

SECTION 5

TRANSPORTATION PROVISIONS

(PARKING, LOADING & DRIVEWAY)

5.0. General Provisions

- a) The entrances, driveways, service areas, off-street parking, and off-street loading areas, if not paved or containing an impervious surface, shall be constructed of a gravel surface in a manner that is properly leveled and drained and treated to prevent the escape of dust.
- b) Each off-street driveway space for vehicles for ingress/egress shall be a minimum 6 metres wide for 'two-way' traffic and a minimum 3 metres wide for 'one-way' traffic.
- c) Each off-street perpendicular parking space shall have minimum size (i.e., width and length) of:
 - i) Angle Parking (45 degrees) – 2.75 metres by 6.0 metres,
 - ii) Parallel Parking - 3 metres by 6 metres,
 - iii) Perpendicular Parking (90 degrees) - 2.75 metres by 5.5 metres,
 - iv) Perpendicular Parking when one side abuts a wall or column – 3.0 metres by 6.0 metres, and
 - v) Perpendicular Parking when two sides abut a wall or column – 3.25 metres by 6.0 metres.

See illustrations at the end of this Section.
- d) The installation of Buffer Strips, where required, shall comply with the regulations in Section 4.11.
- e) All lighting and signs to be installed for off-street parking and loading areas shall be in accordance with Section 4.28.
- f) That prior to the installation of any entrance(s) an Access Permit/Entrance Permit shall be issued by the applicable Road Authority having jurisdiction over the public road.

5.1 Off-Street Loading Specific Requirements

In any zone where off-street loading spaces are required, no commercial, industrial, or institutional building to which or from which regular deliveries are made by truck shall be erected or used unless there is space provided off a street or lane for the standing, loading, or unloading of trucks in conformity with the following regulations:

- a) Shall be located to the rear of the minimum Building Line Setback requirement of the zone in which the parcel lies.
- b) Shall not be located on any public street, laneway or required parking space.
- c) Shall be so arranged, located, and designed in a manner to avoid interference or impact with the movement of traffic on public streets or lanes.
- d) Each off-street loading space shall have a minimum dimension of 3.5 metres by 10.5 metres and a minimum overhead clearance of 4.5 metres.

- e) One off-street loading space shall be provided for each 2,300 square metres or part thereof of building floor area.
- f) Each off-street loading space shall have an ingress to and egress from a unobstructed driveway which shall have a minimum width of 3.5 metres and have legal access to a public street. No part of such driveway shall be used for the parking of or temporary storage of vehicles.

5.2 Off-Street Parking Requirements- Non-Residential & High-Density Residential Uses

- a) Unless specifically permitted elsewhere in this Zoning By-law, the following provisions shall apply to any non-residential use or high-density residential use not listed in Section 5.7:
 - i) All off-street parking areas required by this Zoning By-law shall be provided and maintained on the same lot and in the same zone as the lot requiring such area.
 - ii) All off-street parking space for non-residential uses, and high-density residential uses not listed in Section 5.7, shall maintain a minimum setback of:
 - 2 metres from a lot line adjacent to a Township public road;
 - 5 metres from a lot line adjacent to a Regional public road;
 - 14 metres from a lot line adjacent to a Provincial Highway.
 - iii) The minimum size of each off-street parking space shall be in accordance with Section 5.0 c).
 - iv) The aisle space for each row of off-street parking to ingress to and egress from a parking space shall be a minimum 6 metres wide.
 - v) Notwithstanding iv) above, a 'one-way' driveway may serve as an aisle space and driveway for a parallel or angle parking space.
 - vi) In a non-residential or high-density residential zone, where a parking area or driveway aisle does not provide through access, a parking turnaround area shall be provided at the closed end of the driveway aisle to facilitate safe and efficient vehicle turning movements.
 - a) The turnaround area shall extend a minimum of 0.5 metres beyond the end of the last parking space and have a minimum depth of 0.5 metres, measured from the end of the drive aisle.
 - b) The turnaround area shall be maintained in a manner that ensures it remains unobstructed and functional for vehicle manoeuvring purposes. (See illustration at the end of this Section for a typical turnaround configuration.).
 - vii) That the minimum and maximum width of all driveway accesses to a public road for non-residential and high-density residential uses shall comply to the Township's Engineering and Design Infrastructure Manual ("EDIM") in effect.
 - viii) In addition to vi) above, the driveway access(es) to a public road shall not be obstructed with buildings, structures (including fencing) and/or vegetation and located within a sight triangle which is formed at the point where the external width of the driveway intersects the sidewalk and/or the travelled

