

**SECTION 5: PARKING**

Where this By-law requires the provision of parking facilities, no lands shall be used and no building shall be used or erected in any zone unless there are provided and maintained facilities for parking in accordance with the following regulations and Parking Schedules, unless otherwise specifically provided for in this By-law.

**5.1 LOCATION**

- a) All Uses
  - i) Required parking facilities shall be located on the same lot as the use requiring the parking.
  - ii) Notwithstanding Subsection i) above, where the provision of parking on the same lot as the use requiring such parking is not possible, or not practical, such parking facilities may be located on another lot within 300.0 metres of the lot containing the use requiring the parking. Such alternate parking shall only be situated in a Commercial, Industrial or Downtown Zone or within the same zone as the use requiring such parking, and shall be subject to Subsection iii) herein.
  - iii) Where the required parking is provided in accordance with Subsection ii) above, the owners of both lots shall enter into an agreement with the City to be registered against the title of both the lot upon which parking is to be provided and the lot containing the use requiring the parking. The lot upon which the parking is located, pursuant to the agreement, shall continue to be so used only for such purposes until alternate parking spaces in conformity with the regulations of this By-law are provided.
  - iv) Parking as provided for in Subsection iii) may be transferred to another lot in accordance with Subsection ii), provided that an agreement as required by Subsection iii) is registered on title of said other lot.
  - v) Unless otherwise regulated in this By-law, parking spaces and aisles, giving direct access to abutting parking spaces, excluding driveways extending directly from the street, shall be subject to the following:
    - a) Shall not be located within 3.0 metres of a street line,

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- b) Shall provide a 3.0 metre wide planting strip being required and permanently maintained between the street line and the said parking spaces or aisle; and,
  - c) Where a Planting Strip is provide, as per b) above, any architectural wall or feature within the Planting Strip shall be limited to a maximum height of 0.6 metres.  
(By-law 11-276, November 16, 2011)
  - vi) Within any Downtown Zone, no new surface parking lots shall be permitted except where the parking is accessory to the main use on the same lot.
- b) Single Detached Dwellings, Semi-Detached Dwellings and Duplex Dwellings

On a lot containing a single detached dwelling, semi-detached dwelling or duplex dwelling:

- i) The required parking spaces for such dwellings shall be located a minimum distance of 5.8 metres from the street line; (By-law 06-324, October 25, 2006)
- ii) A driveway shall be located so as to lead directly from a street or laneway to a required parking space, either within a garage or outside, with such driveway having a minimum width of 2.7 metres;
- iii) The width of a driveway may not exceed the width of an attached garage;
- iv) Notwithstanding Subsection iii) above, on a lot having an attached garage less than 5.0 metres in width, the driveway may extend beyond the width of the garage toward the side lot line to a maximum width of 5.0 metres and no closer than 0.6 metres to the side lot line, nearest to the garage;
- v) In the case of a dwelling unit without an attached garage, the driveway width shall not exceed 50% of the lot width or 8.0 metres, whichever is less;
- vi) Where the driveway is provided in the front yard, all other portions of the front yard shall be a landscaped area;

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- vii) A maximum of one driveway shall be permitted for each dwelling unit, except in the case of:
  - 1. A corner lot where a maximum of one driveway may be permitted from each street frontage; or,
  - 2. On a lot having a minimum lot width of 30.0 metres, where a maximum of two driveways may be permitted;
- viii) On a corner lot, no access driveway shall be permitted through a daylight triangle;
- ix) No parking spaces shall be permitted in a required front yard or required flankage yard except as otherwise permitted for single detached, semi-detached and duplex dwellings; and,
- x) Notwithstanding the definition of “parking space” within Section 3 of this By-law and i) above, in the case of a duplex dwelling, the required parking may be arranged in tandem.

(By-law 11-276, November 16, 2011)

c) Street Townhouse Dwellings

On a lot containing a street townhouse dwelling:

- i) The required parking spaces for such dwelling shall be located a minimum distance of 5.8 metres from the street line to which the driveway is accessed; (By-law 06-324, October 25, 2006)
- ii) A driveway shall be located so as to lead directly from a street or lane to a required parking space, either within a garage or outside, and shall have a minimum width of 2.7 metres;
- iii) A driveway may be widened to a maximum of 65% of the lot width or 6.0 metres, whichever is the lesser; and,
- iv) No parking shall be permitted in a required front yard or required flankage yard except as otherwise permitted for street townhouse dwellings.

d) Multiple Dwellings

On a lot containing a multiple dwelling:

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- i) With the exception of any visitor parking required by Section 5.6, required parking for multiple dwellings shall not be located between the façade and the front lot line or between the façade and flankage lot line. In no case shall any parking be located within the required front yard or required flankage yard or within 3.0 metres of a street line.
- ii) Visitor parking may be permitted between the façade and a street provided that no more than 50% of the front yard shall be used for visitor parking and access to such parking.

