
SECTION FIVE

PARKING AND LOADING STANDARDS

5.1 PARKING STANDARDS

5.1.1 General

No person shall use any land, *building* or *structure* in any *Zone* for any purpose permitted by this By-law, unless *parking spaces* are provided on the same *lot* in accordance with the provisions of this Section. The number of *parking spaces* required shall be calculated in accordance with the standards set out in the following Parking Standards Tables A, B and C:

5.1.2 Cash-in-Lieu of Parking

Notwithstanding the provisions of Section 5.1.1, in the Core Area (CA) Zone, the Municipality may enter into an agreement exempting an owner or occupant from providing or maintaining some or all of the required parking spaces and such an agreement shall provide for the making of one or more payments to the Municipality in lieu of the provision of parking.

TABLE A – MINIMUM OFF-STREET PARKING REQUIREMENTS FOR RESIDENTIAL USES		
(1)	Single and semi-detached dwellings	2 <i>parking spaces</i> per dwelling unit
(2)	<i>Duplex, triplex, fourplex and multiple dwellings</i>	1.5 <i>parking spaces</i> per dwelling unit
(3)	<i>Apartment dwellings</i>	1.25 <i>parking spaces</i> per dwelling unit
(4)	<i>Townhouse dwellings</i>	2 <i>parking spaces</i> per dwelling unit
(5)	<i>Nursing Home or Retirement home</i>	1 <i>parking space</i> for every 4 dwelling units or <i>guest rooms</i>
(6)	<i>Bed and Breakfast Establishment Boarding or Lodging House</i>	1 <i>parking space</i> per dwelling unit plus 1 <i>parking space</i> per <i>guest room</i>
(7)	<i>Accessory dwelling unit</i>	1 <i>parking space</i>
(8)	Other residential uses not specified above in this Table	1 <i>parking space</i> per dwelling unit

TABLE B - MINIMUM OFF-STREET PARKING REQUIREMENTS FOR NON - RESIDENTIAL USES		
(1)	Arena	1 <i>parking space</i> per 6 seats
(2)	<i>Art Gallery</i>	1 parking space per 93 square metres of gross floor area
(3)	<i>Assembly hall</i>	1 <i>parking space</i> per 10 square metres of <i>gross floor area</i>
(4)	<i>Banquet hall</i>	1 <i>parking space</i> per 9 square metres of <i>gross floor area</i>
(5)	Basement, cellar or mezzanine used for storage	1 <i>parking space</i> per 93 square metres of <i>gross floor area</i>
(6)	Bowling alley	4 <i>parking spaces</i> per lane
(7)	<i>Business or Professional office</i>	1 <i>parking space</i> per 30 square metres of <i>gross floor area</i>
(8)	<i>Casino</i>	1 <i>parking space</i> per 10 square metres of <i>gross floor area</i>
(9)	<i>Commercial fitness centre</i>	1 <i>parking space</i> per 30 square metres of <i>gross floor area</i>
(10)	<i>Commercial school</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>
(11)	<i>Community centre</i>	1 <i>parking space</i> per 15 square metres of <i>gross floor area</i>

(12)	Curling rink	4 <i>parking spaces</i> per sheet
(13)	<i>Day nursery</i>	1.5 <i>parking spaces</i> per classroom plus 1 <i>queued parking space</i> per every five children capacity
(14)	<i>Golf driving range</i>	1.5 <i>parking spaces</i> per tee
(15)	<i>Financial institution</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>
(16)	<i>Funeral home</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i> or 1 <i>parking space</i> per 4 seats in a chapel, whichever is greater. For the purposes of this standard, each 50 centimetres of bench length equals 1 seat
(17)	<i>Golf course</i>	11 <i>parking spaces</i> per hole
(18)	<i>Group Home</i>	0.5 <i>parking spaces</i> per bed
(19)	<i>Home furnishings store</i>	1 <i>parking space</i> per 40 square metres of <i>gross floor area</i>
(20)	Hospital	1 <i>parking space</i> per 4 beds or 1 <i>parking space</i> per 40 square metres of <i>gross floor area</i> , whichever is greater
(21)	<i>Hotel</i>	0.85 <i>parking spaces</i> per <i>suite</i> plus 1 <i>parking space</i> for every 10 square metres of <i>gross floor area</i> devoted to <i>assembly hall</i> uses

