

**SECTION 5                    PARKING & STACKING REQUIREMENTS**

**5.1                    PARKING SPACE REQUIREMENTS**

The *Parking Space* requirements of this By-law shall apply in all cases wherever a *Lot* or building is used or is converted for any use unless stipulated elsewhere in this By-law.

**5.2                    PARKING SPACE DIMENSION REQUIREMENTS**

One single and tandem *Parking Space* shall have a dimension of 2.7 metres by 5.3 metres.

One parallel *Parking Space* shall have a dimension of 2.7 metres by 6.5 metres.

**5.3                    REQUIRED MANOEUVRING SPACE**

All single and parallel spaces shall have adequate provisions for *Manoeuvring Space* or *Driveway* purposes as follows:

90 degree spaces	7.0 metres
60 degree spaces	5.2 metres
45 degree spaces	4.2 metres
Less than 45 degree spaces	3.6 metres

**5.3.1**                    Notwithstanding the *Parking Space* requirements of this By-law, Tandem parking spaces are permitted in any Residential Zone, excluding Apartment Residential. Where a Tandem Parking is permitted, shall be considered as required parking. Tandem *parking spaces* do not require minimum *Manoeuvring Space*.

#### 5.4 PARKING STANDARDS

The following Parking Standards shall apply to the total Gross Floor Area (GFA) related to the use, unless otherwise specified in this By-law.

<b>Type of Use</b>	<b>Minimum Parking Standards</b>
<b><i>Adult Entertainment Parlour, Body Rub Parlour</i></b>	16.0 spaces for each 100 m <sup>2</sup> of GFA
<b><i>Agricultural Uses</i></b>	No minimum requirement
<b><i>Animal Hospital, Pet Services</i></b>	3.6 spaces per 100 m <sup>2</sup> of GFA
<b><i>Art Gallery, Museum</i></b>	3.5 spaces per 100 m <sup>2</sup> of GFA
<b><i>Banquet Hall</i></b>	11.0 spaces for 100 m <sup>2</sup> of GFA
<b><i>Bed and Breakfast Establishment (Residential)</i></b>	1.0 space per bedroom used per guest room in addition to the requirements for a Dwelling unit - detached.
<b><i>Cemetery, Crematoriums</i></b>	No minimum requirement
<b><i>Clinic</i></b>	6.5 spaces per 100 m <sup>2</sup> of GFA
<b><i>Commercial School</i></b>	5.0 spaces per 100 m <sup>2</sup> of GFA
<b><i>Commercial Self-Storage</i></b>	1.0 space per 100 m <sup>2</sup> of GFA
<b><i>Convention Centre</i></b>	1.0 space per 4 seats or 3 metres of bench space <b>or</b> 11.0 spaces per 100 m <sup>2</sup> , if no fixed seats
<b><i>Daycare Centre, Adult Day Centre, Intergenerational Day Centre</i></b>	2.5 spaces per 100 m <sup>2</sup> of GFA
<b><i>Dormitory</i></b>	0.5 spaces per room, minimum 20% of spaces provided shall be set aside for visitor parking
<b><i>Dry Cleaning Distribution Station &amp; Depot, Dry Cleaning Establishment, Laundromat</i></b>	4.5 spaces per 100 m <sup>2</sup> of GFA
<b><i>Dwelling unit- detached, semi-detached,</i></b>	2.0 spaces per <i>dwelling unit</i>
<b><i>Dwelling unit- duplex, triplex, double-duplex</i></b>	1.0 space per <i>dwelling unit</i>