**5.2 DESIGN STANDARDS**

- a) Where a parking lot is situated on a lot which abuts a Residential Zone, Downtown D5 or Downtown D6 Zone, a visual barrier shall be provided and maintained along that portion of the lot line that abuts a Residential Zone, Downtown D5 Zone or Downtown D6 Zone in accordance with Section 4.19 of this By-law; (By-law 06-324, October 25, 2006)
- b) No parking space shall be less than 2.6 metres in width by 5.5 metres in length, unless otherwise provided for in this By-law;
- c) All required parking shall be provided with adequate means of ingress and egress to and from the street or laneway and shall be arranged so as not to interfere with normal public use of the street or laneway. Any parking lot shall provide for ingress and egress of vehicles to and from a street in a forward motion only;
- d) Notwithstanding Subsection b) herein, in the case of parallel parking:
  - i) Each parallel parking space shall have a minimum width of 2.4 metres and a minimum length of 6.7 metres. End spaces which have a clear, unobstructed approach, shall have a minimum length of 5.5 metres; and,
  - ii) The aisle giving access to a parallel parking space shall have a minimum width of 3.6 metres for one-way traffic and a minimum width of 6.0 metres for two-way traffic.
- e) Parking spaces, driveways and any widening(s) thereof shall be provided and maintained with stable surfaces such as asphalt, concrete or other hard surfaced material, crushed stone or gravel, and shall be maintained in a dust free condition. Parking lots shall be designed and maintained

with stable surfaces such as asphalt, concrete or other hard-surfaced material;

- f) Notwithstanding Subsection b) herein, in the case of a barrier free parking, each parking space shall have a minimum width of 4.4 metres and a minimum length of 5.5 metres; and,
- x) Notwithstanding the definition of “parking space: within Section 3 of this By-law, in the case of Hotels, required parking provided in accordance with Section 5.6 may be arranged as tandem or stacked parking, provided there is the continued use of a valet service.

(By-law 11-276, November 16, 2011)

### **5.2.1 LOCATION OF LOADING FACILITIES**

The location of loading doors and associated loading facilities shall be subject to the following:

- a) Shall not be permitted within a Front Yard;
- b) Shall not be permitted in any yard abutting a street, except where screened from view by a Visual Barrier in accordance with Section 4.19 of this By-law; and,
- c) Shall not be permitted in a required yard abutting a Residential Zone or an Institutional Zone and shall be screened from view by a Visual Barrier in accordance with Section 4.19 of this By-law.

(By-law 10-128, May 26, 2010)

### **5.3 COMMERCIAL MOTOR VEHICLES**

In any Residential Zone, Downtown D5 or Downtown D6 Zone, Commercial Motor Vehicles:

- a) Shall not be stored or parked except within a fully enclosed building; and,
- b) Notwithstanding Subsection a), any commercial motor vehicle may attend residential properties for the purpose of delivery or service only.

### **5.4 MAJOR RECREATIONAL EQUIPMENT**

In any Residential Zone, Downtown D5 or Downtown D6 Zone, Major Recreational Equipment;

- a) May be stored in a garage;
- b) Shall not be stored in the front yard or flankage yard;
- c) May be stored in a rear yard provided that it is screened from the view of a street and abutting properties zoned Residential or Downtown D5 or Downtown D6 with a visual barrier in accordance with Section 4.19 of this By-law;
- d) May be stored in a carport or side yard provided that the Major Recreational Equipment is screened with a visual barrier in accordance with Section 4.19 of this By-law, and has a minimum setback of 1.2 metres from the side lot line; and,
- e) Notwithstanding Subsections b), c) and d) herein, Major Recreational Equipment may be parked on a driveway wholly inside the lot line between May 1<sup>st</sup> and October 31<sup>st</sup> in each year.

