

# Part 4 | Parking and Loading Requirements

The following regulations shall apply in all zones unless specifically stated otherwise.

## 4.1 Parking Space Requirements

A minimum number of parking spaces for motor vehicles shall be provided and maintained on a lot in accordance with Table 4.1.

Table 4.1 – Parking Space Requirements	
Use	Minimum Number of Parking Spaces Required
<b>Residential Uses</b>	
<i>Apartment building</i>	1.25 spaces per dwelling unit or 0.25 spaces per bed-sitting room
<i>Bed and breakfast</i>	1.0 space per rental room, in addition to the parking space required for the principal dwelling unit
<i>Dormitory</i>	0.25 spaces per bed
<i>Dwelling, single detached</i>	2.0 spaces per dwelling unit
<i>Dwelling, semi-detached</i>	2.0 spaces per dwelling unit
<i>Dwelling, townhouse</i>	2.0 spaces per dwelling unit
<i>Dwelling, duplex</i>	1.0 space per dwelling unit
<i>Dwelling, triplex</i>	1.0 space per dwelling unit
<i>Dwelling, fourplex</i>	1.0 space per dwelling unit
<i>Dwelling, garden suite</i>	1.0 space per dwelling unit, in addition to the parking space required for the principal dwelling unit
<i>Mixed-use building</i>	1.25 spaces per dwelling unit or 0.25 parking spaces per bed-sitting room
<i>Private road development</i>	2.0 space per condominium unit
<i>Second dwelling unit</i>	1.0 spaces per second dwelling unit, in addition to the parking required for the principal dwelling unit
<b>Commercial Uses</b>	
<i>Arena</i>	1.0 space per 30.0 m <sup>2</sup> of gross floor area
<i>Clinic</i>	1.0 space per 20.0 m <sup>2</sup> of gross floor area
<i>Convenience retail and service kiosk</i>	1.0 space per 25.0 m <sup>2</sup> of gross floor area
<i>Convenience store</i>	1.0 space per 25.0 m <sup>2</sup> of gross floor area
<i>Commercial school</i>	1.0 space per 25.0 m <sup>2</sup> of gross floor area

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<i>Day care</i>	1.0 space per 30.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Farmer's market</i>	1.0 space per 20.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Financial institution</i>	1.0 space per 25.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Fitness centre</i>	1.0 space per 20.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Garden Centre</i>	1.0 space per 20.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Hotel/ motel</i>	1.0 space per suite or guest room
<i>Motor vehicle repair shop/garage</i>	4.0 spaces per service bay
<i>Motor vehicle sales and rental establishment</i>	1.0 space per 30.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Motor vehicle service station</i>	2.0 spaces plus any <i>required parking spaces</i> for accessory uses to the <i>motor vehicle service station</i> , such as a <i>convenience retail and service kiosk</i> .
<i>Office</i>	1.0 space per 25.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Patio</i>	1.0 space per 10.0 m <sup>2</sup> of <i>patio area</i>
<i>Personal service shop</i>	1.0 space per 15.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Place of assembly/ banquet hall</i>	1.0 space per 20.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Place of entertainment</i>	1.0 space per 20.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Restaurant</i>	1.0 space per 10.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Retail store/ supermarket</i>	1.0 space per 25.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Self-storage establishment</i>	1.0 space for every 1000.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Shopping centre</i>	1.0 space per 20.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Veterinary clinic</i>	1.0 space per 20.0 m <sup>2</sup> of <i>gross floor area</i>
<i>All other commercial uses not identified in this table</i>	1.0 space per 30.0 m <sup>2</sup> of <i>gross floor area</i>
<b>Agricultural and Rural Uses</b>	
<i>Agricultural use/ agriculture-related use/ on-farm diversified use</i>	No <i>minimum</i> requirement (parking for a <i>single detached dwelling</i> shall still be provided)
<i>Farm implement dealer</i>	1.0 space for every 25.0 m <sup>2</sup> of <i>gross floor area</i> (excluding <i>outdoor display</i> and storage of <i>motor vehicles</i> )
<i>Farm produce stand</i>	2.0 spaces
<i>Kennel</i>	1.0 space for every 40.0 m <sup>2</sup> of <i>gross floor area</i>