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<b><i>Dwelling unit- Freehold &amp; Block Townhouses, Apartment Building, Any commercial building containing residential units</i></b>	1.5 spaces per <i>dwelling unit</i> , minimum 20% of spaces provided shall be set aside for visitor parking
<b><i>Dwelling, Second Suite</i></b>	1.0 space for the Second Suite Dwelling in addition to the residential parking space requirements in this By-law.
<b><i>Equipment Sales and Rental Establishment</i></b>	5.5 spaces per 100 m <sup>2</sup> of GFA
<b><i>Financial Institutions</i></b>	8.0 spaces per 100 m <sup>2</sup> of GFA
<b><i>Fitness Centre, Recreation Centre</i></b>	6.0 spaces per 100 m <sup>2</sup> of GFA for exercise rooms or similar uses, plus 5.0 spaces per athletic court
<b><i>Funeral Parlours</i></b>	6.0 spaces per 100 m <sup>2</sup> of floor area or 1 space for each 5 seats capacity of the chapel, whichever is greater
<b><i>Garden Centres, Greenhouses</i></b>	3.3 spaces per 100 m <sup>2</sup> of GFA  A seasonal <i>Garden Centre</i> accessory to a main use may have no additional parking requirement.
<b><i>Golf Courses</i></b>	24.0 spaces for each 9 holes  Plus 3.5 spaces per 100 m <sup>2</sup> of GFA for the club house  Plus 2.5 spaces per 100 m <sup>2</sup> of GFA for any other facility provided
<b><i>Health and Wellness Centre</i></b>	4.0 spaces per 100 m <sup>2</sup> of GFA
<b><i>Home Occupation</i></b>	1.0 space per 25 m <sup>2</sup> of GFA for <i>Home Occupation</i> purposes in addition to the residential requirement  2.0 spaces per 25 m <sup>2</sup> of GFA for the office of a medical practitioner in addition to the residential requirement
<b><i>Hospital</i></b>	3.0 spaces per 100 m <sup>2</sup> of GFA
<b><i>Hotels, Motels</i></b>	1.0 space per room plus parking requirements for any other use
<b><i>Hotels, Motels within Business Park Zone</i></b>	1.0 space per room plus 10 spaces per 100 m <sup>2</sup> of GFA devoted to public uses
<b><i>Industrial uses (unless otherwise specified),</i></b>	2.0 spaces for 100 m <sup>2</sup> of GFA

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<b>Gross Floor Area of 2,800 m<sup>2</sup> or less</b>	
<b>Industrial uses (unless otherwise specified),</b> <b>Gross Floor Area between 2,801-5,600 m<sup>2</sup></b>	1.5 spaces for 100 m <sup>2</sup> of GFA
<b>Industrial uses (unless otherwise specified),</b> <b>Gross Floor Area of 5,601 m<sup>2</sup> or greater</b>	1.0 spaces for 100 m <sup>2</sup> of GFA
<b>Industrial uses within <i>Business Park Zone</i></b> <b>including:</b> <b>-Food Processing Establishment</b> <b>-Research and Training Facility</b> <b>-Printing, media and communications</b> <b>establishment</b>	2.0 spaces per 100 m <sup>2</sup> for first 3,000 m <sup>2</sup> of GFA, plus 1.0 space per 100 m <sup>2</sup> for next 3,000 m <sup>2</sup> of GFA, plus 0.5 spaces per 100 m <sup>2</sup> of remaining GFA
<b>Long Term Care Facility, Retirement Home</b>	0.5 spaces per suite
<b>Motor Vehicle Body Shop, Motor Vehicle</b> <b>Repair Garage</b>	7.5 spaces per 100 m <sup>2</sup> of GFA
<b>Motor Vehicle Repair Garage</b>	7.5 spaces per 100 m <sup>2</sup> of GFA
<b>Motor Vehicle Rental Establishment,</b>	1.0 spaces per 100 m <sup>2</sup> of GFA
<b>Motor Vehicle Sales Establishment</b>	1.5 spaces for 100 m <sup>2</sup> of GFA
<b>Motor Vehicle Service Station, Service Shop,</b> <b>Repair Shop</b>	3.5 spaces per 100 m <sup>2</sup> of GFA
<b>Motor Vehicle Washing Establishment</b>	1.0 spaces for 100 m <sup>2</sup> of GFA
<b>Multiple unit buildings within Employment</b> <b>Zones</b>	2.0 spaces per 100 m <sup>2</sup> of GFA or 4.0 spaces per unit, whichever is greater
<b>Multiple unit buildings within <i>Business Park</i></b> <b>Zone</b>	3.0 spaces per 100 m <sup>2</sup> for first 100 m <sup>2</sup> of GFA, plus 2.0 spaces per 100 m <sup>2</sup> for next 2,700 m <sup>2</sup> of GFA, plus 1.0 space per 100 m <sup>2</sup> for next 3,000 m <sup>2</sup> of GFA, plus 0.5 spaces per 100 m <sup>2</sup> of remaining GFA
<b>Office</b>	3.5 spaces per 100 m <sup>2</sup> of GFA
<b>Personal Service Shop, Laundromat</b>	3.3 spaces per 100 m <sup>2</sup> of GFA
<b>Place of Entertainment, Club</b>	11.0 spaces for 100 m <sup>2</sup> of GFA within the building
<b>Place of Worship</b>	1.0 space for every 6 seats, where parking cannot be determined by seats 6.5 spaces per 100 m <sup>2</sup> of GFA
<b>Private Schools, Public Schools</b> <b>(Elementary)</b>	1.5 spaces per teaching classroom

