

SECTION 5 - PARKING AND LOADING REQUIREMENTS

5.1 GENERAL PARKING REGULATIONS

- 5.1.1 Parking areas are required under the By-law in accordance with the following provisions:
- 5.1.2 Each parking area and driveway connecting the parking area with a street shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. They shall, before being used, be constructed of crushed stone, slag, gravel, crushed brick or file, cinders, asphalt, concrete, Portland cement binder, or like material, and with provisions for drainage facilities.
- 5.1.3 Where parking areas are illuminated, lighting fixtures shall be so arranged that no part of any fixture shall be more than 9 metres above the established grade of the parking area. Fixtures shall be so designed and installed that the light is directed downward and deflected away from adjacent properties.
- 5.1.4 When a building or structure accommodates more than one type of use, 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 types of use.
- 5.1.5 Where the calculation of the required number of parking spaces results in a fraction, one full parking space shall be provided to represent that fraction.
- 5.1.6 A parking space shall have a minimum length of 5.5 metres and a minimum width of 2.5 metres.
- 5.1.7 Minimum aisle width in parking lots shall be calculated as follows:
- (a) Where parking spaces have an angle of 30 degrees or less, the minimum aisle width shall be 4.0 metres;
 - (b) Where parking spaces have an angle of equal to or greater than 30 degrees and less than 50 degrees, the minimum aisle width shall be 5.0 metres;
 - (c) Where parking spaces have an angle of equal to or greater than 50 degrees and less than 70 degrees, the minimum aisle width shall be 5.5 metres;

- (d) Where parking spaces have an angle of equal to or greater than 70 degrees and less than 90 degrees, the minimum aisle width shall be 7.0 metres.

5.2 SPECIFIC PARKING REGULATIONS

5.2.1 Notwithstanding the yard and setback provisions of this By-law, uncovered surface parking areas shall be permitted in the required yards or in the area between the street line and the required setback as follows:

- (a) In the Rural Zone, all yards, provided that no part of any parking area, other than a driveway, is located closer than 1.0 metre to any street line.
- (b) In the Residential Zones, all yards, except in the required front and exterior side yard wherein parking shall be limited to a properly surfaced driveway where the width of such driveway does not exceed 35 percent of the width of the lot or 6.0 metres, whichever is greater, except in the case of a townhouse or street townhouse, where the maximum driveway width shall not exceed 3 metres.
- (c) In the Institutional and Commercial Zones, all yards, provided that no part of any parking area, other than a driveway, is located closer than 1.0 metre to any street line.
- (d) In the Industrial Zones, interior side and rear yards only, except for visitor parking provided that no part of any parking area, other than a driveway, is located closer than 1.0 metre to any street line.

5.2.2 The parking area shall be provided and maintained on the same lot or parcel as the building which it is intended to serve or the use for which it is required.

5.2.3 Where the owner of a commercial building or structure in a C1, C2 or MU Zone proposes to provide the required parking spaces and areas in a location other than on the same lot as the use that requires such spaces and areas, then such spaces and areas shall be located not more than 150 metres from the said lot and shall be located within the same Zone as the said lot. Notwithstanding the above, where a residential use is permitted in a C1, C2 or MU Zone, the required parking spaces for the residential use shall be located on the same lot with the residential use, and restricted for the use of the residential occupants only

5.2.4 A strip of land 2.5 metres in width, abutting the entire length of the lot line shall be provided as follows:

- (a) Along the lot line which is the boundary between a Commercial or Industrial Zone and a Residential Zone, or
- (b) Along the lot line of a parking area of an Institutional Zone, which is adjacent to a Residential Zone, or
- (c) Along the lot line of a parking area which abuts a street.

The 2.5 metre wide area shall be used for no other purpose than for sodding and/or planting except for the areas that are to be used for ingress and egress to the street. Such a 2.5 metre wide strip shall be located in the Commercial Zone or Industrial Zone in (a) and the parking areas in (b) and (c).

