

3 Parking and Loading

3.1 Minimum Parking Requirements

- (1) Accessory off-street parking spaces shall be provided according to the minimum number of spaces as calculated for uses within the Zones and Use Categories indicated in **Table 4** by taking the number of units for residential uses; the number of classrooms; or the floor area and multiplying by the required number of parking stalls.
- (2) All accessory off-street parking spaces shall be located on the same site as the principal use, unless specifically permitted to locate elsewhere.
- (3) There are no parking requirements for zones or land-uses not included in **Table 4**.

Table 4: Required Off-Street Parking Stalls

| Zoning District | Number of Parking Stalls Required |
|----------------------------------|--|
| Institutional (IN) | a) Elementary School: 1.5 per classroom (includes portables) plus 1 for each 100 sq. ft. of floor area devoted to public use b) Secondary School: 4 per classroom (includes portables) c) Other Educational: 1.5 per classroom plus 1 for each 100 sq. ft. of floor area devoted to public use d) Hospitals: 1 per 1,000 square feet of gross floor area e) Community Care Facilities and Nursing and Residential Care Facilities: 0.25 per sleeping unit or 4 beds, plus 1 per 1,000 square feet of floor area used for medical, health or personal services |
| Residential Standard (RS) | f) 1 per unit |
| Residential Compact (RC) | g) 1 per unit |
| Residential Mixed-Use | h) 1 per unit i) Community Care Facilities and Nursing and Residential Care Facilities: 0.25 per sleeping unit or 4 beds, plus 1 per 1,000 square feet of floor area used for medical, health or personal services |
| Commercial Main Street | j) 1 per 1,000 square feet of lot area |

| | |
|---------------------------|--|
| Highway Commercial | k) 1 per 1,000 square feet of gross floor area |
| Industrial General | l) 1 per 1,000 square feet of gross floor area |

3.1.2 Existing Use

- (1) Where an existing building is enlarged or altered, or a change in use occurs that results in a more intensive use, adjustments for parking shall be made accordingly.
- (2) Where a building or use lawfully existed before enactment of this By-law, the existing provision of parking spaces shall not be affected by enactment of this zoning unless a change as per (a) above occurs, at which time adjustments for parking spaces shall be made according to the requirements contained herein.

3.1.3 Parking Requirements Based on Floor Area

- (1) Where parking requirements are based on the “floor area” of the use, the term “floor area” in this section means the gross floor area of the principal building, excluding:
 - a. Any area used for parking within the principal building.
 - b. Any area used for incidental service storage, mechanical equipment, or similar uses.
 - c. Any area used for bicycle parking.
 - d. Residential dwelling units.

3.1.4 Minimum Visitor Parking

- (1) Visitor parking shall be provided for the following:
 - a. **Multi-Family Dwellings, Bungalow Clusters, and Bungalow Courts** with 14 or more dwelling units on one lot shall provide a minimum visitor parking of 0.3 spaces per dwelling unit.
 - b. **Community Care Facilities and Nursing and Residential Care Facilities** where the minimum visitor parking shall be 0.2 spaces per dwelling unit or for every 4 sleeping units when there are 14 or more required parking stalls.

3.2 Parking Reductions

The following may be used to reduce the required number of parking spaces:

3.2.1 Main Streets and Heritage Resource Uses

The area designated ‘**Chaboillé District**’ in the Development Plan; and buildings, structures or land-uses identified as **Heritage Resource Uses** may reduce the required parking spaces as follows:

- (1) When any building, structure, or use in existence prior to the adoption of this By-law is subsequently damaged or destroyed, and is reconstructed, re-established, or repaired, the accessory off-street parking or loading spaces maintained at the time of such damage or destruction may be restored or continued in operation.
- (2) When a new use commences in an existing building, no additional parking is required.
- (3) When a new building is erected or an existing building’s gross floor area is expanded, no additional parking is required.

- (4) When a new building is erected on a parking area in existence at the time of this By-law the former land users dependent on said parking area shall not be required to meet the minimum parking requirements and shall not need to provide any new parking areas.
- (5) Parking, loading and service areas shall be located to the rear of the rear wall of the principal building.
- (6) If possible, where a surface parking area abuts a public road in a corner lot or a fronting public road, the owner should screen the perimeter of the service area or parking spaces from public view with an opaque fence and shrubs (minimum mature height of 2.5 feet). Shrubs should be planted one every 2 feet on centre in a 4 feet wide planting bed which extends the length of the parking area public road frontage.
 - a. Where, because of conditions not conducive to good horticultural practices, a screen planting cannot reasonably be expected to survive, the Development Officer may require a masonry wall, wood fence or earth berm, or combination thereof, to be substituted for the requirements above.
- (7) Except as otherwise provided in this section, all development, redevelopment, expansion, demolition, signage or exterior alteration of parking areas and principal buildings visible from public rights-of-way is subject to Site Plan Approval by the Development Officer, as provided in this section, prior to commencement.