(22)	<p>Industrial uses:</p> <p>a. <i>gross floor area</i> of each premises up to 1200 sq. m.</p> <p>b. <i>gross floor area</i> of each premises between 1200 and 6000 sq. m.</p> <p>c. <i>gross floor area</i> of each premises in excess of 6000 sq. m.</p>	<p>1 <i>parking space</i> per 40 square metres of <i>gross floor area</i></p> <p>1 <i>parking space</i> per 100 square metres of <i>gross floor area</i></p> <p>1 <i>parking space</i> per 200 square metres of <i>gross floor area</i></p>
(23)	<p>Industrial warehouse:</p> <p>a. with a <i>gross floor area</i> of less than 5,000 sq. m.</p> <p>b. with a <i>gross floor area</i> of 5,000 sq. m. or greater</p>	<p>1 <i>parking space</i> per 100 square metres of <i>gross floor area</i></p> <p>1 <i>parking space</i> per 200 square metres of <i>gross floor area</i></p>
(24)	Laundromat	1 <i>parking space</i> for each 3 washing machines
(25)	<i>Library</i>	1 <i>parking space</i> per 40 square metres of <i>gross floor area</i>
(26)	<i>Marina</i>	1 <i>parking space</i> per 20 square metres of retail and restaurant floor area plus 1 <i>parking space</i> per 2 boat slips
(27)	Miniature golf course	1.5 <i>parking spaces</i> per tee
(28)	<i>Medical Clinic</i>	1 <i>parking space</i> per 9.5 square metres of <i>gross floor area</i>
(29)	<i>Motel</i>	1 <i>parking space</i> per room

(30)	<i>Motor Vehicle Sales Establishment</i>	A minimum of 10 parking spaces in addition to outdoor display areas
(31)	<i>Motor vehicle service station</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>
(32)	<i>Museum</i>	1 <i>parking space</i> per 40 square metres of <i>gross floor area</i>
(33)	<i>Nightclub</i>	1 <i>parking space</i> per 7.5 square metres of <i>gross floor area</i>
(34)	Nursery/garden centre	1 parking space per 20 square metres of <i>gross floor area</i>
(35)	<i>Personal service shop</i>	1 <i>parking space</i> per 30 square metres of <i>gross floor area</i>
(36)	<i>Place of worship</i>	1 <i>parking space</i> per 10.0 square metres of <i>gross floor area</i> or 1 <i>parking space</i> per 4 seats, whichever is greater. Where the seating is provided by open benches, every 50 cm of bench length shall be considered as one seat for the purpose of this By-law. If an <i>assembly hall</i> is included, the parking requirement shall be calculated separately and if the number of <i>parking spaces</i> for only the <i>assembly hall</i> is greater than what would be required for a <i>place of worship</i> without an <i>assembly hall</i> , the number of <i>parking spaces</i> required for the <i>assembly hall</i> shall be the only <i>parking spaces</i> required on the lot.
(37)	<i>Private club</i>	1 <i>parking space</i> per 30 square metres of <i>gross floor area</i>

(38)	<i>Restaurant</i> (all types)	<p>The greater of:</p> <p>1 <i>parking space</i> per 15 square metres of <i>gross floor area</i> <i>OR</i> 1 <i>parking space</i> per 4 person design capacity of the dining room.</p> <p>Any outdoor patio area associated with a <i>restaurant</i> not exceeding 50 percent of the total <i>gross floor area</i> of the <i>restaurant</i> shall be exempt from this requirement. Outdoor patio area in excess of 50 percent of the total <i>gross floor area</i> of the restaurant shall require parking at the above rate.</p> <p>In addition to the above, a <i>restaurant</i> with drive-through facilities shall provided stacking capacity within the designated vehicular aisle for not less than 10 vehicles.</p>
(39)	<i>Retail store</i> <ul style="list-style-type: none"> • with a <i>gross floor area</i> of less than 6,000 square metres • with a <i>gross floor area</i> of 6,000 square metres or greater 	<p>1 <i>parking space</i> per 30 square metres of <i>gross floor area</i></p> <p>1 <i>parking space</i> per 20 square metres of <i>gross floor area</i></p>
(40)	School, elementary	The greater of 1.5 <i>parking spaces</i> per classroom or 1 <i>parking space</i> per 3.5 square metres of floor area devoted to a gymnasium or auditorium
(41)	School secondary	4 <i>parking spaces</i> per classroom
(42)	Shooting gallery or range	1 <i>parking space</i> per person design capacity