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<b><i>Public Schools (Secondary)</i></b>	4.0 spaces per teaching classroom
<b><i>Public Parks, Private Parks</i></b>	No minimum requirement
<b><i>Research and Training Facility</i></b>	3.5 spaces for 100 m <sup>2</sup> of the research area and any associated <i>office</i> , plus 1 space for each 100 m <sup>2</sup> of the facility used for storage
<b><i>Restaurant</i></b>	11.0 spaces for 100 m <sup>2</sup> of GFA
<b><i>Retail</i></b>	6.0 spaces per 100 m <sup>2</sup> of GFA
<b><i>School, Post-Secondary</i></b>	1.0 space per 100 m <sup>2</sup> of GFA
<b><i>Service Shop, Repair Shop</i></b>	3.5 spaces per 100 m <sup>2</sup> of GFA
<b><i>Studio</i></b>	3.5 spaces per 100 m <sup>2</sup> of GFA
<b><i>Shopping Centre- GFA less than 28,000 m<sup>2</sup></i></b>	4.5 spaces per 100 m <sup>2</sup> of GFA
<b><i>Shopping Centre- GFA exceeds 28,000 m<sup>2</sup></i></b>	5.4 spaces per 100 m <sup>2</sup> of GFA
<b><i>Temporary Sales Trailer and/or Sales Office</i></b>	11.0 spaces per 100 m <sup>2</sup> of GFA, no case shall be less than 15 spaces
<b><i>Transportation Terminals</i></b>	1.0 space per 100 m <sup>2</sup> of GFA
<b><i>Unspecified Uses</i></b>	4.5 spaces per 100 m <sup>2</sup> of GFA
<b><i>Warehouse</i></b>	1.0 space per 100 m <sup>2</sup> of GFA
<b><i>Warehouse Membership Club</i></b>	5.5 spaces per 100 m <sup>2</sup> of GFA
<b><i>Warehouse within a Multi-Unit Building in Business Park Zones</i></b>	3.0 per 100 m <sup>2</sup> for first 100 m <sup>2</sup> Plus 2.0 per 100 m <sup>2</sup> for next 900 m <sup>2</sup> , Plus 1.1 per 100 m <sup>2</sup> for remaining space

**5.4.1 Promenade Parking Standards:**

Notwithstanding section 5.4, the following requirements apply for lands within the Promenade Zone on Schedule A.2 of this By-law. For the purposes of this section, new development shall mean; any *Building* or *Structure* or part thereof, constructed after the date of Council approval of this by-law.

