b) Gas bars.

3) SS2

The following are permitted uses in the SS2 Zone variation:

- a) Automotive uses, restricted.

4) SS3

The following are permitted uses in the SS3 Zone variation:

- a) Any use permitted in the SS2 Zone variation;
- b) Automobile repair garages.

5) SS4

The following are permitted uses in the SS4 Zone variation:

- a) Any use permitted in the SS2 Zone variation;
- b) Automobile sales and service establishments limited to six (6) vehicles.

30.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any SS Zone variation except in conformity with the regulations as set out in Table 30.3.

1) DRIVE-THROUGH FACILITIES

Drive-through facilities, either as a main or accessory use, are not permitted in the Automobile Service Station (SS) Zone.
(Z.-1-081795)

30.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard SS Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 30.2 and/or Section 30.3 shall apply.

a) SS Zone Variation

b) SS1 Zone Variation

(Z.-1-95312)(Z.-1-091854)

c) SS2 Zone Variation

1) SS2(1) 387 Springbank Drive

a) Permitted Use:

i) Self Serve Car Wash.
(Z.-1-041214)

2) SS2(2) 3493 Colonel Talbot Road

a) Regulations:

i) Exterior Side Yard Depth 4.5m (14.7 ft.)
(Minimum)

ii) Rear and Interior Side Yard 30m (98ft)
Depth Abutting an
Open Space Zone
(Minimum)

iii) Noise attenuation barriers prohibited within 15m (49ft) of an
Open Space Zone

iv) Notwithstanding the 15m (49 ft.)
provisions of section 4.35.1
of the By-law Z.-1 to the contrary,
the Rear and Interior Side Yard
Depth for a drive-through Facility
from the edge of the drive-
through lane or speaker location
abutting a Residential Zone
(Minimum)

v) Notwithstanding the 2.4m (7.8 ft.)
provisions of Section 4.35.1
of the By-law Z.-1 to the contrary,
Noise attenuation barrier height
(Maximum)
(Z.-1-192783)

d) SS3 Zone Variation

1) SS3(1)

a) Regulations:

i) Main Building Setback 7.5 metres
from Existing Imperial (24.6 feet)
Oil Pipeline Easement
(Minimum)
(Z.-1-92052)

2) SS3(2)

a) Regulations:

i) East Interior Side Yard 9.0 m
for the existing building (29.53 ft)
(Minimum)
(Z.-1-101960)

e) SS4 Zone Variation

TABLE 30.3

**AUTOMOBILE SERVICE STATION (SS) ZONE
REGULATIONS FOR SS ZONE VARIATIONS**

Column	A		B	C	D	E	F
Line 1	ZONE VARIATIONS		SS	SS1	SS2	SS3	SS4
2	PERMITTED USES		See Section 30.2(1)	See Section 30.2(2)	See Section 30.2(3)	See Section 30.2(4)	See Section 30.2(5)
3	LOT FRONTAGE (m) MINIMUM		30.0				
4	LOT DEPTH (m) MINIMUM		30.0	30.0	40.0	40.0	40.0
5	FRONT & EXTERIOR SIDE YARD DEPTH MAIN BUILDING (m) MINIMUM		15.0				
6	REAR AND INTERIOR SIDE YARD DEPTH (m) MINIMUM	ABUTTING A RESIDENTIAL ZONE	6.0	6.0	10.0	10.0	10.0
7		ABUTTING A NON-RESIDENTIAL ZONE	3.0	3.0	6.0	6.0	6.0
8	LANDSCAPED OPEN SPACE (%) MINIMUM		15				
9	LOT COVERAGE (%) MAXIMUM		25				
10	HEIGHT (m) MAXIMUM		9.0				
11	GROSS FLOOR AREA (m ²) MAXIMUM		1 000				
12	FRONT & EXTERIOR SIDE YARD DEPTH FOR FUEL PUMPS, GAS BAR KIOSK AND DISPENSER CANOPY (m) MINIMUM		3.0				