portion of the road, whichever is closer to the property line, and extending 2 metres along the sidewalk and/or the travelled portion of the road and 2 metres along the external width of the driveway heading towards the lot. See illustration at the end of this section. However, this subsection does not apply to utility/servicing structures, boulevard trees or other vegetation located within the road allowance and approved by the applicable road authority.

- b) Where, in accordance with the requirements of this Zoning By-law, any part of a lot is required to be reserved for off-street parking, such space shall continue to be so reserved.
- c) When calculating the number of parking spaces required in accordance with the regulations of this Zoning By-law, any fraction or part of a parking space so calculated shall be considered to be a requirement for one (1) additional parking space.
- d) All off-street parking shall be provided with adequate means of ingress to and egress from a street and shall be arranged so as to not interfere with the normal public use of a street. Any parking lot (not including a private residential driveway) shall provide for ingress and egress of vehicles to and from the street in a forward motion only.
- e) In any zone where off-street parking is required, such off-street parking spaces shall be provided and maintained on the same lot and same zone in conformity with the following parking rates:

Permitted Uses	Required Off-Street Parking Space Rate
Arena	The greater of 1 for each 7 fixed seats or 1 for each 23.0 square metres of the gross floor area
Auditorium, Community Centre, Stadium, or any use involving assembly of persons	1 space per 20 square metres of GFA
Auction	1 space per 10 square metres of floor area devoted to the public
Bank/Financial Establishment	1 space per 20 square metres of GFA
Banquet Facility, Hall or Event Centre	1 space per 20 square metres of GFA
Car Washing Establishment	2 parking spaces per property containing the use, but not including spaces required for stacking or spaces used to vacuum the vehicle.
Child Care	5 spaces
Church/ Places of Worship	1 space for each five (5) persons that can be accommodated on fixed seats or pews or 1 space for each five (5) square metres of sanctuary floor area, whichever is greater

Permitted Uses	Required Off-Street Parking Space Rate
Clinic	6 spaces for the first practitioner plus 4 spaces for each additional practitioner
Commercial Entertainment	1 space per 23 square metres of GFA
Commercial Mall (i.e., multi-unit development)	5 spaces per 100 square metres of GFA
Computer/Data Service	1 space per 30 square metres GFA
Convenience Store	1 space per 18.5 square metres of GFA
Commercial Floor Area Devoted to Retail Sales or Merchandising	1 space for each 18.5 square metres of GFA
Commercial Floor Area Not Devoted to Retail Sales or Merchandising	1 space for each 30 square metres of GFA
Commercial Mixed Use – Apartment	1.25 spaces per unit plus parking for the permitted commercial
Commercial Mixed Use – Townhouse	1 space for each residential unit plus 1 space for each commercial use or unit
Commercial Recreation	1 space for each 23 square metres of GFA
Commercial Recreation Playing Courts	4 spaces per court
Doctor's Office in Private Residence	3 spaces plus one (1) space for the Residential Unit
Dwelling Unit or Units in a building, the street floor frontage of which is used for a permitted commercial or office use.	1.5 spaces per unit
Food Store	1 space per 20 square metres of GFA
Fraternal Organization, Club or similar use	1 space for each 18.5 square metres of GFA
Funeral Home	20 spaces
Golf Course - 9 holes	75 spaces
Golf Course – 18 holes	125 spaces
Golf Driving Range/ Miniature Golf Course	3 spaces for each 2 tees or holes
Hospital, Rest Home, or Convalescent Home	1 space for each 4)beds plus 1 space for each 4 employees