(43)	<i>Shopping centre</i>	<ul style="list-style-type: none"> ▪ 1 <i>parking space</i> per 18.5 square metres of <i>gross leasable floor area</i>.. ▪ 1 <i>parking space</i> per 30 square metres of <i>gross floor area</i> for <i>business or professional offices</i> on any storey above the <i>first storey</i> is also required. <p><i>Restaurants</i> are subject to the following requirements:</p> <ul style="list-style-type: none"> ▪ 1 <i>parking space</i> per 18.5 square metres of <i>gross leasable floor area</i> for that portion that occupies 20% or less of the <i>gross leasable floor area</i> of the <i>shopping centre</i> ▪ 1 <i>parking space</i> per 9 square metres of <i>gross leasable floor area</i> for that portion that occupies more than 20% of the <i>gross leasable floor area</i> of the <i>shopping centre</i>.
(44)	Stadium	1 <i>parking space</i> per 6 seats. Where the seating is provided by open benches, every 50 centimetres of bench length shall be considered as one seat for the purpose of this By-law.
(45)	<i>Supermarket</i>	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>
(46)	<i>Theatre</i>	1 <i>parking space</i> per 6 seats
(47)	Trade or convention centre	1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>
(48)	<i>Veterinary Clinic</i>	1 <i>parking space</i> per 9.5 square metres of <i>gross floor area</i>
(49)	Any use not specified above	1 <i>parking space</i> per 30 square metres of <i>gross floor area</i>

5.2 PARKING FOR THE PHYSICALLY DISABLED

Parking spaces for the physically disabled are required for non-residential uses in accordance with the following table:

NUMBER OF PARKING SPACES REQUIRED IN ACCORDANCE WITH SECTION 5.18 (b) OF THIS BY-LAW	NUMBER OF PARKING SPACES REQUIRED IN COLUMN A THAT SHALL BE AVAILABLE FOR USE BY THE PHYSICALLY DISABLED
COLUMN A	COLUMN B
Less than 10	0
11 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of the total
1001 and over	20 plus 1 for each 100 over 1000

5.3 EXTENSION OR ENLARGEMENT OF EXISTING USES AND CHANGES IN USE REQUIRING ADDITIONAL PARKING

- i. Where a use existing as of the date of passing of this By-law conforms with the pertaining permitted use provisions of this By-law for the Core Area (CA) Zone but does not comply with the minimum parking requirement of this By-law, such use may be extended or enlarged provided the additional parking required solely for the extension or enlargement is also provided on the lot.
- ii. Where a use existing as of the date of passing of this By-law and located in a Core Area (CA) Zone does not comply with the minimum parking requirement for that use, and is proposed to be changed to an alternate use which conforms with the permitted use provisions of this By-law for said Zones, the proposed change of use is permitted provided the order of magnitude of the parking deficiency for the existing use is not increased.

5.4 PARKING AREA AND DRIVEWAY REGULATIONS

5.4.1 Regulations for parking areas

5.4.1.1 Location of required parking spaces

Parking spaces required by this By-law in accordance with Sections 5.1 and 5.2 shall be provided on the same *lot* as the *building, structure* or use requiring the parking.

5.4.1.2 Location of parking in Residential Zones (amended by By-law 339-2005)

Uncovered surface parking areas shall be permitted in all yards.

5.4.1.3 Number of required parking spaces permitted on a driveway

No more than one required *parking space* associated with a *single detached, semi-detached* or *street townhouse dwelling unit* shall be located on a *driveway* within the *front yard* or the *exterior side yard* of a *lot*.

5.4.1.4 Size of required parking spaces

Each required *parking space* in a *parking area* shall have a width of not less than 2.7 metres and a length of not less than 5.8 metres with the exception of a *parking space* for the physically disabled, which shall have a width of not less than 3.9 metres and a length of not less than 5.8 metres.

5.4.1.5 Setbacks for parking garages below grade

No *setbacks* or *yards* shall be required for any portion of a *private garage* or *parking garage* if it is constructed completely below the *established grade*.