Promenade Zone	Minimum Parking Standards
<p><b>Promenade Downtown, as shown on Schedule “A.2” of this By-law</b></p>	<p><i>Retail</i>: 3.5 spaces per 100 m<sup>2</sup> of GFA</p> <p>All other <i>Uses</i>: See Section 5.4 Parking Standards</p> <p>In the “Promenade Downtown Special Area”, the minimum number of parking spaces for a new <i>Use</i> within an <i>existing building</i> or <i>structure</i> shall be the <i>parking spaces</i> that existed on the lot on the date of passage of this By-law.</p> <p>New non-residential development: 1.0 space per 100 m<sup>2</sup> of GFA</p> <p>New residential development: 1.0 space per unit, inclusive of visitor parking</p>
<p><b>Promenade Downtown Shoulder, as shown on Schedule “A.2” of this By-law</b></p>	<p><i>Retail</i>: 3.5 spaces per 100 m<sup>2</sup> of GFA</p> <p>All other <i>Uses</i>: See Section 5.4 Parking Standards</p> <p>New non-residential development: 2.0 spaces per 100 m<sup>2</sup> of GFA</p> <p>New residential development: 1.0 space per unit, inclusive of visitor parking</p>

## 5.5 **PARKING LOT REQUIREMENTS**

All *Parking Lots* and access *Driveways* required in accordance with the provisions of this section and all Commercial, Employment, and Institutional uses, residential buildings or structures to be used, erected or enlarged requiring 5 or more *Parking Spaces* in one *Parking Area* shall be designed and constructed in accordance with the following provisions:

### 5.5.1 **Surface Treatment:**

- a) All *Parking Lots* and *Driveways*, except those in Rural Zones shall be treated with a hard stable surface so as to prevent the raising of dust or loose particles.
- b) *Driveways* to any *Parking Area*, shall be defined by a *Curb* of concrete or rolled asphalt and the limits of the *Parking Areas* shall be defined by a fence, *Curb* or other suitable obstruction.

**5.5.2      Setbacks:**

Where a *Parking Lot* or *Parking Area* having capacity for five or more cars, or *Driveway* serves an apartment building or any other multiple Residential use, no *Parking Space* manoeuvring area and/or *Driveway* within a *Side Yard* or *Rear Yard* shall be closer to any wall of a building than one decimal five (1.5) metres.

**5.5.3      Off-street Parking in Yards:**

No part of any *Parking Area* other than a (*Driveway*) is permitted in any *Front Yard* in any Residential Zone. No off street parking other than visitors parking shall be permitted in any *Front Yard* in any Restricted Employment (E1) Zone. In all other zones where parking is permitted in the *Front Yard*, the *Parking Area* shall be separated from any adjacent *Street Line* by a *Strip* of land not less than one decimal five (1.5) metres in width, which shall be reserved for *Landscaping* purposes and such *Strip* shall be bordered by a *Curb* or similar barrier except for entrances and exits.

**5.5.4      Ingress and Egress:**  
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The following requirements will apply to all *Parking Areas* and lots except those serving 4 or less *dwelling units*.

- a) Driveways serving buildings shall not exceed two (2) in number per lot;
- b) Ingress and egress, to and from required Parking Spaces and areas shall be provided by means of unobstructed Driveways;
- c) Driveways may cross a required yard or a required Landscaping Strip;
- d) Driveways exclusively serving a loading space or serving a building in an Employment Zone may have one or more one-way lanes. Each lane shall have a minimum of 3.5 meters and a maximum width of 6.5 meters;
- e) Driveways for all other uses may have one or more one-way lanes. Each lane shall have a minimum width of 3.5 meters and a maximum width of 4.5 meters;
- f) The interior angle of intersection between a Driveway and a Street Line shall not be less than sixty (60) degrees;
- g) The minimum and maximum width of the Driveway shall be measured along the Street line.

5.5.5 **Access to Commercial and Employment Zones from Residential Zones:**

No land in a Residential *Zone* shall be used for the purpose of vehicular access to any land in a commercial or Employment *Zone*.