Permitted Uses	Required Off-Street Parking Space Rate
Hotel, Motel, Motor Hotel, Tourist Home, Cabins and similar uses providing sleeping accommodation for hire	1 space per rentable bedroom unit plus 1 space per 10 square metres of GFA accessible to the public for associated restaurants and meeting rooms and 1 space per 20 square metres of GFA associated with event centre/banquet facility
Industry	1 space for each 50 square metres of GFA
Industry-Warehouse or Indoor Storage	1 space for each 500 square metres of GFA
Laboratories	1 space for each 50 square metres of GFA
Live/Works	2 spaces per live/work unit
Lodging, Rooming, Boarding House, or Tourist Home	1 space for each dwelling unit plus 1 additional space for each 2 guest rooms
Massage Clinic	3 spaces for each practitioner
Museum	1 space per 23 square metres of GFA
Nursing Home	1 space for every 2 beds plus the additional requirement for uses based on the applicable parking rate that are not directly associated with the nursing home
Office	1 space for each 30 square metres of GFA
Other Permitted Uses	1 space for each 45 square metres of GFA
Personal Service	1 space per 20 square metres of GFA
Pool	1 space per 9 square metres of pool deck area.
Raising, training, or boarding of horses not owned by the farmer	1 space for every four (4) horse stalls
Research and Development	1 space per 35 square metres of GFA

Permitted Uses	Required Off-Street Parking Space Rate
Residential Building - Apartment	1 space per dwelling unit plus 0.5 spaces per unit for the first 20 units and 0.25 spaces per unit each additional unit
Residential Building – Cluster / GMHD only	1.1 space per dwelling unit
Residential Building – Cluster/GMHD with Mixed Use Building(s)	1.1 space per residential dwelling unit plus 1 space per 30 squares metres of GFA within a permitted non-residential unit or space. Each Live/Work unit within a GMHD requires 2 spaces
Residential Building - Duplex	1 space per dwelling unit
Residential Building - Fourplex	1 space per dwelling unit
Residential Building - Single Detached	1 space per dwelling unit
Residential Building - Townhouse Row	1 space per dwelling unit
Residential Building - Semi-Detached/Link	1 space per dwelling unit
Residential Building – Townhouse Stacked	1 space per dwelling unit plus an additional 0.1 space per dwelling units for visitor parking
Residential Building – Townhouse Back-to-Back	1 space per dwelling unit
Residential Building – Triplex	1 space per dwelling unit
Notwithstanding the above, if any Residential Building or portion thereof, is deemed to be an Affordable Housing Development as defined in Section 3, then the required parking rate for the Affordable Housing Development or portion thereof shall be 75% of what would otherwise be required in this Section.	
Restaurant or Place for Dispensing Refreshment to the Public	1 space for each 4.5 square metres of floor area devoted to public use
Riding Stable or Riding Academy	1 space for every two (2) horse stalls
Schools - Elementary	1 space for each classroom
Schools - Secondary and Other	4 spaces for each classroom
Service Station or Repair Garage	4 spaces for each service bay

Permitted Uses	Required Off-Street Parking Space Rate
Studio	1 space per 40 square metres of GFA
Theatre	1 space for each 4 persons that can be accommodated on fixed seats or benches
Note:	GFA – Gross Floor Area or Floor Area

- f) Existing Parking Approvals - Development or use that has or will develop parking based on an approval received or a completed application received on or prior to November 28, 2006 for a Zoning Compliance Certificate required in Section 27.2 of the previous zoning by-law 55-86, as amended or a Site Plan approval in Section 41 of the Planning Act, as amended, is deemed to conform, except that any new development approval or use being established after November 28, 2006 shall comply to the applicable parking regulations in this Section.
- g) Existing C-1 Zoned Parking - Notwithstanding Subsections 5.2 e), Section 5.3 and 9.4 g) of this Zoning By-law, an existing parking area developed for an existing commercial building on a property within the C-1 zone shall be sufficient to satisfy the parking requirements for one or more uses permitted within the C-1 zone that may establish and/or convert (i.e., change of use) within the existing commercial building. For the purpose of this section, an existing parking area and an existing commercial building shall mean the parking area and commercial floor space that was developed on the C-1 zoned property prior to June 23, 2020. Any expansion or additions to the existing commercial building shall comply to the parking requirements contained in Section 5.2 e) and 5.3 (Accessible Parking Provisions) of this Zoning By-law.