## 5.5 BARRIER FREE PARKING

Where 10 or more parking spaces are required by Section 5.6 “Parking Schedules” for all uses on a lot, barrier free parking shall be designated and provided as part of the required parking spaces, in accordance with the following requirements:

Required Parking Spaces	Designated Barrier Free Parking Spaces
10 – 50 spaces	Minimum 1 space
50 – 100 spaces	Minimum 2 spaces
100 or more spaces	Minimum 2 spaces plus for every additional 100 required spaces, 1 additional barrier free spaces shall be provided.

(By-law 06-324, October 25, 2006)

**SECTION 5: PARKING****5.6 PARKING SCHEDULES**

Parking spaces shall be provided in the minimum quantity specified in Column 2 hereunder for each use listed in Column 1, subject to the provisions of Subsection b) herein:

## a) Parking Schedule for All Downtown Zones

<b>Column 1</b>	<b>Column 2</b>
<b>i. Residential Uses</b>	
Single Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling Dwelling Unit	1 for each dwelling unit
Multiple Dwelling Street Townhouse Dwelling	1 for each dwelling unit, except where a dwelling unit is 50 square metres in gross floor area or less, in which case, parking shall be provided at a rate of 0.3 spaces for each such unit.
Residential Care Facility, Emergency Shelter, Corrections Residence, Lodging House, Retirement Home	1 for each 3 persons accommodated or designed for accommodation.
<b>ii. Institutional</b>	
Long Term Care Facility	1 for each 3 patient beds.
Day Nursery	i. 1 for each 125.0 square metres of gross floor area which accommodates such use. ii. Notwithstanding i. above, no parking shall be required where a Day Nursery is located within an Education Establishment. (By-law 07-321, November 14, 2007)
Social Services Establishment	1 for each 50.0 square metres of gross floor area which accommodates such

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	use. (By-law 07-321, November 14, 2007)
<b>iii. Educational Establishments</b> (By-law 06-324, October 25, 2006)	
a) Elementary School	1.25 for each classroom.
b) Secondary School	3 for each classroom plus 1 for each 7 seat capacity in an auditorium, theatre or stadium
c) University, College	5 for each classroom plus 1 for every 7 seat capacity in an auditorium, theatre or stadium <u>or</u> 5 spaces for every classroom plus 1 space for each 23 square metres of the gross floor area which accommodates the auditorium, theatre or stadium, whichever results in greater requirement.
d) Commercial School	1 space per 50 square metres of gross floor area in excess of 450 square metres, which accommodates such use.
<b>iv. Commercial</b>	
Financial Establishment	1 for each 50 square metres of gross floor area in excess of 450 square metres, which accommodates such use.
Hotel	0.6 per guest room. (By-law 10-076, April 10, 2010)
Conference or Convention Centre	1 for each 50 square metres of gross floor area in excess of 450 square metres, which accommodates such use.
Medical Clinic	1 for each 50 square metres of gross

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	floor area in excess of 450 square metres, which accommodates such use.
Office	1 for each 50 square metres of gross floor area in excess of 450 square metres, which accommodates such use.
Private Club or Lodge	1 for each 50 square metres of gross floor area in excess of 450 square metres, which accommodates such use.
Veterinary Service	1 for each 50 square metres of gross floor area in excess of 450 square metres, which accommodates such use.

(By-law 11-276, November 16, 2011)

- b) Notwithstanding Subsection a) herein, for any permitted use within any Downtown Zone located in all or part of a building existing on the effective date of this By-law, no parking spaces are required provided that the number of parking spaces which existed on the effective date of this By-law shall continue to be provided and maintained but shall not be required to provide additional parking beyond that required by Section 5 of this By-law. Where an addition, alteration or expansion of an existing building is proposed, the parking requirements of Section 5.6 a) above, shall only apply to the increased gross floor area of the building, or increased number of dwelling units, whichever shall apply. (By-law 06-324, October 25, 2006, By-law 10-076, April 14, 2010, By-law 12-132, June 13, 2012).
- c) Parking Schedule for All Zones, except the Downtown Zones

<b>Column 1</b>	<b>Column 2</b>
<b>i. Residential Uses</b>	
Single Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling Dwelling Unit	1 for each dwelling unit
Multiple Dwelling	1 for each dwelling unit, except where a