<b>Employment Uses</b>	
<i>Accessory retail uses to industrial uses</i>	1.0 space per 20.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Bakery</i>	1.0 space for every 30.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Building supply outlet</i>	1.0 space per 30.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Heavy manufacturing establishment</i>	1.0 space per 100.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Heavy service shop</i>	1.0 space for every 35.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Licensed marijuana production facility</i>	1.0 space for every 1000.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Light manufacturing establishment</i>	1.0 space for every 100.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Light service shop</i>	1.0 space for every 35.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Transportation terminal</i>	1.0 space for every 40.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Warehouse</i>	1.0 space for every 1000.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Wholesale establishment</i>	1.0 space for every 80.0 m <sup>2</sup> of <i>gross floor area</i>
<i>All other industrial uses not identified in this table</i>	1.0 spaces for every 40.0 m <sup>2</sup> of <i>gross floor area</i>
<b>Institutional and Recreational Uses</b>	
<i>Cemetery</i>	6.0 <i>parking spaces</i>
<i>Day care</i>	1.0 space per 30.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Community centre</i>	1.0 space per 30.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Community garden</i>	No <i>minimum</i> requirement
<i>Conservation uses</i>	No <i>minimum</i> requirement
<i>Hospital</i>	1.0 space for every two beds
<i>Long-term care facility</i>	1.0 space for every four beds
<i>Private school</i>	Elementary school: 1.5 spaces per classroom Secondary school: 4.0 space per classroom
<i>Public school</i>	Elementary school: 1.5 spaces per classroom Secondary school: 4.0 spaces per classroom
<i>Place of worship</i>	1.0 space per 20.0 m <sup>2</sup> of <i>gross floor area</i>
<i>All other institutional uses not identified in this table</i>	1.0 space per 30.0 m <sup>2</sup> of <i>gross floor area</i>
<i>All other recreational uses not identified in this table</i>	10.0 spaces per playing field/rink/basketball/ volleyball court/ <i>in-ground pool</i>

	No minimum requirement for a <i>playground, trail</i> or picnic area
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## 4.2 Calculation of Required Parking Spaces

### 4.2.1 Rounding

Where the calculation of the *required* number of *parking spaces* under Section 4.1 results in a fraction of 0.25 or higher, the value shall be rounded up to the next whole number.

### 4.2.2 Multiple Uses on a Lot

When a *building* or *structure* accommodates more than one (1) type of *use*, as defined in this By-law, the *parking space* requirement for the whole *building* shall be the sum of the requirements for the separate parts of the *building* occupied by the separate *uses*, including any *accessory uses* with a defined parking requirement under Section 4.1.

### 4.2.3 Driveways Used as Parking Areas

On a *lot* with a *single detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, fourplex dwelling* or *townhouse dwelling*, a private *driveway* devoted to the *dwelling unit* and located on the *lot* may be included in the calculation of *parking spaces*.

### 4.2.4 Downtown Exemption

*Notwithstanding* any other provision of this By-law, *commercial uses* shall be exempted from the parking and *loading space* requirements of this By-law within the C1 and C2 *zones*.

## 4.3 Barrier-free Parking Spaces

### 4.3.1 Parking Spaces to be Provided

*Barrier-free parking spaces* are required to be provided near entrances for *apartment buildings, mixed-use buildings, commercial uses, institutional uses* and *employment uses* in accordance with Table 4.3.1 and have signage in accordance with the Ontario Regulation 191/11 Integrated Accessibility Standards, as amended.