5.3 Accessible Parking Provisions – Non-Residential & High-Density Residential Uses

Unless specifically permitted elsewhere in this Zoning By-law the following provision apply with respect to accessible parking:

- a) The minimum size of an accessible parking spaces shall be:
 - i) 4.9 metres by 5.5 metres for perpendicular parking that is one stand-alone space and is not flush to a minimum 1.5-metre-wide aisle space / sidewalk / walkway (note: if angle parking the depth is 6.0 metres),
 - ii) 3.4 metres by 5.5 metres for perpendicular parking that is one stand-alone space and is flush to a minimum 1.5-metre-wide aisle space / sidewalk / walkway (note: if angle parking the depth is 6.0 metres),
 - iii) 3.4 metres by 5.5 metres for two or more perpendicular parking spaces that are side-by-side provided that there is a minimum 1.5-metre-wide flush aisle space/sidewalk/walkway in between each of the accessible parking spaces(Note: if angle parking the depth is 6.0 metres); and
 - iv) 3.4 metres by 6.0 metres for parallel parking that is flush to a minimum 1.5-metre-wide aisle space / sidewalk / walkway.
See illustrations at the end of this Section.
- b) The minimum number of accessible parking spaces to be provided, which is calculated based on a compounded ratio of the total parking required, is as follow:
 - i) One accessible parking space for the first 12 parking spaces, or portion thereof if the required parking is less than 12 spaces,
plus
 - ii) An additional four per cent (4%) of the parking provided shall be accessible parking spaces for a lot that requires between 13 to 100 parking spaces,
plus
 - iii) An additional three per cent (3%) of the parking provided shall be accessible parking spaces for a lot that requires between 101 to 200 parking spaces,
plus
 - iv) An additional two per cent (2%) of the parking provided shall be accessible parking spaces for a lot that requires between 201 to 1000 parking spaces,
plus
 - v) An additional one per cent (1%) of the parking provided shall be accessible parking spaces for a lot that requires 1001 parking spaces or greater.

For the purpose of calculating the required accessible parking based on the rates above, any calculation that results in a fraction or part of a space shall be considered to be a requirement for one additional accessible parking space.
- c) Accessible parking spaces shall:
 - i) Be properly denoted by either erecting an accessible permit parking sign or an accessible parking space symbol that is painted on the accessible parking space(s), all in accordance with the Highway Traffic Act and Accessibility for Ontarians with Disabilities Act, 2005, S.O. 2005, c.11 (*"Accessibility for Ontarians with Disabilities Act"*), where applicable;
 - ii) Have clear signage directing to the accessible parking space or spaces;

- iii) Be located adjacent to the barrier-free entrance(s) of each building and connect with the barrier-free path of travel;
- iv) Be located on the ground or main level in close proximity to an elevator or exit/entrance within a multi-storey parking facility or a multi-storey parking facility in association with a use;
- v) Have sufficient clearance around vehicles, light standards, waste receptacles, etc.; and
- vi) Not conflict with designated fire routes, intersections, driveways, etc.

5.4 Stacking Provisions – Non-Residential

Unless specifically permitted elsewhere in this By-law, the Minimum Stacking Spaces for each use as listed below shall be the number of spaces as noted and all measured at 2.5 metres by 6 metres. Stacking shall begin at the pick up window.