3.2.2 Combination of Uses

- (1) Where more than one type of principal use is located within a single building (for example: retail and service uses in a hotel or office building, or offices combined with warehousing uses), the number of parking spaces required is reduced to 80% of the aggregate of the accessory off-street parking spaces required for each use established on the zoning lot.

3.3 Parking Stall Widths and Lengths; and Aisle Specifications

- (1) All off-street parking areas and spaces and below grade parking areas and spaces shall be designed, constructed and maintained in accordance with **Table 5** and the following provisions:
 - a. Each regular or angled parking space shall have a minimum width of 8 feet and a minimum length of 20 feet, and shall be visibly designated and marked except:
 - i. Parking stalls abutting side-by-side with a fence, property line or wall shall be a minimum of width of 10 feet.
 - ii. A maximum of 25% of the total number of parking stalls without direct access to a public lane for non-residential uses, and a maximum of 33% of the total number of parking stalls without direct access to a public lane for multi-family residential uses, may be reduced in length to 16 feet and designated for small cars only.
 - b. Each parallel parking space shall have a minimum width of 8 feet and a minimum length of 23 feet.
 - c. Driveways used for ingress and egress shall be clearly marked.

Table 5: Parking Stall Widths and Lengths; and Aisle Specifications

| Angle of Parking Spaces | Parking Space Width (minimum feet) | Parking Space Length (minimum feet) | Aisle Width (minimum feet) |
|-------------------------|------------------------------------|-------------------------------------|----------------------------|
| a) 61 – 90 degrees | 8 | 20 | 20 |
| b) 46 – 60 degrees | 8 | 20 | 18 |
| c) Less than 45 degrees | 8 | 20 | 12 |
| d) Parallel | 8 | 23 | 10 |