<b>Table 4.3.1 – Minimum Number of Barrier-free Parking Spaces</b>			
<b>Total Number of Parking Spaces in all Parking Areas on the Lot</b>	<b>Minimum Number of Barrier-free Parking Spaces</b>	<b>Type A Spaces</b>	<b>Type B Spaces</b>
1 to 12	1	1	0
13 to 100	4% of the total number of <i>parking spaces</i> in the <i>parking area</i>	<ul style="list-style-type: none"> <li>• <u>For lots with an even number of total <i>barrier-free parking spaces</i></u> – provide an equal number of Type A and Type B spaces.</li> <li>• <u>For lots with an odd number of total <i>barrier-free parking spaces</i></u> – provide an equal number of Type A and Type B spaces.</li> </ul> <p>The additional space may be a Type B space.</p>	
101 to 200	1, plus 3% of the total number of <i>parking spaces</i> in the <i>parking area</i>		
201 to 1,000	2, plus 2% of the total number of <i>parking spaces</i> in the <i>parking area</i>		
1,001 or greater	11, plus 1% of the total number of <i>parking spaces</i> in the <i>parking area</i>		

#### 4.3.2 Dimensions of Barrier-Free Parking Spaces

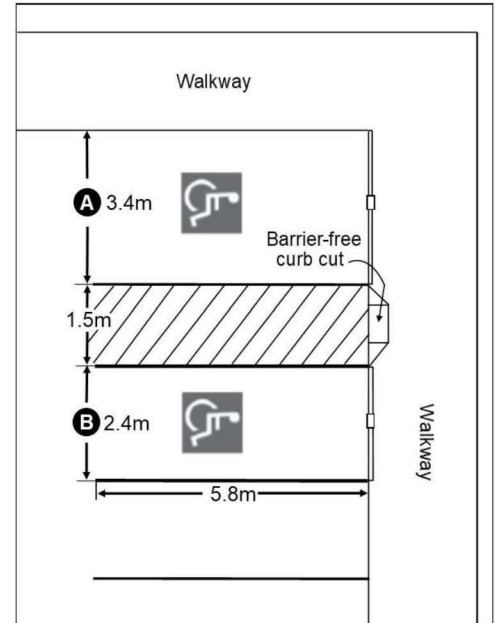
The minimum dimensions for a *barrier-free parking space* shall be in accordance with Table 4.3.2.

<b>Table 4.3.2 – Dimensions of Barrier-free Parking Spaces</b>		
<b>Type</b>	<b>Width</b>	<b>Length</b>
Type A	3.4 m	5.8 m
Type B	2.4 m	5.8 m

### 4.3.3 Barrier-Free Parking Access Aisle

All *barrier-free parking spaces* shall include an access aisle and be in accordance with the following:

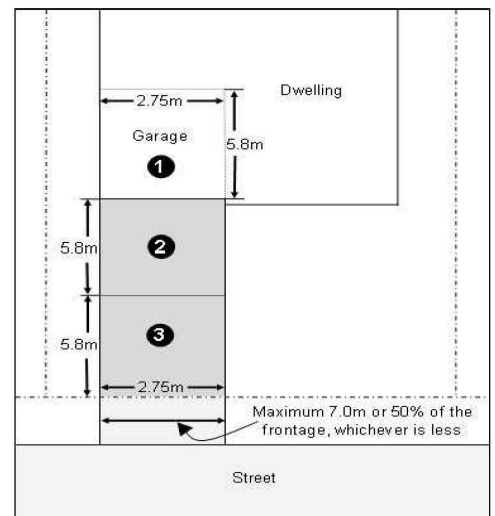
- a) An access aisle can be shared by two (2) *barrier-free parking spaces*;
- b) An access aisle shall have a minimum width of 1.5 m and a minimum length of 5.8 m; and,
- c) An access aisle shall include high tonal contrast diagonal markings. On unpaved ground surfaces, other methods to discourage parking on the access aisle can be used, if approved by the *zoning administrator*.