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Street Townhouse Dwelling	dwelling unit is 50 square metres in gross floor area or less, in which case, parking shall be provided at a rate of 0.3 spaces for each such unit.
Residential Care Facility, Emergency Shelter, Corrections Residence, Lodging House, Retirement Home	1 for each 3 persons accommodated or designed for accommodation.
<b>ii. Institutional Uses</b>	
Long Term Care Facility	1 for each 3 patient beds.
Day Nursery	i. 1 for each 125.0 square metres of gross floor area which accommodates such use. ii. Notwithstanding i. above, no parking shall be required where a Day Nursery is located within an Education Establishment or Place of Worship. (By-law 07-321, November 14, 2007, By-law 10-076, April 14, 2010)
Place of Worship	1 for every 10 square metres of gross floor area, inclusive of a basement or cellar, to accommodate such use. (By-law 08-227, September 24, 2008)
Hospital	1 for each 100.0 square metres of which gross floor area which accommodates such use.
Social Services Establishment	1 for each 50.0 square metres of gross floor area which accommodates such use. (By-law 07-321, November 14, 2007)
<b>iii. Educational Uses</b>	
Elementary School	1.25 for each classroom.
Secondary School	3 for each classroom plus 1 for each 7 seat capacity in an auditorium, theatre or stadium

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University, College	5 for each classroom plus 1 for every 7 seat capacity in an auditorium, theatre or stadium or 5 spaces for every classroom plus 1 space for each 23.0 square metres of the gross floor area which accommodates the auditorium, theatre or stadium, whichever results in greater requirement.
<b>iv. Commercial Uses</b>	
Bowling Alley	4 per lane, not including restaurant
Building and Lumber Supply Establishment; Building or Contracting Supply Establishment	1 for each 30.0 square metres of gross floor area, which accommodates the Office, Retail and Showroom component of the use. (By-law 10-128, May 26, 2010)
Conference or Convention Centre	1 for each 30.0 square metres of gross floor area, which accommodates such use. (By-law 10-128, May 26, 2010)
Courier Establishment	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use. (By-law 10-128, May 26, 2010)
Driving Range/Mini Golf	1.5 per tee or hole
Financial Establishment	1 for each 30.0 square metres of gross floor area, which accommodates such use. (By-law 10-128, May 26, 2010)
Fitness Club	1 for each 15.0 square metres of gross floor area, which accommodates such use.
Golf Course	6 for each hole
Hotel	1 for each guest suite

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	(By-law 07-043, February 15, 2007) (By-law 10-128, May 26, 2010)
Medical Clinic	1 for each 16 square metres of gross floor area, which accommodates such use. (By-law 10-128, May 26, 2010)
Motor Vehicle Service Station	4 for each service bay (By-law 07-043, February 15, 2007)
Marina	1 for each boat slip
Office	1 for each 30 square metres of gross floor area, which accommodates such use. (By-law 07-043, February 15, 2007)
Personal Services	1 for each 16.0 square metres of gross floor area which accommodates such use. (By-law 10-128, May 26, 2010)
Restaurant	i) 1 for each 8.0 square metres of gross floor area which accommodates such use.
	ii) Notwithstanding i) above, where there are no seats provided for dining purposes, a minimum 3 spaces shall be required. (By-law 10-128, May 26, 2010)
Retail	1 for each 20.0 square metres of gross floor area which accommodates such use. (By-law 10-128, May 26, 2010)
Transportation Depot	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use. (By-law 10-128, May 26, 2010)
Warehouse	1 for each 30.0 square metres of gross floor area which accommodates the office component of the use.

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	(By-law 10-128, May 26, 2010)
Other Commercial Uses not Listed Above	1 for each 30 square metres of gross floor area, which accommodates such use.
(By-law 06-166, June 14, 2006; By-law 07-101, March 28, 2007, By-law 10-128, May 26, 2010 By-law 11-276, November 16, 2011)	
<b>v. Industrial Uses</b>	
Bulk Fuel and Oil Storage	1 for each 30.0 square metres of gross floor area, which accommodates the Office component of the use. (By-law 10-128, May 26, 2010)
Commercial Motor Vehicle Sales, Rental and Service Establishment	1 for each 115.0 square metres of gross floor area, which accommodates such use. (By-law 10-128, May 26, 2010)
Commercial Motor Vehicle Washing Establishment	4 for each service bay. (By-law 10-128, May 26, 2010)
Communications Establishment	1 for each 50.0 square metres of gross floor area, which accommodates such use. (By-law 10-128, May 26, 2010)
Contractor's Establishment	1 for each 115.0 square metres of gross floor area, which accommodates such use. (By-law 10-128, May 26, 2010)
Dry Cleaning Plant	1 for each 115.0 square metres of gross floor area, which accommodates such use. (By-law 10-128, May 26, 2010)
Equipment and Machinery Sales, Rental and Service Establishment	1 for each 100.0 square metres of gross floor area, which accommodates such use. (By-law 10-128, May 26, 2010)
Industrial Administrative Office	1 for each 30.0 square metres of gross floor area, which accommodates such use. (By-law 10-128, May 26, 2010)

