

22.15 Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area

22.15.1 Purpose

The **zone** provides for **gas station** and other compatible **uses**.

22.15.2 Permitted Uses

- **gas station**

22.15.3 Secondary Uses

- **restaurant, drive-through** [Bylaw 9698, May 14/18]
- **retail, convenience**

22.15.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.35.

22.15.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

22.15.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is:
 - a) 12.0 m for **buildings**;
 - b) 4.5 m for pump islands and above-ground storage tanks; and
 - c) 1.5 m for canopies.
2. The minimum **interior side yard** and **rear yard** is:
 - a) 3.0 m for **buildings**;
 - b) 10.0 m for pump islands; and
 - c) 3.0 m for above-ground storage tanks and canopies.

22.15.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

22.15.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

22.15.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

22.15.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

22.15.11 Other Regulations

1. **Retail, convenience** shall be limited to a total **floor area** of 160.72 m².
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.
3. **Restaurant, drive-through** is only permitted on the following **site**: *[Bylaw 9698, May 14/18]*
11991 Steveston Highway *[Bylaw 9698, May 14/18]*
P.I.D. 027-287-513 *[Bylaw 9698, May 14/18]*
Lot 1 Section 36 Block 4 North Range 6 West New Westminster District Plan BCP33442
[Bylaw 9698, May 14/18]