5.6 **PARKING AREAS IN RESIDENTIAL ZONES**

5.6.1 **Parking Areas in Residential Zones Requiring Less Than Five Spaces:**

- a) Except as otherwise stated in this By-law, in any Residential *Zone* requiring less than five *Parking Spaces*, the maximum width of a *Driveway* or *Parking Space* shall be:
  - i) 3.5 metres if the *Lot Frontage* is less than 9.0 metres.
  - ii) 6.0 metres if the *Lot Frontage* is greater than or equal to 9.0 metres and less than 18.0 metres.
  - iii) 10.0 metres if the *Lot Frontage* is 18.0 metres or greater, with the exception that the maximum *Driveway* width at the *Street Line* shall not exceed 6.0 metres.
  - iv) 6.0 metres if located on the *Exterior Side lot line* where the *Lot Frontage* is less than 18.0 metres
  - v) 10.0 metres if located on the *Exterior Side lot line* where the *Lot Frontage* is 18.0 metres or greater, with the exception that the maximum *Driveway* width at the *Street Line* shall not exceed 6.0 metres.
  - vi) In the case of the, Estate Residential and Rural Zones a maximum *Driveway* width shall not apply, with the exception that the maximum *Driveway* width at the *Street Line* shall not exceed 6.0 metres.
  - vii) Notwithstanding Section 5.6.1 4), a circular *Driveway* is one *Driveway* and shall only be permitted on *Lots* or parcels having a *Lot Frontage* of 25.0 metres or greater. Where a circular *Driveway* is permitted, the maximum cumulative width of the *Driveway* at the *Street Line* shall not exceed 10.0 metres for both access points.

- b) In no case shall a *Driveway* width be less than 2.7 metres.
- c) Only one driveway access point shall be permitted for each residential lot, except in the case of a lot having *Lot Frontage* of 25.0 metres or greater, where a second driveway access will be permitted.
- d) All *Driveways*, *Parking Spaces* and *Carports* except in Rural Zones, shall be treated with a hard stable surface so as to prevent the raising of dust or loose particles.
- e) No *Motor Vehicle* shall be parked or stored in any *Yard* except on a properly constructed, drained hard surface *Driveway*.
- f) *Sloped Driveways*
  - i. All *Driveways* shall not be above the *Average Finished Grade* of the *Lot*.
  - ii. All negative slope *Driveways* legally *existing* as of the date of passing of this By-law shall be permitted

5.6.2 **Parking Areas in Residential Zones Requiring Five or More Spaces:**

In accordance with Section 5.5 of this by-law.

5.6.3 **Parking Provisions for Vehicles in Residential Zones**

5.6.3.1 **Commercial Vehicles**

In any Residential *Zone*, the parking or storage of a maximum of one (1) *Commercial Motor Vehicle* shall be permitted on a *Lot*, provided the *Commercial Motor Vehicle*:

- a) Does not exceed a *gross vehicle weight* rating of 3900 kilograms;
- b) Does not exceed an overall vehicle length of 6.0 metres;
- c) Does not exceed an overall vehicle height of 3.0 metres; and,
- d) Does not include an exterior fixture or fixtures attached for the purposes of carrying commercial equipment, commercial materials or supplies, or any vehicle carrying equipment on its exterior which is used for commercial purposes.

**5.6.3.2 Vehicles Prohibited in Residential Zones**

Notwithstanding the definition of a *Commercial Motor Vehicle*, in any Residential *Zone*, the parking or storage of any of the following vehicles shall be prohibited outside of a *building* or *structure*:

- a) Any vehicle with an overall vehicle height that exceeds 3.0 metres;
- b) Mobile construction equipment, unless the *Lot* is being actively prepared for or undergoing construction for which the vehicle/equipment is intended or the parking or storage is in accordance with the provisions of this By-law;
- c) Buses;
- d) Farm tractors;
- e) Tow trucks;
- f) Catering trucks; and,
- g) Unlicensed *Motor Vehicles*.

**5.6.3.3 Trailer or Boat Storage**

In any Residential *Zone*, the following provisions shall apply to the storage of any boat, *tourist trailer*, mobile home, truck camper or other similar vehicle:

- a) Such vehicles may be stored within a garage or *accessory structure*;
- b) A maximum of two (2) such vehicles may be stored on a *Lot*;
- c) Such vehicles may be stored in either a *rear yard* or *interior side yard* and provided the storage location is in compliance with Section 4.1.1 of this By-law.
- d) Such vehicles do not exceed a height of 3.0 metres and a maximum of 7.5 metres in length, exclusive of hitch or tongue; and,
- e) Provided such vehicles are not used for human habitation.