	<u>Use</u>	<u>Number of Spaces</u>
a)	Drive-Thru Restaurant	8 spaces
b)	Drive-Thru Coffee Shop	12 spaces
c)	Truck Wash	1 space per washing bay
d)	Automatic Car Wash	4 spaces per washing bay
e)	Hand Car Wash	2 spaces each for the first two washing bays and 1 space for each additional bay

5.5 Electric Vehicle Charging Station – Non-Residential & High-Density Residential Uses

Unless specifically permitted elsewhere in this Zoning By-law the following provision apply with respect to electric vehicle charging stations containing one or more of the following uses being a commercial mall or multiple commercial buildings, industrial zoned use, office buildings, institutional zoned uses, apartment building, mixed-use building and multi or group residential buildings:

- a) Any new parking area constructed and/or modification/expansion to an existing parking area that has occurred on or after this Zoning Bylaw shall have a portion of the parking spaces, as prescribed in Section 5.5 c) below, to be developed as “Designed Electric Vehicle Parking Spaces”.
- b) For purpose of Subsection 5.5 a) above, “Designed Electric Vehicle Parking Spaces” means a parking space or spaces designed and constructed with the required underground duct work and electrical services to be electric vehicle ready, allowing for the future installation of electronic vehicle supply equipment that conforms to Section 86 of the Electrical Safety Code.

- c) The minimum number of “Designed Electric Vehicle Parking Spaces” to be provided associated with the uses noted in this section are as follows:
- | Required Number
Parking Spaces | Minimum Number of Designed
Electric Vehicle Parking Spaces |
|-----------------------------------|---|
| i) 0 – 19 | 0 |
| ii) 20 – 49 | 1 |
| iii) 50 – 84 | 2 |
| iv) 85 – 119 | 3 |
| v) 120 – 149 | 4 |
| vi) 150 or more | 3% of total required parking |
- d) The development of the “Designed Electric Vehicle Parking Spaces”, which includes all structures associated with such parking spaces, shall also comply to the provision in Section 5.2 of this Zoning By-law.

5.6 Bicycle Parking Provisions - Non-Residential & High-Density Residential Uses

Unless specifically permitted elsewhere in this Zoning By-law the following provision apply with respect to bicycle parking spaces.

- a) Bicycle parking spaces shall be provided in conjunction with office, retail and service commercial, industrial and institutional , apartment, mixed-use and multi / group residential developments, in accordance with Subsections 5.6 b) and c) below.
- b) The minimum number of bicycle parking to be provided associated with the uses noted in a) above are as follows:
- Retail, Retail Centre, Service Commercial Office, Institutional - 2 spaces plus 1 space per 1000 m² GFA.
 - Industrial - 2 spaces plus 0.25 spaces per 1000 m² GFA.
 - Elementary & Secondary School -1 space per 10 students & 1 space per 35 employees.
 - Multiple Residential 5 units or greater – 2 spaces up to 20 units plus 0.2 spaces per unit beyond 20 units developed.
- c) Each bicycle parking space shall be 0.6 m x 1.8 m in size.

5.7 Parking and Driveway Provisions – Low Density Residential Uses

Unless specifically permitted elsewhere in this Zoning By-law the following parking and driveway provisions apply to the respective low density residential uses being, Residential Building – Single Detached, Semi-detached, Duplex, Triplex, Fourplex, Townhouse Row and/or Dwelling Conversion and/or Accessory Dwelling units that may be permitted in the applicable residential zones and certain commercial zones.

- a) Required Parking – one parking space shall be provided for each dwelling unit created as per Section 5.2 e) and in accordance with the following:
- All off-street parking areas required by this Zoning By-law shall be provided and maintained on the same lot and in the same zone as the lot requiring such area.