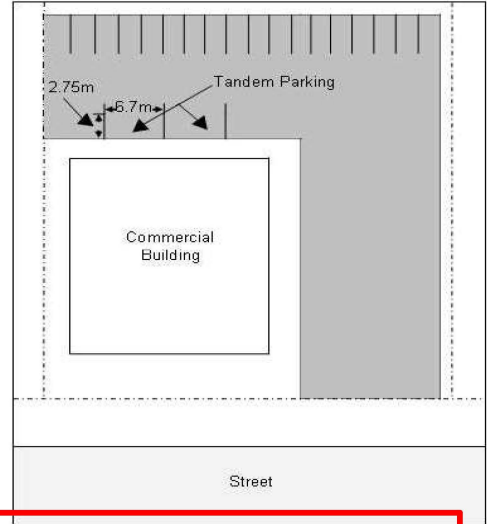
## 4.4 Parking Area and Driveway Requirements

### 4.4.1 Parking Space Dimensions and Requirements

- a) The minimum dimensions of a *parking space and a tandem parking space in a driveway on a lot with a single detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, fourplex dwelling, townhouse dwelling, garden suite, second dwelling unit or home occupation* shall be 2.75 m by 5.8 m with a minimum vertical clearance of 4.2 m.
- b) The minimum dimensions of a *tandem parking space for uses not listed in 4.4.1 a)* shall be 2.75 m by 6.7 m with a minimum vertical clearance of 4.2 m.
- c) A required *parking space* shall be unobstructed and free of any *structures and encroachments*.



- d) Notwithstanding 4.4.1c), Where a parking space within a private garage is a minimum of 6.0 m by 3.0 m in dimension, an encroachment for stairs within a garage is permitted within the minimum dimensions of a parking space to a maximum of 0.3 metres along the length of the parking space or 0.25 metres along the width of the parking space.

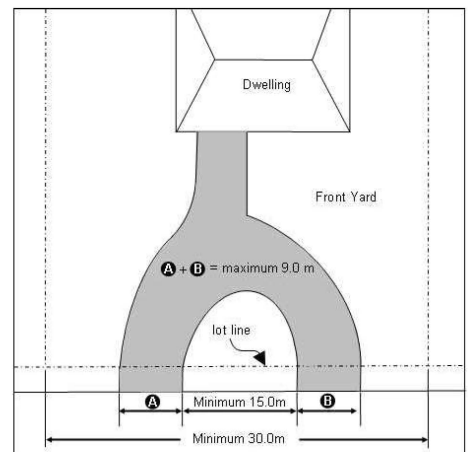


#### 4.4.2 Driveways

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- a) Only one (1) driveway shall be permitted in a residential zone.
- b) **In any zone where a dwelling is permitted, the maximum driveway width shall be 7.0 m or 50% of the frontage or condominium unit frontage or the exterior side lot line distance; whichever is less, for the entire length of the driveway.**
- c) Notwithstanding 4.4.2a), a circular or secondary driveway shall only be permitted in accordance with the following:

- i) On a lot with a minimum lot frontage of 30.0 m;
- ii) The maximum combined width of all driveway entrances/egresses shall be 9.0 m; and,
- iii) The minimum distance between the driveway entrances/egresses shall be 15.0 m. For the purposes of interpreting this regulation, the distance between proposed driveway entrances/egresses shall be measured along the applicable street line(s) between the driveway entrances/egresses.



- d) Ingress and egress to and from required parking areas and required parking spaces in any zone shall be provided by means of unobstructed driveways at least 3.0 m in width for one way-traffic and 7.0 m in width for two-way traffic.
- e) Only private motor vehicles are permitted to be parked in a driveway on a lot in a residential zone.

#### 4.4.3 Parking Aisles

- a) Each parking space shall be accessed either directly by a driveway or a parking aisle. A parking aisle shall have a minimum width of 6.4 m.