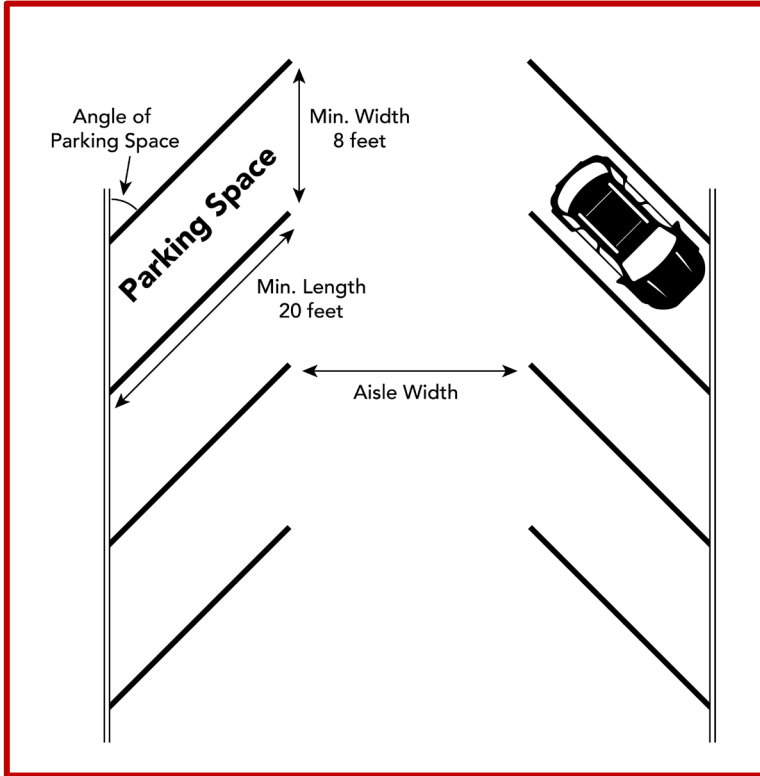


Figure 8a: Parking Stall and Aisle Way Dimensions, Angled

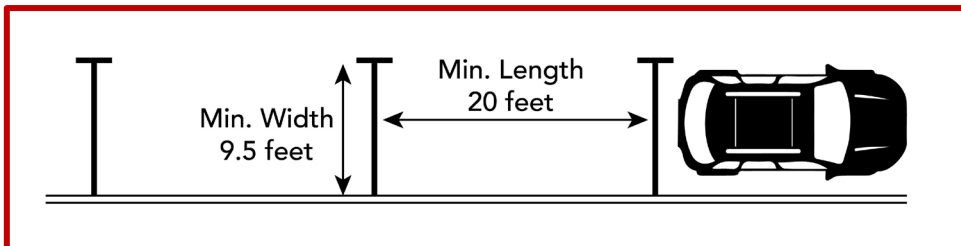


Figure 8b: Parking Stall and Aisle Way Dimensions, Parallel

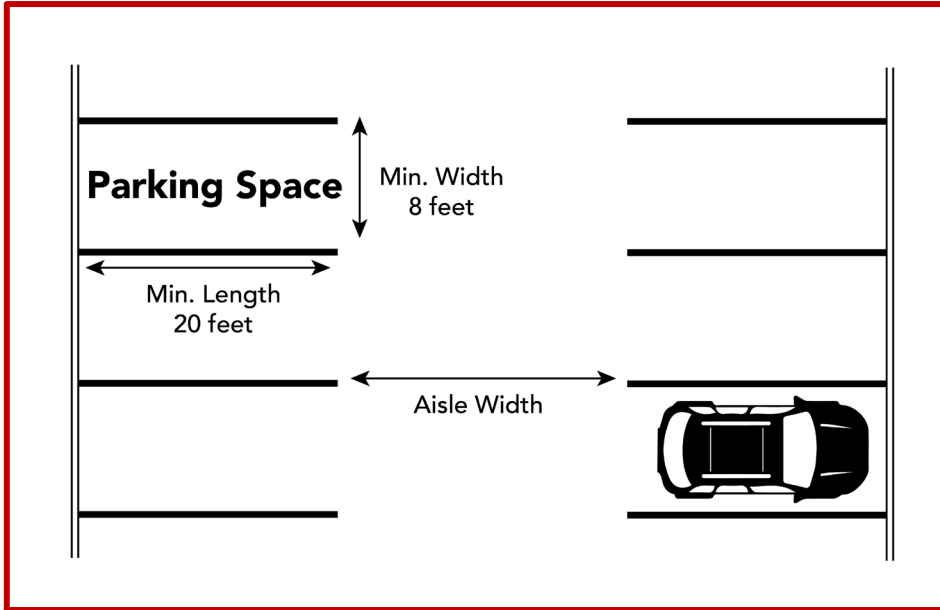


Figure 8c: Parking Stall and Aisle Way Dimensions, 90-degree

3.3.1 Accessible Parking Spaces

- (1) Accessible parking spaces shall be provided for all land-uses [except RS, and RC] when vehicle parking is being provided voluntarily with 11 or more parking stalls; or when vehicle parking is provided as a requirement under this By-law.
- (2) The provision of accessible parking spaces shall be counted towards the required number of parking spaces when vehicle parking is required as per this By-law.
- (3) The number of accessible parking spaces shall be in accordance with the minimum number of spaces specified by **Table 6**.
- (4) Each accessible parking space shall have a minimum width of 10 feet and a minimum length of 20 feet.
- (5) Accessible parking spaces shall be located within 200 feet of the principal building's main entrance normally used by employees, or the public.
- (6) Accessible spaces must be clearly marked and reserved for the exclusive use of people with mobility issues.
- (7) At least 1 curb ramp must be located within 200 horizontal feet of the auto parking space closest to each entrance to a principal or accessory building that is not a service entrance.

Table 6: Parking Stall Widths and Lengths; and Aisle Specifications

| Capacity of Public Parking Area (Number of Parking Spaces) | Minimum Number of Accessible Parking Spaces |
|---|--|
| a) 1 – 10 | 0 |
| b) 11 – 25 | 1 |
| c) 26 – 50 | 2 |
| d) 51 – 75 | 3 |
| e) 76 – 100 | 4 |
| f) More than 100 | 3% total to a maximum of 10 spaces |