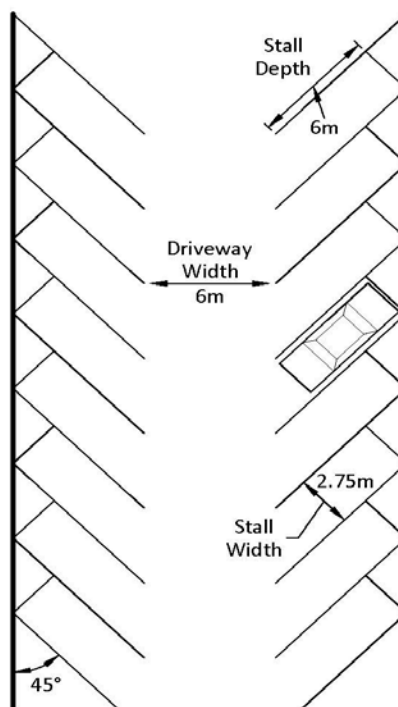
- ii) All off-street parking spaces may have a minimum setback of 0 metres from a lot line adjacent to a Regional and Township road and in accordance with the applicable requirements from MTO adjacent to a Provincial Highway.
 - iii) Notwithstanding ii) above, the minimum Building Line Setback for a detached or attached garage shall be 6 metres.
 - iv) All required off-street shall not be stacked unless otherwise permitted in subsection c) below – Accessory Dwelling Units.
 - v) The minimum size of each off-street parking space shall be in accordance with Section 5.0 c).
 - vi) All off-street parking developed in a common parking area shall be provided with adequate means of ingress to and egress from a street and shall be arranged so as to not interfere with or impact the flow of vehicle and/or pedestrian traffic along the street adjacent to the premise. Any parking lot, not including a private residential driveway noted in Subsection 5.7 a) vii) below, shall provide for ingress and egress of vehicles to and from the street in a forward motion only.
 - vii) Notwithstanding vi) above, off-street parking spaces that are not developed in a common area and has direct ingress/egress to a public road via a private residential driveway regulated in Subsection 5.7 b) below, may enter the public road in the backward motion of the vehicle.
 - viii) Notwithstanding Section 5.0 c), a residential parking space provided within a garage may have a minimum size measuring 3.0 metres (i.e., width) with no projection into the width, by 5.5 metres (i.e., length) with a maximum 0.5 metre encroachment into the length of the parking space for steps or landings that lead internally into the residential dwelling. See illustration at the end of this Section.
 - ix) All parking or portion thereof that is provided within a garage shall be in accordance with the respective definitions of Garage Single Car, Double Car and Triple Car or greater in Section 3 of this Zoning By-law.
 - x) All parking shall not encroach into the Minimum Landscaped Area required in Section 4.27 (General Regulations), or on any walkway or other surface beyond the permitted driveway.
- b) Driveway – the following provisions apply to private residential driveways.
- i) The maximum driveway width on the lot shall be 4.60 metres for single-detached lot with a frontage less than 10 metres or for semi-detached and townhouse dwelling with an attached one-car garage unless subsection v) below applies and provided that all applicable regulations are satisfied including the minimum landscape area in Section 4.27 as noted in subsection vii) below, and the width of the driveway within the public road allowance meets the Township's road access standards.
 - ii) The maximum driveway width on the lot shall be 6 metres for any other permitted low-density residential use in zones other than R-1 and R-2 Zones unless Subsection 5.7 b) v) below applies.