- b) *Notwithstanding* Section 4.4.3 a), where a *parking aisle* is designed to provide one-way traffic only, and the *parking spaces* are provided at an angle not exceeding 45 degrees measured at the *parking aisle*, the *minimum* width shall be 4.5 m.

#### 4.4.4 Parking Area and Driveway Surface

A *parking area* and the *driveway(s)* connecting the *parking area* with a *street* shall be constructed of asphalt, concrete, permeable paving, Portland cement, or like materials.

#### 4.4.5 Illumination

Where parking areas are illuminated, lighting fixtures shall be designed and installed so that the light is directed downward, and deflected away from adjacent *lots*, roads and *streets*.

#### 4.4.6 Parking Area Location Abutting Residential Zone

In any non-*residential zone*, where the *lot* abuts a *residential zone*, no part of any *parking area* shall be located closer than 3.0 m to the *residential zone*.

#### 4.4.7 Parking Area Attendant Structure

- a) A *structure*, not more than 4.5 m in *height* and not more than 15.0 m<sup>2</sup> in *gross floor area* shall be permitted in any *parking area* for the purpose of accommodating a *parking area* attendant.
- b) The *structure* shall be *setback* a *minimum* of 3.0 m from all *lot lines*.

### 4.5 Loading Area Requirements

#### 4.5.1 General

- a) A minimum number of *loading space(s)* shall be provided and maintained on a *lot* in accordance with Table 4.5.1.

Table 4.5.1 – Minimum Loading Space Requirements	
Use	Minimum Number of Required Loading Spaces
<b>Residential Uses</b>	
i) <i>Building</i> containing less than 30 <i>apartment dwelling units</i> or <i>bed-sitting rooms</i>	None
ii) <i>Building</i> containing 30 or more <i>apartment dwelling units</i> or <i>bed-sitting rooms</i>	1
<b>Offices and Clinics</b>	
i) Less than 2,000.0 m <sup>2</sup> of <i>gross floor area</i>	None

<b>Table 4.5.1 – Minimum Loading Space Requirements</b>		
<b>Use</b>		<b>Minimum Number of Required Loading Spaces</b>
ii)	2,000.0 m <sup>2</sup> of <i>gross floor area</i> up to and including 10,000.0 m <sup>2</sup> of <i>gross floor area</i>	1
iii)	More than 10,000.0 m <sup>2</sup> of <i>gross floor area</i>	2
<b>Other Commercial, Institutional, Employment and Industrial Uses</b>		
i)	Less than 250.0 m <sup>2</sup> of <i>gross floor area</i>	None
ii)	250.0 m <sup>2</sup> of <i>gross floor area</i> up to or equal to 2,000.0 m <sup>2</sup> of <i>gross floor area</i>	1
iii)	More than 2,000.0 m <sup>2</sup> of <i>gross floor area</i>	2

- b) A *loading space* shall be a *minimum* of 3.5 m in width and 14.0 m in length with a *minimum* vertical clearance of 4.2 m.
- c) A *loading space* shall be unobstructed, and free of any *structures* and *encroachments*.

**4.5.2 Rounding**

Where the calculation of the required number of *loading spaces* under Section 4.5.1 results in a fraction of 0.25 or higher, the value shall be rounded up to the next whole number.

**4.5.3 Multiple Uses on a Lot**

When a *building* or *structure* accommodates more than one (1) type of *use*, as defined in this By-law, the *loading space* requirement for the whole *building* shall be the sum of the requirements for the separate parts of the *building* occupied by the separate *uses*.

**4.5.5 Loading Space Surface**

A *loading space* shall be constructed of asphalt, concrete, permeable paving, Portland cement, or like materials.

**4.5.6 Loading Space Location**

A *loading space* shall not be permitted in any *front yard* or *exterior side yard*, except in any agricultural or rural *zone*, where it shall be permitted in any *yard*.