5.2.5 No person shall use any lot, or part thereof, in any Residential Zone for the parking or storing of a commercial motor vehicle, except for a maximum of one (1) commercial motor vehicle per lot, that may be enclosed or unenclosed, which shall be owned or operated by the occupant of the said lot and shall meet the following provisions:

- a) the commercial motor vehicle and any attached equipment does not exceed a height of 2.2 metres above the ground surface on which it is located;
- b) the commercial motor vehicle does not exceed a length of 6.4 metres measured from front bumper to rear bumper; and,

In addition to the above provisions, in the case where the commercial motor vehicle is parked or stored unenclosed on the lot, the commercial motor vehicle shall be parked or stored within a front yard on a properly surfaced driveway.

5.2.6 A parking area shall have at least one entrance and one exit provided from or onto a street or land adjoining or extending through the Zone in which the parking area is situated.

5.2.7 A parking area shall be provided for Commercial and Industrial Zones with a means of access or driveway at least 5.5 metres wide but not exceeding 7.5 metres in width measured perpendicular to the centre line of driveway, unless the driveway is a joining ingress and egress driveway, in which case the width shall be a minimum of 7.5 metres and a maximum of 11 metres.

5.2.8 The distance between the nearest side of a driveway and the side lot line of a property, not at an intersection, shall be at least one metre.

- 5.2.9 Where in this By-law parking facilities are required for other than buildings or sites being used for single family detached dwellings, duplex dwellings, semi-detached dwellings, triplex dwellings, fourplex dwelling, townhouse dwellings, or converted apartment dwellings, the following provisions shall apply:
- (a) The parking area shall have visible boundaries.
 - (b) Each parking space in the parking area shall be clearly marked.
 - (c) Ingress and egress, to and from the required parking spaces and parking areas shall be provided by maintained driveways with a minimum width of 4 metres.
 - (d) The minimum angle of intersection between a driveway and a street or road shall be 60 degrees.
 - (e) Every lot or parcel shall be limited to the following number of driveways:
 - (1) up to the first 30 metres of frontage
 - not more than 2 driveways; and
 - (2) for each addition 30 metres of frontage
 - not more than one additional driveway; and,
 - not more than 2 driveways.
- 5.2.10 Any area where off-street parking is required under this By-law shall be used for no other parking purpose than for the parking of operative passenger vehicles and vehicles used in operations incidental to the permitted uses on the lot, all bearing currently valid license plates except where on site unlicensed vehicles are considered incidental to the permitted use.
- 5.2.11 Accessible Parking Regulations
- 5.2.11.1 Every owner or operator of a parking area shall provide designated parking spaces for the exclusive use of vehicles operated by or conveying an accessible parking permit holder upon whose vehicles shall be properly displayed an accessible parking permit as issued by the Province of Ontario. The minimum number of designated parking spaces that must be provided shall equal one accessible parking space required for any parking area required to have 11 or more parking spaces and that one additional accessible parking space be required for every 100 parking spaces thereafter.
- 5.2.11.2 Accessible parking space shall have a minimum length of 5.5 metres and a minimum width of 4.6 metres and shall be hard surfaced.

5.2.11.3 Accessible parking space shall be located in proximity to the building entrances and accessible ramps, walkways and elevators.

5.2.11.4 Accessible parking spaces shall be identified by signs conforming to the requirements of the Ontario regulation made under the Highway Traffic Act.

5.3 PARKING REQUIREMENTS BY USE

For every building or structure to be erected or enlarged in any Zone, off-street parking shall be provided and maintained in accordance with the following provisions:

5.3.1 Apartment House Dwelling

1.25 spaces per dwelling unit plus one visitor space for every 4 dwelling units.

5.3.2 Assembly Hall and Educational Institution

One space for every 20 square metres of gross floor area, with a minimum of two spaces being provided.

5.3.3 Business or Professional Office

One space for every 18 square metres of gross floor area, with a minimum of two spaces being provided.

5.3.4 Commercial Uses Not Specifically Listed

One space for every 20 square metres of gross floor area, with a minimum of two spaces being provided.

5.3.5 Day Care Facility

One space for every 20 square metres of gross floor area, with a minimum of two spaces being provided.

5.3.6 Restaurant

One space per 10 square metres of gross floor area; or one space for every four persons to be accommodated according to the maximum permitted capacity.