- iii) The maximum driveway width for R-1 and R-2 Zones shall be 10 metres unless subsection Sub-section 5.7 v) below applies.
- iv) For the purpose of this Subsection, the maximum driveway width noted above, where the external width of the garage exceeds the maximum allowable width of the driveway, the driveway shall be permitted to flare/taper from the front lot line to the external wall width of the garage, provided that the width of the driveway at the front property line maintains the maximum allowable driveway width.
- v) The maximum width of the driveway shall not exceed 60% of the width of the lot, or the maximum driveway width prescribed in Subsections 5.7 b) i), ii) and iii) above, whichever is lesser.
- vi) That the driveway access to a public road shall not be obstructed with buildings, structures (including fencing) and/or vegetation and located within a sight triangle which is formed at the point where the external width of the driveway intersects the sidewalk and/or the travelled portion of the road, whichever is closer to the property line, and extending 2 metres along the sidewalk and/or the travelled portion of the roadway and 2 metres along the external width of the driveway heading towards the lot. See illustration at the end of this section. However, this subsection does not apply to utility/servicing structures, boulevard trees or other vegetation located within the road allowance and approved by the applicable road authority.
- vii) Notwithstanding driveway provisions in i) to v) above, the low-density residential lot shall be in conformity with the required provisions for minimum landscape areas in front yards outlined in Section 4.27.
- viii) A maximum of one driveway/access is permitted on any lot with a frontage of less than 30 metres, except for corner lots, which may be allowed one driveway/access per frontage.
- c) Accessory Dwelling Unit Parking - Notwithstanding Subsection 5.7 a) and b) above the following shall apply for accessory dwelling units:
 - i) The minimum number of parking spaces:
 - Main Dwelling: 1 space, which may be located within a garage as per Subsection 5.7 a) iii) and iv) above. The parking space size shall be equivalent to the number of cars that can be parked therein.
 - Accessory unit: 1 space per unit. Accessory dwelling unit parking may be stacked provided that such stacking does not encroach beyond the lot line.
 - ii) Parking space size and location shall be in accordance with Subsection 5.7 a) above.
 - iii) Driveway Provision shall be in accordance with Subsection 5.7 b) above.
- d) Minimum Landscape Area in the Front Yard – shall be in accordance with Section 4.27 of this Zoning By-law.

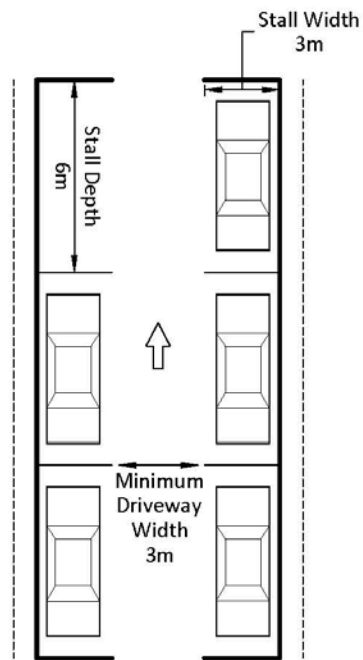
ILLUSTRATIONS

THE FOLLOWING ILLUSTRATIONS ARE PROVIDED FOR INFORMATION TO ASSIST IN THE INTERPRETATION OF THE ZONING BY-LAW. HOWEVER, THEY DO NOT FORM PART OF THE BY-LAW.

