

PLANNING CRITERIA FOR LOCATION OF PETROL FILLING STATIONS

1. Stations should be located within a growth center or an urban area except in circumstances where it can be shown through appropriate studies that the need exists otherwise.
2. Land should be zoned for commercial/industrial use or be designated specifically for the purpose in a subdivision.
3. Stations should be located at a minimum of 500 ft. from any public institution such as schools, churches, public libraries, auditoriums, hospitals, public playgrounds, etc.
4. Area of land to be developed should be sufficient to allow maneuvering of vehicles within its cartilage but should not be less than 12,000 sq. ft. with a minimum frontage of 300 ft. on the primary street.
5. Filling Stations will not be allowed in any area where the traffic situation is such that it will cause obstructions in entering or leaving a station, or on tight curves where visibility is not adequate.
6. Vehicular access/egress/crossover should be reasonably safe with adequate approach distances especially where main roads and intersections are involved.
7. Wherever possible, stations should be erected on level rather than sloping site to prevent rolling or discarded materials such as cans, drums, etc.
8. When sited in shopping centers, stations should be located in an isolated area of the development as long as planning criteria are met, example, set back.

9. Environmental impact on streams, lakes, ponds, aquifer, etc., will be taken into consideration. An Environmental Impact Assessment may be required from the applicant.
10. Buildings are to be located a minimum of 40 ft. from road property boundaries to provide adequate area for maneuvering of vehicles in the service area.
11. Canopies and supports over pumps and service equipment when located less than 20 ft. from interior residential lot lines or building or structure should be constructed of non-combustible material.
12. Petrol pumps shall be located a minimum of 100 ft. from any residential building.
13. No fuel pumps or other mechanical equipment shall be installed so as to permit servicing of motor vehicles standing in a public street or highway.
14. All service areas should be paved to avoid dust nuisance.
15. Exterior design of the building should be compatible with adjacent development and should be such that it is not detrimental to property values in the area.
16. In a residential area a landscaped open area 10 ft. wide shall be provided along the rear property boundary and 15 ft. wide along the side proper boundaries, and be separated from paved area by curb or other barrier.
17. Where the site adjoins the side or rear boundary of a residential lot, a solid wall 10 ft. in height should be constructed and maintained along that lot boundary.
18. A raised curb of at least 6" in height should be erected along street property lines except for driveway openings so as to prevent operation of vehicles on sidewalks, and to define entrance/exit points.

19. Signs should be accordance with the Advertisement Regulations and should be located so as not to reflect the sun into the face of motorists and should be large enough so that they can be seen from a reasonable distance at a reasonable speed.
20. Stations are to be equipped with fire-fighting and fire protection equipment installed in accordance with the requirements of the Fire Department.
21. Each tank shall be vented to the atmosphere outside of buildings by means of an independent vent pipe which should not be less than 12 ft. in height or 2 ft. above the top of the nearest adjacent building.
22. All volatile flammable liquid storage tanks shall be installed below ground in compliance with the requirements of the Ministry of Construction (Works).
23. Integral containers of adequate design and capacity should be provided for solid waste, such as discarded cans, bottles, etc.
24. Proper facilities for storage and disposal of used and waste oil and gas must be provided.
25. Waste water from the washing of motor vehicles et cetera and sewage disposal should be to the satisfaction of the Health Authorities.
26. Notice of intent to construct and operate a Petrol Filling Station should be posted on the site and gazetted to enable ad to enable adjacent owners within a specified radius to object if they so desire.
27. Fuel should be stored in double walled container to minimize leakage and prevent contamination of ground water.
28. Normally no access to nor egress from a filling station shall be closer than 150 ft. to any road intersection or 250 ft. from the intersection of two main roads.

29. Other development criteria are given in the Filling Station Development Orders.

GUIDELINES TO APPLICANTS

1. Filling Station is defined as any land, building or equipment used for the sale or dispensing of petrol or oils for motor vehicles or incidental thereto and includes the whole of the land, building or equipment whether or not the use as a petrol station is the predominant use or is only a part thereof.
2. Any erection or alteration of building or equipment for the sale of petrol or oils for motor vehicles on any land or the change of use of land or buildings from any other use to that of a filling station shall be in accordance with the provisions of the Development Order and permission granted by the Town and Country Planning Authority thereunder.
3. All applications for permission to erect a filling station should be made to the local planning authority/Parish Council in the parish in which the proposal is to be located on a form issued and obtainable from that authority.
4. Each application is to be accompanied by at least five (5) copies, or the number printed on the application forms, of:
 - a) A Plan sufficient to identify the land to which it relates;
 - b) Plans and drawings as are necessary to describe and illustrated the development in detail.
5. The Planning Authority may request an applicant to produce evidence to verify any particulars of information given in an application.
6. In dealing with applications, the Authority will afford the applicant, if he/she so desires, an opportunity of appearing before and being heard by a person appointed by the Authority for the purpose.
7. The decision of the Authority can be appealed to the Minister responsible for Planning as set out in the Development Order.
8. Under the Law it is a requirement that permission for the erection of a filling station anywhere in the island be obtained from the Planning Authority.