

## 5.0 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**

| <b>Residential Use</b>  | <b>Requirements</b>  |
|---|--|
| <i>Single and Semi-Detached Dwellings</i>                         | <i>2 parking spaces per dwelling unit</i>  |
| <i>Duplex, Triplex, Fourplex and Multiple Dwellings</i>           | <i>1.5 parking spaces per dwelling unit</i>  |
| <i>Apartment Dwellings</i>  | <i>1.25 parking spaces per dwelling unit</i>   |
| <i>Rowhouse Dwellings</i>   | <i>2 parking spaces per dwelling unit</i>  |
| <i>Nursing Home or Retirement Home</i>                            | <i>1 parking space for every 4 dwelling units or guest rooms</i>   |
| <i>Bed and Breakfast Establishment, Boarding or Lodging House</i> | <i>1 parking space per dwelling unit plus 1 parking space per guest room</i>   |
| <i>Accessory Dwelling Unit</i>                                    | <i>1 parking space</i>   |
| <i>Additional Residential Unit</i>                                | <i>1 parking space per unit</i>  |
| <i>Shared Housing</i>   | <i>Number of parking spaces required is based upon the residential use in Table A plus one (1) additional parking space for any staff, if applicable</i> |
| <i>Other Residential Uses not specified above in this Table</i>   | <i>1 parking space per dwelling unit</i>   |

**Table B - Minimum Off-Street Parking Requirements for Non-Residential Uses**

| Non-Residential Use                                   | Requirements  |
|---|---|
| Arena   | 1 <i>parking space</i> per 6 seats  |
| <i>Art Gallery</i>                                    | 1 <i>parking space</i> per 93 square metres of <i>gross floor area</i>  |
| <i>Assembly Hall</i>                                  | 1 <i>parking space</i> per 10 square metres of <i>gross floor area</i>  |
| <i>Banquet Hall</i>                                   | 1 <i>parking space</i> per 9 square metres of <i>gross floor area</i>   |
| <i>Basement, Cellar or Mezzanine used for storage</i> | 1 <i>parking space</i> per 93 square metres of <i>gross floor area</i>  |
| Bowling Alley   | 4 <i>Parking spaces</i> per lane  |
| <i>Business or Professional Office</i>                | 1 <i>parking space</i> per 30 square metres of <i>gross floor area</i>  |
| <i>Casino</i>   | 1 <i>parking space</i> per 10 square metres of <i>gross floor area</i>  |
| <i>Commercial Fitness Centre</i>                      | 1 <i>parking space</i> per 30 square metres of <i>gross floor area</i>  |
| Commercial School                                     | 1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>  |
| <i>Community Centre</i>                               | 1 <i>parking space</i> per 15 square metres of <i>gross floor area</i>  |
| Curling Rink  | 4 <i>parking spaces</i> per sheet   |
| <i>Day Nursery</i>                                    | 1.5 <i>parking spaces</i> per classroom plus 1 <i>queued parking space</i> per every five children capacity   |
| <i>Golf Driving Range</i>                             | 1.5 <i>parking spaces</i> per tee   |
| Financial Institution                                 | 1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>  |
| Funeral Home  | 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. |
| <i>Golf Course</i>                                    | 11 <i>parking spaces</i> per hole   |
| <i>Group Home</i>                                     | 0.5 <i>parking spaces</i> per bed   |
| Home Furnishings Store                                | 1 <i>parking space</i> per 40 square metres of <i>gross floor area</i>  |

| Non-Residential Use   | Requirements  |
|---|---|
| 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  |
| <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  |
| <p><i>Industrial Uses:</i></p> <p>a. <i>gross floor area</i> of each <i>premises</i> up to 1200 square metres</p> <p>b. <i>gross floor area</i> of each <i>premises</i> between 1200 and 6000 square metres</p> <p>c. <i>gross floor area</i> of each <i>premises</i> in excess of 6000 square metres</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> |
| <p>Industrial Warehouse:</p> <p>a. with a <i>gross floor area</i> of less than 5,000 square metres</p> <p>b. with a <i>gross floor area</i> of 5,000 square metres 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>   |
| Laundromat  | 1 <i>parking space</i> for each 3 washing machines  |
| <i>Library</i>  | 1 <i>parking space</i> per 40 square metres of <i>gross floor area</i>  |
| <i>Marina</i>   | 1 <i>parking space</i> per 20 square metres of retail and <i>restaurant floor area</i> plus 1 <i>parking space</i> per 2 boat slips   |
| Miniature Golf Course   | 1.5 <i>parking spaces</i> per tee   |
| <i>Medical Clinic</i>   | 1 <i>parking space</i> per 9.5 square metres of <i>gross floor area</i>   |
| <i>Motel</i>  | 1 <i>parking space</i> per room   |
| <i>Motor Vehicle Sales Establishment</i>  | A minimum of 10 <i>parking spaces</i> in addition to outdoor display areas  |
| <i>Motor Vehicle Service Station</i>  | 1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>  |
| Museum  | 1 <i>parking space</i> per 40 square metres of <i>gross floor area</i>  |