5.4.1.6 Regulations for tandem parking spaces

Tandem parking spaces are permitted on *lots* with *buildings* containing no more than 2 *dwelling units*.

5.4.2 **Regulations for driveways**

5.4.2.1 Surface of driveway to a parking area or a parking lot

A *driveway* to any *parking area* or *parking lot* shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.

5.4.2.2 Width of driveways leading to a parking area or a parking lot

Driveways that cross a *front* or *exterior side lot line* and lead to a *parking area* or *parking lot* shall be a minimum of 3.0 metres in width for one-way traffic and a minimum of 6.7 metres in width for two-way traffic.

5.4.2.3 Setbacks for driveways

Driveways that cross a *front* or *exterior side lot line* of a *lot* within any residential zone shall be located no closer than:

- i. 1.0 metre to an *interior lot line*, where the *driveway* crosses the *front lot line*; and,
- ii. 6.0 metres to an *exterior side lot line*, where the *driveway* crosses the *front lot line*.

Notwithstanding the above requirements, a *driveway* may be located closer than 1.0 metre to the *interior lot line* if the *driveway* crosses the *front lot line* and is to be shared with a *driveway* on an abutting *lot* and/or the *driveway* accesses a detached *private garage* in the *rear yard*.

- iii.) The minimum distance between two separate driveway entrances on one *lot*, measured along the street line, shall be 7.5 metres.
- iv.) The minimum distance between a driveway and an intersection of street lines, measured along the street line crossed by such driveway, shall be

9.5 metres for all residential uses in any residential zone, and 15.0 metres for all uses in all other zones.

5.5 COMMERCIAL VEHICLES, MOTOR HOMES, RECREATIONAL TRAILERS/VEHICLES AND BOATS

No person shall use any parking area or parking space in any urban residential zone except in accordance with the following provisions:

i. Commercial Vehicle Parking/Storage

- a. Not more than one vehicle per *dwelling unit* shall be a *commercial motor vehicle* as defined in The Highway Traffic Act, as amended from time to time.
- b. The rated capacity of any such commercial motor vehicle shall not exceed one tonne.
- c. Parking and storage of the following vehicles are prohibited in all urban residential zones:
 - two or more unlicensed vehicles
 - vehicles equipped with more than 3 axles, excluding space wheels designed to support the vehicle when parked or stored
 - bus
 - vehicles designed to run only on rails
 - farm tractors
 - construction vehicles
 - tracked vehicles, except for snowmobiles
 - vehicles in a wrecked, dismantled or inoperative condition.

ii. Recreational Vehicles

- a. The parking or storing of a boat, motor home, travel trailer or snowmobile shall be permitted on a *driveway*, or in any rear or *interior side yard* on a *lot* where the length of the vehicle including trailer, does not exceed 9 metres.

Where the length of the boat, motor home or travel trailer exceeds 9 metres, such vehicle may be parked or stored on a *lot* in an urban residential zone for a period of no more than 72 hours in any calendar month, unless it is stored within a fully enclosed building.

The parking or storage of such a boat, motor home or trailer is permitted within any other zone provided all provisions of this By-law are complied with.

5.6 LOADING SPACE REQUIREMENTS

5.6.1 Number of loading spaces required

Loading spaces shall be provided for all non-residential uses in accordance with the standards below:

- i. If the use, or a combination of uses, has a gross *floor area* of less than 300 square metres, no *loading spaces* are required.
- ii. If the use, or a combination of uses, has a gross *floor area* of between 300 and 2000 square metres, one *loading space* is required.
- iii. If the use, or a combination of uses, has a gross *floor area* greater than 2000 square metres, a minimum of two *loading spaces* are required.

5.6.2 Permitted location for loading spaces

- i. *Loading spaces* shall be located only in an *interior side yard* or *rear yard* and on the same *lot* as the use, or combination of uses, requiring the *loading spaces*.
- ii. Notwithstanding the provisions set out in subsection i above, within the General Industrial (M1) Zone loading spaces may be permitted in a front yard or exterior side yard provided such loading space is located a minimum of 9.0 metres from the street line and is not located within a site triangle as defined in this By-law. (added by By-law 220-2004)