**4.6 Bicycle Parking Requirements**

- a) A minimum number of *parking spaces* for bicycles shall be provided and maintained on a *lot* in accordance with Table 4.6.1.

<b>Table 4.6.1 – Minimum Bicycle Parking Space Requirements</b>		
<b>Use</b>	<b>Short-term Bicycle Parking Space Requirements</b>	<b>Long-term Bicycle Parking Space Requirements</b>
<b>Residential Uses</b>		
<i>Apartment dwelling unit or bed-sitting room and long-term care facility with 6 or less dwelling units or beds</i>	<i>Minimum of 2.0 spaces</i>	<i>Minimum 1.0 space per apartment dwelling unit or bed-sitting room</i>  <i>1.0 space per 500.0 m<sup>2</sup> of gross floor area for long-term care facility</i>
<i>Apartment dwelling unit or bed-sitting room and long-term care facility with more than 6 dwelling units or beds</i>	<i>0.25 spaces per apartment dwelling unit</i>  <i>6.0 spaces for long-term care facility</i>	<i>0.25 spaces per apartment dwelling unit or bed-sitting room</i>  <i>1.0 space per 500.0 m<sup>2</sup> of gross floor area for long-term care facility</i>
<b>Office and Commercial Uses</b>		
<i>Office</i>	<i>Minimum of 6.0 spaces</i>	<i>1.0 spaces per 200.0 m<sup>2</sup> of gross floor area</i>
<i>Personal service shop</i>	<i>1.0 space per 200.0 m<sup>2</sup> of gross floor area</i>	<i>None required</i>
<i>Any retail or restaurant use</i>	<i>3.0 spaces plus 1.0 spaces per 200.0 m<sup>2</sup> of gross floor area</i>	<i>None required</i>
<b>Institutional Uses</b>		
<i>Hospital</i>	<i>6.0 spaces per public building entrance</i>	<i>1.0 space per 500.0 m<sup>2</sup> of gross floor area</i>
<i>Post-secondary institution</i>	<i>1.0 space per 200.0 m<sup>2</sup> of gross floor area</i>	<i>1.0 space per 2000.0 m<sup>2</sup> of gross floor area</i>
<i>Private and public school</i>	<i>1.0 space per classroom</i>	<i>1.0 space per 500.0 m<sup>2</sup> of gross floor area</i>
<i>Place of worship</i>	<i>1.0 space per 1000.0 m<sup>2</sup></i>	<i>None required</i>

<b>Table 4.6.1 – Minimum Bicycle Parking Space Requirements</b>		
<b>Use</b>	<b>Short-term Bicycle Parking Space Requirements</b>	<b>Long-term Bicycle Parking Space Requirements</b>
<b>Industrial Uses</b>		
<i>Industrial</i>	<i>None required</i>	1.0 space per 1,500.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Warehouse</i>	<i>None required</i>	1.0 space per 2,000.0 m <sup>2</sup> of <i>gross floor area</i>
<b>Other uses</b>		
<i>All other non-residential uses</i>	1.0 space per 1000.0 m <sup>2</sup> of <i>gross floor area</i>	<i>None required</i>

#### 4.6.2 Rounding

Where the calculation of the required number of bicycle *parking spaces* under Section 4.6.1 results in a fraction of 0.25 or higher, the value shall be rounded up to the next whole number.

#### 4.6.3 Multiple Uses on a Lot

When a *building* or *structure* accommodates more than one (1) type of *use*, as defined in this By-law, the bicycle *parking space* requirement for the whole *building* shall be the sum of the requirements for the separate parts of the *building* occupied by the separate *uses*.

#### 4.6.5 Bicycle Space and Parking Area Requirements

- a) All bicycle *parking spaces* under this By-law shall be provided on the same *lot* as the *building* or *use* to which they serve; and,
- b) Each *short-term bicycle parking space* required under this By-law shall be located a maximum of 15.0 m from a building entrance