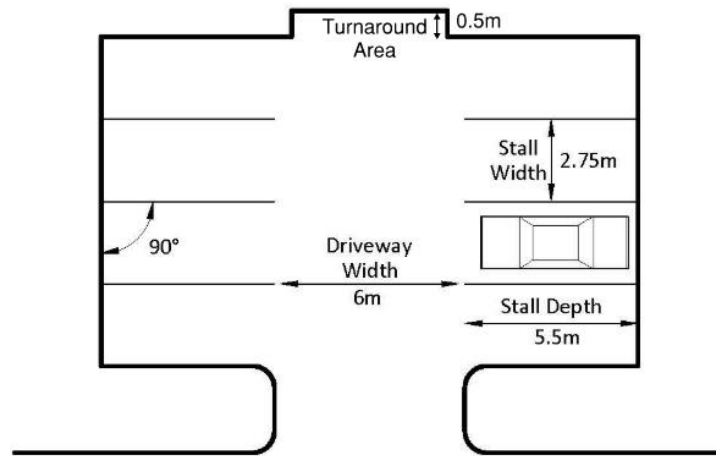
ANGLE PARKING SPACE



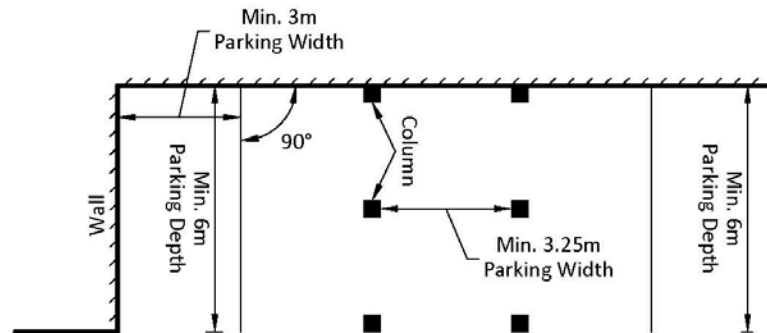
PARALLEL PARKING SPACE



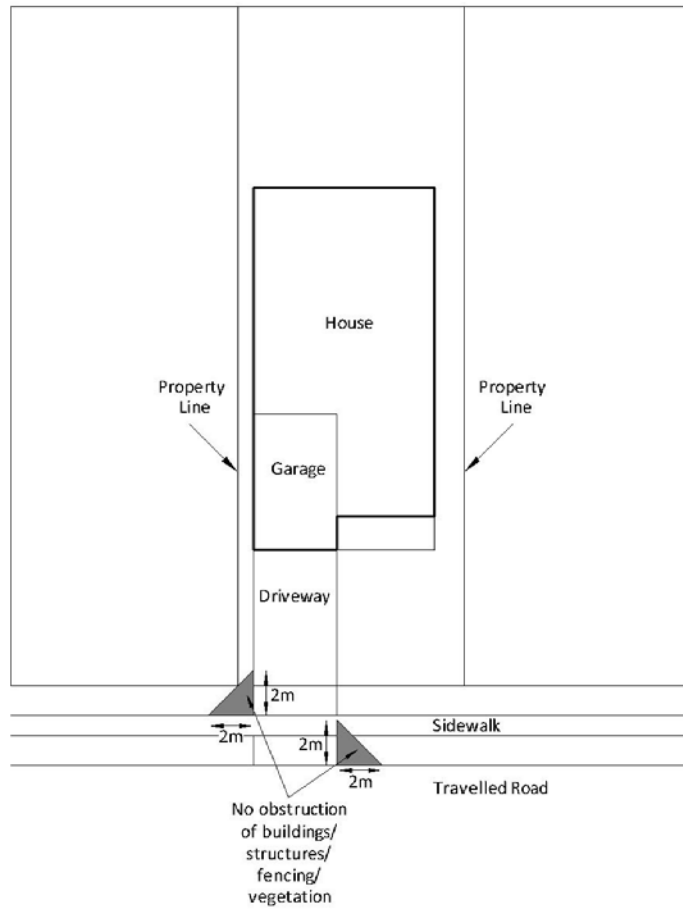
PERPENDICULAR PARKING SPACE



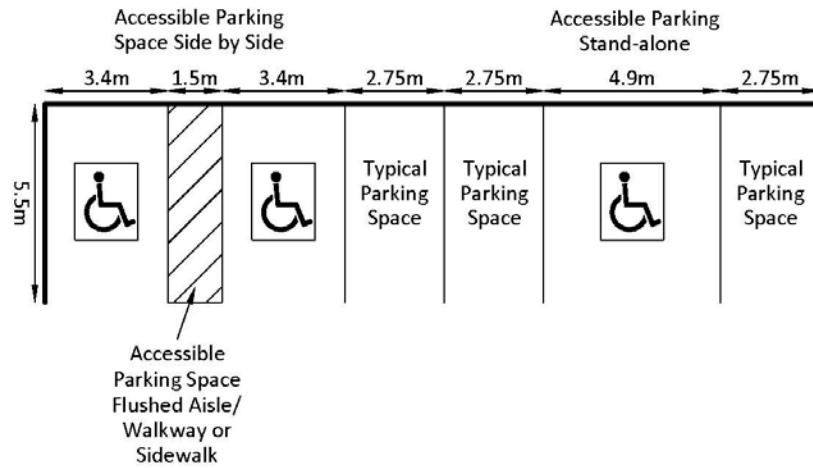
**PERPENDICULAR PARKING
ABUTTING A WALL AND/OR COLUMN**



DRIVEWAY OBSTRUCTION



ACCESSIBLE PARKING SPACE ILLUSTRATOR



**RESIDENTIAL
ATTACHED GARAGE
PARKING SPACE**