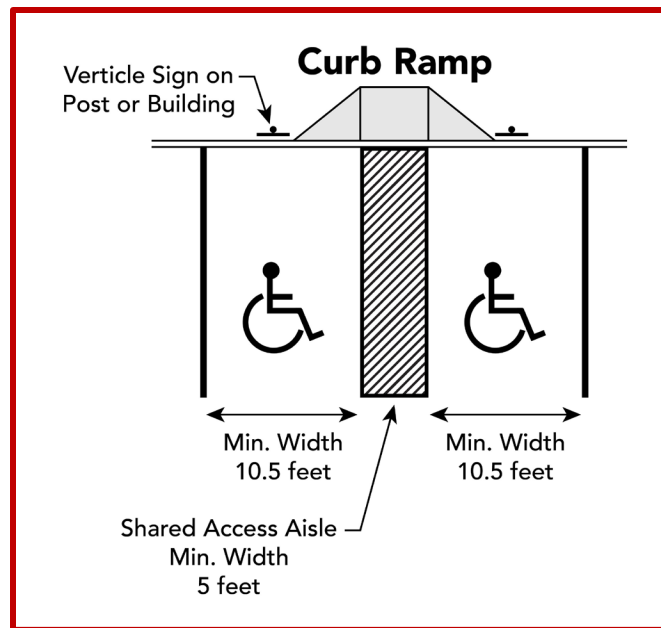


Figure 8: Accessible Parking Stall and Walk Aisleway Dimensions

3.4 Loading Space Requirements

- (1) All loading spaces shall be designed, constructed and maintained in accordance with the following provisions:
 - a. Each loading space shall have a minimum width of 12 feet, a minimum length of 33 feet and a minimum vertical clearance of 14 feet, and each space shall be visibly designated and marked.
 - b. Driveways used for ingress and egress shall be clearly marked.
 - c. Loading spaces shall not be located within any required front or exterior side yards, and shall not overlap with any required parking spaces, driveways, or aisleways.

- d. Where a loading space is located in any yard abutting a residential zone, the loading space(s) must be screened from the residential area by an opaque fence or hedgerow of at least 6.5 feet in height.
 - e. Where a loading space is located in any yard abutting public right-of-way(s), the loading space(s) must be screened from the public right-of-way(s) by an opaque fence or hedgerow of at least 6.5 feet in height, except in a corner sight triangle area where the height of the screening and fencing shall not exceed 2.5 feet.
- (2) The following table indicates the required loading spaces for all commercial and industrial uses:

Table 7: Loading Space Requirements for Commercial and Industrial Uses

| Floor Area of Building | Minimum Number of Loading Spaces |
|---|---|
| Up to and including 5,000 square feet | 1 |
| 5,001 square feet up to and including 15,000 square feet | 2 |
| 15,001 square feet up to and including 40,000 square feet | 3 |
| Over 40,000 square feet | 1 parking space for each additional 25,000 square feet or portion thereof |

3.5 Surfacing of Parking and Loading Areas

- (1) All accessory off-street parking and loading areas, including the entrances and exits, aisleways and maneuvering areas, shall be maintained with a stable hard surface such as crushed stone, gravel, crushed brick or tile, cinders, paving stones, asphalt or concrete.
- (2) Off-street parking and loading spaces provided in front of the principal building shall have the same or similar hard surfacing as the abutting public right-of-way the site abuts.
- (3) Off-street parking when a Parking Lot, shall have the same or similar hard surfacing as the abutting public right-of-way the site abuts.
- (4) When off-street parking and loading spaces are gravel surfaces, the gravel surface shall be treated with bio-degradable herbicide and dust inhibitor to limit the generation of weeds and dust, and shall be maintained thereafter to the satisfaction of the Development Officer.

3.6 Drive-Through Facility

- (1) Where a drive-through facility is allowed, off-street motor vehicle queuing spaces must be provided for that drive-through facility leading both to and from each service bay, window, kiosk or booth for the uses specified and at the rate set out in **Table 8**.
- (2) All drive through facilities and queuing spaces shall be designed, constructed and maintained in accordance with **Table 8** and the following provisions:
 - a. Each queuing space shall be a minimum of 10 feet in width and 18 feet in length.
 - b. No queuing line, drive-through window or order board may be located within 10 feet of any lot line abutting a residential zone.
 - c. Where a queuing line, drive-through window or order board is located 10 feet or more from a residential zone, but is still within a yard abutting a residential zone, it must be screened

from view from that residential zone by an opaque screen of fencing or hedges with a minimum height of 5 feet.

Table 8: Required Loading Spaces

| Use | Minimum Queuing Space | Measured From |
|---|---|---|
| a) Car Wash – Automatic | 3 | 2 before the entrance to wash, plus one between vehicle exit from each bay and the point of vehicle egress to the public street |
| b) Car Wash – Self-Service | 2 per bay | One before the entrance to each bay, plus one between vehicle exit from each bay and the point of vehicular egress to the public street |
| c) Finance and Insurance with automated teller machine (ATM) | 3 before each ATM / 1 after each ATM | Teller window or ATM |
| d) Restaurant with drive-through facility | 6 per order line | 3 before order box / 3 between order box and pick-up window |
| e) Other uses with accessory drive-through facility | 2 | Pick-up Window |