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Laboratory	1 for each 50.0 square metres of gross floor area, which accommodates such use. (By-law 10-128, May 26, 2010)
Labour Association Hall	1 for each 30 square metres of gross floor area, which accommodates such use. (By-law 10-128, May 26, 2010)
Landscape Contracting Establishment	1 for each 115.0 square metres of gross floor area, which accommodates such use. (By-law 10-128, May 26, 2010)
Manufacturing	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use, plus 1 for each 200.0 square metres of gross floor area, which accommodates the remainder of the use. (By-law 10-128, May 26, 2010)
Motor Vehicle Collision Repair Establishment	1 for each 115.0 square metres of gross floor area, which accommodates such use. (By-law 10-128, May 26, 2010)
Planned Business Centre within an Industrial Zone, except M4 Zone	1 for each 50.0 square metres of gross floor area. (By-law 10-128, May 26, 2010)
Planned Business Centre within an M4 Zone	i) 1 for each 30.0 square metres of gross floor area.
	ii) In addition to i) above, where a Restaurant occupies more than 30 percent of the gross floor area of the planned business centre, the specific parking requirement for the Restaurant shall be required in addition to the planned business centre requirement for the remaining gross floor area of the planned business centre.

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	<p>ii) In addition to i) above, where a Medical Office or a Medical Clinic occupies more than 30 percent of the gross floor area of the planned business centre, the specific parking requirement for the Medical Office or Medical Clinic shall be required in addition to the planned business centre requirement for the remaining gross floor area of the planned business centre. (By-law 10-128, May 26, 2010)</p>
Private Power Generation Facility	<p>1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use. (By-law 10-128, May 26, 2010)</p>
Repair Service	<p>1 for each 30.0 square metres of gross floor area which accommodates the Office, Retail and Showroom component of the use. (By-law 10-128, May 26, 2010)</p>
Research and Development Establishment within an M1 Zone	<p>1 for each 75.0 square metres of gross floor area, which accommodates such use, except for that portion of the building used for laboratory, warehouse or manufacturing uses where 1 for each 115 square metres of gross floor area shall be required. (By-law 07-043 February 15, 2007)</p>
Research and Development Establishment within an Industrial Zone, except an M1 Zone	<p>1 for each 50.0 square metres of gross floor area which accommodates such use. (By-law 10-128, May 26, 2010)</p>
Salvage Yard	<p>1 for each 30.0 square metres of gross floor area which accommodates the Office and Retail component of the use. (By-law 10-128, May 26, 2010)</p>
Surveying, Engineering, Planning or Design Business	<p>1 for each 30.0 square metres of gross floor area which accommodates such use.</p>

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	(By-law 10-128, May 26, 2010)
Towing Establishment	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use. (By-law 10-128, May 26, 2010)
Trade School	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use. (By-law 10-128, May 26, 2010)
Tradesperson's Shop	1 for each 30.0 square metres of gross floor area which accommodates the Office, Retail and Showroom component of the use. (By-law 10-128, May 26, 2010)
Transport Terminal	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use. (By-law 10-128, May 26, 2010)
Waste Management Facility	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use, (By-law 10-128, May 26, 2010) (By-law 11-276, November 16, 2011)

(By-law 07-043, February 15, 2007), (By-law 10-128, May 26, 2010), (By-law 11-276, November 16, 2011)

- d) Notwithstanding Subsection c) herein, for a Hospital or Place of Worship use within any Zone located in all or part of a building existing on the effective date of this By-law, no parking spaces are required, provided that the number of parking spaces which existed on the effective date of this By-law shall continue to be provided and maintained except a Place of Worship shall not be required to provide additional parking beyond that required by Section 5 of this By-law. Where an addition, alteration or expansion of an existing building is proposed, the parking requirements of Section 5.6 c) above, shall only apply to the increased gross floor area of the building. (By-law 07-101, March 28, 2007, By-law 10-076, April 14, 2010)