

SECTION 3 GENERAL PARKING PROVISIONS

3.1 Non-Complying Parking

Despite the provisions of this By-law any lawfully existing parking for a lawfully existing use prior to the date of passing of this By-law, shall be deemed to conform with the parking requirements of this By-law. Any expansion of parking and/or use shall comply with the provisions of this By-law.

3.2 Parking Location

3.2.1 Residential Uses

Required parking shall be provided on the same lot as the residential use requiring the parking.

3.2.2 Non-Residential Uses

Required parking shall be provided on the same lot as the non-residential use requiring the parking, or on a lot within 120 m that is not within a residential zone.

3.3 Parking Area

No person shall park, permit or cause to be parked a motor vehicle, recreation vehicle, boat, recreation trailer, or a utility trailer on a lot other than in a parking area that complies with the provisions of this By-law.

3.4 Parking Area Surface

Every parking area, loading space and driveway connecting a parking area to a road shall be maintained with a hard surface.

3.5 Encroachment into Yards

A parking space, bicycle parking space, or parking area is permitted within any yard but is not permitted to encroach into any required landscape buffer or landscape open space.

3.6 Parking Prohibitions

3.6.1 Motor Vehicle

No person shall in any Residential, Institutional, Green Space or Mixed Use Zone use any lot for parking or storage of any motor vehicle in excess of 3,600 kg gross vehicle weight unless the vehicle is a delivery vehicle temporarily parked in the course of its normal delivery duty.

This Section does not apply to recreation vehicles, boats, recreation trailers, utility trailers or emergency service vehicles.

3.6.2 Recreation Vehicle, Boat, Recreation Trailer, Utility Trailer

Recreation vehicles, boats, recreation trailers or utility trailers shall only be located in a parking area that is outside of the required front and / or required exterior side yard.

3.7 Parking Space Dimensions

	Min. Width (m)	Min. Depth (m)	Conditions
Standard Parking Space	2.6	5.2	-
Standard Parking Space Obstructed on Two Sides	3.5	5.2	abutting any wall, column or structure on both sides
Standard Space Obstructed on One Side	3	5.2	abutting any wall or column, or structure on one side
Accessible Space	5.2	5.2	-
Two (2) Accessible Spaces Side by Side	2.6 ea.	5.2	2.6 m common space between accessible spaces

3.8 Accessible Parking

Accessible parking spaces shall be provided at the following rate:

Number of Required Standard Parking Spaces	Number of Accessible Parking Spaces	Number of Required Standard Parking Spaces	Number of Accessible Parking Spaces
6 – 25	1	151 – 200	6
26 – 50	2	201 – 300	7
51 – 75	3	301 – 400	8
76 – 100	4	401 – 500	9
101 -150	5	501 and over	2% of the required parking

3.8.1 Accessible Parking Exemption

Any parking area with 5 or fewer required parking spaces, or any private road development is exempt from providing accessible parking.

3.9 Residential Parking

On a residential lot with 4 or fewer dwelling units the following provisions shall apply:

	Front Yard and / or Exterior Side Yard
Maximum Parking Area Coverage	50 %
Maximum Width	7.5 m or 50% of lot frontage, whichever is less

3.9.1 Overall Parking Area Coverage

In any Residential Zone, the parking area shall not exceed 20% of the total lot area.

3.10 Location of Loading Spaces

Loading spaces shall be located entirely on the same lot as the building for which such loading spaces are required, and shall not encroach into any required driveways, parking areas or internal roads. Loading spaces shall be located in an interior side yard or rear yard and no closer to any road than the building.

3.10.1 Loading Spaces Abutting a Residential Zone

No loading space shall be located within a required yard that abuts a Residential zone.

3.11 Calculation of Parking Requirement

The calculation of the minimum number of required parking spaces shall be rounded to the nearest whole number or if midpoint (i.e. 0.5), to the higher whole number.

3.12 Required Parking

All uses permitted by this By-law shall provide required parking spaces as set out in this Section. Tandem parking shall not be permitted, except where otherwise noted.

3.12.1 Residential Uses

Permitted Uses	Min. Parking Spaces Per Dwelling Unit
Apartment Building	1.25
Apartment Dwelling Unit within a Mixed Use Building ^(b)	1
Accessory Dwelling Unit – Interior ^(a)	1
Accessory Dwelling Unit – Detached	1
Bed and Breakfast	1 space per rental room
Dwelling, Detached	1
Dwelling, Duplex	1
Dwelling, Fourplex	1
Dwelling, Quadruplex	1
Dwelling, Semi-Detached	1
Dwelling, Triplex	1
Permitted Uses	Min. Parking Spaces Per Dwelling Unit
Long Term Care Facility	0.4 per dwelling unit and per care bed
Private Road Development	1.25
Townhouse	1