5.3.7 Fire Station or Police Station

One space for every 28 square metres of floor area.

5.3.8 Garden Suite

One space per bedroom to a maximum of two spaces.

5.3.9 Government Administration Office

One parking space for every four employees plus five visitors' parking spaces.

5.3.10 Group Homes

see "Senior Citizens Homes and Group Homes"

5.3.11 Hospital

The greater of one (1) space for each two beds or each 40 square metres of gross floor area.

5.3.12 Hotel, Motel and Other Commercial Establishments Providing Accommodations

One space per guest room plus one space for every 10 square metres of gross floor area devoted to public use.

5.3.13 Industrial Uses other than those Specified

One space for every 40 square metres of gross floor area.

5.3.14 Library

One space for every 46 square metres of gross floor area.

5.3.15 Low-Rise Apartment Dwelling

1.25 spaces per dwelling unit plus 1 (one) visitor space for every 4 dwelling units

5.3.16 Marina

1.5 spaces per boat slip.

5.3.17 Medical, Dental, Drugless Practitioners, Clinics

One space for every 20 square metres of gross floor area.

5.3.18 Motel

see "Hotel, Motel and other Commercial Establishments Providing Accommodations"

5.3.19 Nursing Homes

The greater of one space for every two beds or each 40 square metres of gross floor area.

5.3.20 Other Residential Dwellings not specifically listed in this Section

One space per dwelling unit.

5.3.21 Place of Entertainment

The greater of one space for every 10 square metres of gross floor area or one space for every six persons to be accommodated.

5.3.22 Place of Worship

The greater of one space for every 8 seats or one space for every six metres of bench space.

5.3.23 Recreational Uses

One space for every 10 square metres of gross floor area.

5.3.24 Repair Shop

One space for every 27.5 square metres of floor space, with a minimum of two spaces being provided.

5.3.25 Retail Store

One space per 27.5 square metres of gross floor area, with a minimum of two parking spaces being provided.

5.3.26 School, Elementary

1.5 spaces per classroom plus one bus space for every eight classrooms.

5.3.27 School, Secondary

One space per 8 students enrolled and one bus space for every three classrooms.

5.3.28 Senior Citizens Homes and Group Homes

One space per 27.5 square metres of gross floor area, with a minimum of two spaces being provided.

5.3.29 Single Detached Dwelling

One space per dwelling unit.

5.3.30 Trailer Park or Camping Lot

One space per tent or trailer space.

5.3.31 Undertaking Establishment

One space for every 20 square metres of gross floor area.

5.4 LOADING STANDARDS5.4.1 Loading Spaces

No person shall erect or use any building or structure in any Zone for any commercial or industrial purpose involving the movement of goods or persons unless loading spaces are provided and maintained in accordance with the following provisions:

AREA OF BUILDING	LOADING SPACE
300 square metres or less	1 space
exceeding 300 square metres but not 2,300 square metres	2 spaces
exceeding 2,300 square metres but not 7,400 square metres	3 spaces
exceeding 7,400 square metres	3 spaces plus 1 additional space for each additional 9,300 square metres of

fractional part therefore in
excess of 7,400 square
metres

There shall be sufficient driveway space to permit maneuvering vehicles on the lot so that they do not cause an obstruction or a hazard condition on adjacent streets.

5.4.2 Loading Space - Size

A loading space shall be a minimum of 9 metres in length and 3.5 metres in width, and shall have a vertical clearance of at least 4.2 metres.

5.4.3 Loading Space - Provisions

Where in this By-law loading spaces are required or permitted:

- (a) Drainage facilities shall be provided and maintained in accordance with the requirements of the Municipality; and
- (b) The loading space and approaches shall be maintained with a stable surface that is treated to prevent the raising of dust or loose particles; and
- (c) The lights used for illumination of the loading space shall be so placed as to divert the light away from adjacent residential uses; and
- (d) A strip of land not less than 3.0 metres wide, lying within the lot in which the loading space is located, and along all boundaries of said area shall be used for landscaping and fencing excluding those areas used as entrances and exits; and
- (e) Where the lot has access at both the front and the rear to a road or lane, said loading spaces shall be located in the rear yard.