**5.7 BICYCLE PARKING SPACE STANDARDS**

Designated bicycle parking spaces shall be provided in Commercial, Employment, Institutional and Apartment Residential Zones as follows:

Use	Minimum Required Bicycle Parking
Retail, Office, Institutional, Service Commercial	2.0 spaces plus 1 space for every 1000m <sup>2</sup> of GFA

<b>Employment</b>	2.0 spaces plus 0.25 spaces for every 1000m <sup>2</sup> of GFA
<b>Public (Elementary) &amp; Private Schools</b>	0.25 spaces per classroom
<b>Secondary School</b>	0.5 spaces per classroom
<b>Apartment Residential</b>	1.0 space for every 5 residential units

**5.8 BARRIER-FREE PARKING**

Barrier-free *Parking Spaces* are required for all non-residential uses and for visitor *Parking Spaces* for Apartment Residential use

**5.8.1 Barrier-Free Dimension Requirements:**

The minimum dimensions for a barrier-free *Parking Space* shall be as follows:

<b>Type</b>	<b>Width</b>	<b>Length</b>
<b>Type A</b>	3.65m	5.3m
<b>Type B</b>	2.7m	5.3m

- a) Where the minimum number of barrier-free *Parking Spaces* required is an even number, an equal number of Type A and Type B barrier-free *Parking Spaces* shall be required.
- b) Where the minimum number of barrier-free *Parking Spaces* required is an odd number, the additional barrier-free *Parking Space* remaining shall be a Type B barrier-free *Parking Space*.
- c) Where there are twelve (12) or fewer required *Parking Spaces*, a Type A barrier-free *Parking Space* is required.
- d) A minimum distance separation of 1.5 metres is required abutting the entire length of one side of a barrier free parking space. The minimum distance separation may be shared by two barrier-free *Parking Spaces*.

**5.8.2 Barrier-Free Parking Standards:**

- a) Where the minimum required *Parking Spaces* is less than twelve (12), the minimum required barrier-free *Parking Spaces* shall be inclusive of the required *Parking Spaces*.

- b) Where the minimum required *Parking Spaces* is greater than twelve (12), the minimum required barrier-free *Parking Spaces* shall be additional to the total provided *Parking Spaces*.
- c) The following Barrier Free parking rates shall apply

Minimum Required <i>Parking Spaces</i>	Minimum Barrier Free <i>Parking Spaces Provided</i>
<b>1-12</b>	1
<b>13-100</b>	4% of the total number of <i>Parking Spaces</i> provided in the <i>Parking Area</i>
<b>101-200</b>	1 Plus 3% of the total number of <i>Parking Spaces</i> provided in the <i>Parking Area</i>
<b>201-1000</b>	2 Plus 2% of the total number of <i>Parking Spaces</i> provided in the <i>Parking Area</i>
<b>1001 or greater</b>	11 Plus 1% of the total number of <i>Parking Spaces</i> provided in the <i>Parking Area</i>

**5.9 STACKING LANE REQUIREMENTS**

*Stacking Lanes* are required for all *Drive Through Facilities* in accordance with the following provisions:

**5.9.1 Exclusive Use of Stacking Space:**

*Stacking Lanes* and spaces shall be exclusive of any other *Parking Space* and aisle requirements contained within this By-Law.

**5.9.2 Stacking Space Dimension Requirements:**

All *Stacking Spaces* shall be rectangular in shape, with a minimum length of 5.3 metres and a width of 2.7 metres.

**5.9.3 Calculation of Stacking Space Requirements:**

The minimum number of *Stacking Spaces* required in a *Stacking Lane* shall be calculated in accordance with the standards set out in the table below.

<b>Drive-Through Facility</b>	<b>Minimum Required Stacking Spaces</b>
<i>Financial Institution</i>	4
<i>Restaurant</i>	12
<i>Retail Store</i>	4
<i>Motor Vehicle Washing Establishment (Automatic)</i>	10
All Other Drive-Through Facilities	4