3.12.2 Non-Residential Uses

Permitted Uses	Min. 1 Parking Space Per 'x' m ² of gross leasable floor area or as otherwise noted	Max. 1 Parking Space Per 'x' m ² of gross leasable floor area or as otherwise noted
Adult Oriented Entertainment Establishment	20	-
Animal Care Establishment	20	-
Bulk Fuel Depot	100	-
Cultural Facility	65	-
Contractor's Yard	100	-
Day Care	25	-
Golf Course and Driving Range	18 per 9 holes of golf plus 1 per 27 m ² of club house	-
Heavy Equipment Sales and Service	35	-
Hospital	50	-
Hotel / Motel	1 per guest room	-
Industry, Heavy	100	-
Industry, Light	100	-
Major Transit Station	20	-
Marina	.6 per boat slip	-
Motor Vehicle Gas Station	20	-
Motor Vehicle Repair Garage ^(a)	20	-
Motor Vehicle Sales / Rental and Service Centre	30	-
Nightclub	1 per 4 persons based on the maximum occupant load	-
Offices	28	-
Place of Assembly / Banquet Hall ^(c)	20	3
Place of Worship ^(c)	20	3
Recreation Facility ^(c)	20	-
Research Facility	100	-
Restaurant ^(c)	20	-

Permitted Uses	Min. 1 Parking Space Per 'x' m ² of gross leasable floor area or as otherwise noted	Max. 1 Parking Space Per 'x' m ² of gross leasable floor area or as otherwise noted
Retail Store	20	-
Service Commercial	20	-
Shopping Centre, less than or equal to 4,645 m ² glfa	20	-
Shopping Centre, greater than 4,645 m ² but less than 30,000 m ² glfa	37	20
Shopping Centre, equal to or greater than 30,000 m ² glfa	27	20
Theatre ^(c)	20	-
Transportation Depot	100	-

3.12.3 Footnotes for Section 3.12.1 and 3.12.2

- a) Permitted in tandem
- b) No parking space is required for the first 4 apartment dwelling units
- c) Applies only to portion of building dedicated to the assembly of persons.

3.13 Landscape Provisions for Parking Areas

3.13.1 Landscape Buffer Provisions

A landscape buffer shall be provided between the edge of any parking area and an abutting lot line(s) in accordance with the following table:

	Parking area with 5 to 20 parking spaces	Parking area with more than 20 parking spaces but fewer than 100	Parking area with 100 or greater parking spaces
Lot Line Abutting a Public Road	3 m	3 m	6 m
Lot Line Not Abutting a Public Road	-	3 m	3 m
Lot Line Abutting a Residential, Institutional or Green Space Zone	3 m	3 m	4 m

3.13.2 Minimum Landscaped Open Space Within Parking Areas

A minimum landscaped open space equal to 10% of the parking area shall be required within all parking areas with 100 or more parking spaces.

3.14 Drive-Thru Facility

A drive-thru facility shall be subject to the following provisions:

- a) A minimum 3 m wide landscape buffer shall be provided between a drive-thru facility and a public road; and
- b) Shall be located no closer than 7.5 m to a Residential, Institutional or Green Space zone.

3.14.1 Drive-Thru Facility Stacking Lanes

The minimum number of stacking lane parking spaces for drive-thru facilities shall be:

Use	Minimum number of stacking lane tandem parking spaces
Restaurant	10 spaces
All other uses	3 spaces

3.15 Bicycle Parking Spaces

- a) Despite Section 3.2.2, bicycle parking spaces must be located on the same lot as the use for which it is provided; and
- b) Each bicycle parking space shall be a minimum 1.8 m in length and 0.3 m in width; and
- c) Shall be located at a principal entrance of a building.

3.15.1 Required Bicycle Parking

Use	Minimum Number of Bicycle Parking Spaces
Apartment Building with 10 or more dwelling units	6 spaces plus 1 for every additional 10 dwelling units above 20
Place of Assembly / Banquet Hall, Recreation Facility, Place of Worship ^(a)	1 space per 1000 m ² glfa
School – Elementary/Secondary	1 space per classroom
Retail and Service Commercial	1 space per 1000 m ² glfa
Office	1 space per 1000 m ² glfa
Shopping Centre	1 space per 1000 m ² glfa
Major Transit Station	20 spaces
Hospital	6 spaces plus 1 space per 4000 m ² of glfa
Light Industry	1 space per 1000 m ² glfa
Heavy Industry	1 space per 1000 m ² glfa
Hotel / Motel	6 spaces plus 1 space per 10 guest rooms
Restaurant	1 space per 170 m ² glfa

3.15.2 Footnotes for Section 3.15.1

- a) Applies only to the portion of the building dedicated to the assembly of persons.

3.16 Stand Alone Parking Lot

Where permitted by Section 13 Special Provisions, a stand alone parking lot shall have a minimum lot frontage of 12 m and shall be subject to all other provisions of this By-law.