| Non-Residential Use           | Requirements  |
|-------------------------------|---|
| <i>Nightclub</i>              | 1 <i>parking space</i> per 7.5 square metres of <i>gross floor area</i>   |
| Nursery/Garden Centre         | 1 <i>parking space</i> per 20 square metres of <i>gross floor area</i>  |
| Personal Service Shop         | 1 <i>parking space</i> per 30 square metres of <i>gross floor area</i>  |
| <i>Place of Worship</i>       | <p>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.</p> <p>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.</p> <p>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 <i>lot</i>.</p> |
| <i>Private Club</i>           | 1 <i>parking space</i> per 30 square metres of <i>gross floor area</i>  |
| <i>Restaurant (all types)</i> | <p>The greater of:</p> <p>1 <i>parking space</i> per 15 square metres of <i>gross floor area</i> OR</p> <p>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 % 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 % of the total <i>gross floor area</i> of the <i>restaurant</i> shall require parking at the above rate.</p> <p>In addition to the above, a <i>restaurant</i> with <i>drive-through</i> facilities shall provided stacking capacity within the designated vehicular aisle for not less than 10 vehicles.</p>          |

| Non-Residential Use   | Requirements   |
|---|--|
| <p><i>Retail Store</i></p> <p>a. with a <i>gross floor area</i> of less than 6,000 square metres</p> <p>b. with a <i>gross floor area</i> of 6,000 square metres or greater</p> | <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>  |
| <p>School, Elementary</p>   | <p>The greater of 1.5 <i>parking spaces</i> per classroom or 1 <i>parking space</i> per 3.5 square metres of <i>floor area</i> devoted to a gymnasium or <i>auditorium</i></p>   |
| <p>School Secondary</p>   | <p>4 <i>parking spaces</i> per classroom</p>   |
| <p>Shooting Gallery or Range</p>  | <p>1 <i>parking space</i> per person design capacity</p>   |
| <p><i>Shopping Centre</i></p>   | <p>1 <i>parking space</i> per 18.5 square metres of <i>gross leasable floor area</i>.</p> <p>1 <i>parking space</i> per 30 square metres of <i>gross floor area</i> for business or professional offices on any <i>storey</i> above the <i>first storey</i> is also required.</p> <p>Restaurants are subject to the following requirements:</p> <p>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>.</p> <p>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>.</p> |
| <p>Stadium</p>  | <p>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.</p>   |
| <p><i>Supermarket</i></p>   | <p>1 <i>parking space</i> per 20 square metres of <i>gross floor area</i></p>  |
| <p><i>Theatre</i></p>   | <p>1 <i>parking space</i> per 6 seats</p>  |
| <p>Trade or Convention Centre</p>   | <p>1 <i>parking space</i> per 20 square metres of <i>gross floor area</i></p>  |
| <p><i>Veterinary Clinic</i></p>   | <p>1 <i>parking space</i> per 9.5 square metres of <i>gross floor area</i></p>   |
| <p>Any use not specified above</p>  | <p>1 <i>parking space</i> per 30 square metres of <i>gross floor area</i></p>  |

## 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:

**Table C – Minimum Off-Street Barrier Free Parking Spaces**

| Number of Required Parking Spaces | Number of Required Barrier Free Parking Spaces |
|-----------------------------------|--|
| 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 (1) required *parking space* associated with a *single detached, semi-detached* or *rowhouse 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 two (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 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 side 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 garage in the *rear yard*.

- iii. The minimum distance between two (2) separate *driveway* entrances on one (1) *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 metres for all uses in all other zones.

### **5.5 Parking of Commercial and 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 and Recreational 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 (1) tonne.
  - c. The parking or storing of a commercial or recreational vehicle shall be permitted within an *interior side yard* or *rear yard* on a *lot*.
  - d. The parking of a commercial or recreational vehicle weighing in excess of 2,725 kilograms shall be prohibited on the *lot*.



- e. Commercial or recreational vehicles weighing less than 2,725 kilograms may be parked on a *lot* providing the operator of the vehicle resides in a dwelling on a *lot*.
- f. No person shall park in the open any boat, trailer or *travel trailer* in excess of 7.6 metres in length within 1.2 metres of any side or *rear lot line* or within any *front yard* on the *lot*.
- g. No person shall park any boat, trailer or *travel trailer*, regardless of length within 0.3 metres of any side or *rear lot line*.
- h. Where the length of the boat, *motor home* or *travel trailer* exceeds 7.6 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*.
- i. 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.
- j. Parking and storage of the following vehicles are prohibited in all urban residential zones:
  - Two (2) or more unlicensed vehicles;
  - Vehicles equipped with more than three (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; and,
  - Vehicles in a wrecked, dismantled or inoperative condition.

## 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; and,
- 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 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).