

SECTION 6 – PARKING, DRIVEWAYS, LOADING

6.1 PARKING REGULATIONS

6.1.1 *LEGAL NON-CONFORMING PARKING*

For an EXISTING BUILDING, EXISTING STRUCTURE, or EXISTING USE, the minimum required PARKING SPACES and VISITOR PARKING SPACES under this BY-LAW shall be the lesser of:

- a.) the actual PARKING SPACES and VISITOR PARKING SPACES on the LOT that lawfully existed on the date of passing of this BY-LAW for the EXISTING BUILDING, EXISTING STRUCTURE, or EXISTING USE; or
- b.) the minimum PARKING SPACES and VISITOR PARKING SPACES required by the applicable regulations of this BY-LAW.

6.1.2 *PARKING CALCULATIONS*

6.1.2.1 For a single unit BUILDING, calculations to determine required parking which result in a fraction shall be rounded to the next highest whole number.

6.1.2.2 For a multiple unit BUILDING:

6.1.2.2.1 Parking shall be calculated for non-residential uses as follows:

parking rate of the zone applied to the lands
multiplied by
total BUILDING FLOOR AREA

Calculations which result in a fraction shall be rounded to the next highest whole number.

6.1.2.2.2 Notwithstanding anything to the contrary, where a use specific parking rate applies, the floor area of the applicable unit shall be subtracted from the total BUILDING FLOOR AREA in Section 6.1.2.2.1, and parking for that non-residential unit shall be calculated as follows:

use specific parking rate
multiplied by
floor area of the unit

Calculations which result in a fraction shall be rounded to the next highest whole number.

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6.1.3 PARKING - USE SPECIFIC PARKING RATES

Notwithstanding anything to the contrary, the parking regulations in Table 6A shall apply to the associated uses:

TABLE 6A: PARKING - SPECIFIC USES		
Use	PARKING SPACE Requirement (minimum)	
AFFORDABLE DWELLING UNITS as defined in relation to Section 3.1.2 (inclusionary Zoning)	Zero (0) PARKING SPACES shall be required for an Inclusionary Zoning AFFORDABLE DWELLING UNIT <i>NOTE: Parking requirements for market DWELLING UNITS and non-residential uses shall continue to apply, as applicable.</i>	
ASSISTED LIVING FACILITY	0.30 PARKING SPACES per BEDROOM	
AUDITORIUM	5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA	
AUTOMOBILE SERVICE CENTRE	3.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA	
BANQUET HALL	5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA	
CHILD CARE CENTRE	Where the total BUILDING FLOOR AREA on a LOT is less than 1,000 square metres, 4 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA	
Funeral Home	3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA, but not less than 20 PARKING SPACES	
GROUP HOME	1 PARKING SPACE per employee in addition to the parking required for the residential BUILDING	
Hospital (Public and Private)	0.30 PARKING SPACES per hospital bedroom	
HOTEL	1 PARKING SPACE per guest room, plus 5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA for commercial, conference and or convention space	
HOME OCCUPATIONS	Operator + Zero (0) Employees	Operator + One (1) Employee
• CLASS A ARTIST STUDIO • HOME OFFICE	0 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.	1 PARKING SPACE shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.
• HOME CHILD CARE • HOME PERSONAL SERVICE • HOME COMMERCIAL WELLNESS • LOW RISK FOOD KITCHEN • TEACHER	1 PARKING SPACE shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.	3 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.

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• HOME HEALTH PRACTITIONER	3 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.	4 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.
LODGING HOUSE	Refer to Section 3.L.2	
LONG TERM CARE FACILITY	0.30 PARKING SPACES per BEDROOM	
PRIVATE SCHOOL	2 PARKING SPACES per TEACHING AREA	
PUBLIC SCHOOL	2 PARKING SPACES per TEACHING AREA	
RESTAURANT	Where the total BUILDING FLOOR AREA on a LOT is less than 1,000 square metres, 1 PARKING SPACE per 4 seats in the RESTAURANT	
RESTAURANT (TAKE-OUT)	Where the total BUILDING FLOOR AREA on a LOT is less than 1,000 square metres, 11 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA devoted to the TAKE-OUT RESTAURANT	
SPIRITUAL USE	8 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA	

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

6.1.4 LEGAL NON-CONFORMING PARKING

PARKING SPACES shall have direct access to:

- a.) a STREET or LANE; or,
- b.) a DRIVEWAY or drive aisle has direct access to a STREET or LANE.

6.1.5 PARKING SPACE DIMENSIONS

6.1.5.1 Each PARKING SPACE shall comply with the PARKING SPACE angles and the PARKING SPACE dimensions identified in Table 6B, except as specified in section 6.1.5.2:

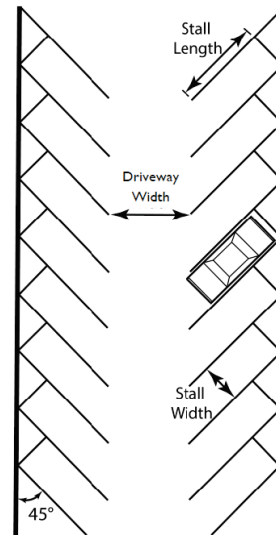
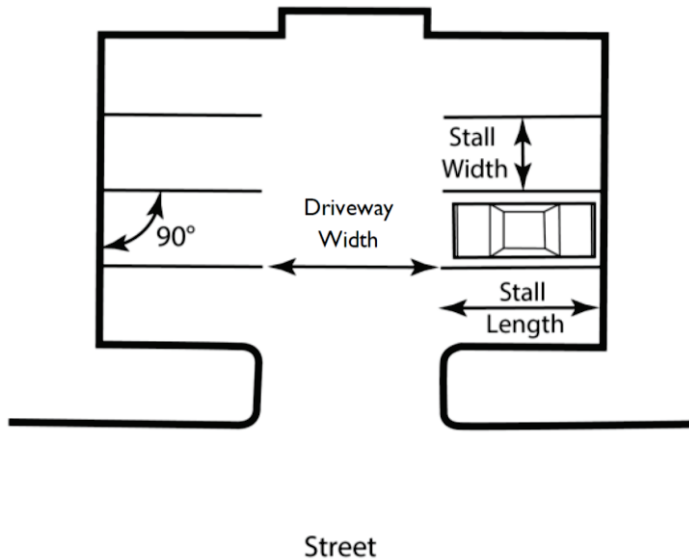
TABLE 6B: PARKING SPACE DIMENSIONS		
PARKING SPACE angle to the Driveway, Drive Aisle, or STREET	PARKING SPACE Dimension (minimum)	
Parallel Parking	Width	2.8 metres
	Length	6.5 metres
45° and TANDEM PARKING	Width	2.8 metres
	Length	6.0 metres
90°	Width	2.8 metres
	Length	5.5 metres

6.1.5.2 a) Notwithstanding Table 6B, where a wall, column, or physical obstruction abuts a PARKING SPACE and the wall, column or physical obstruction (or combination thereof) is 1.0 metre or more in length measured along the side of the PARKING SPACE from the front or rear of the PARKING SPACE, the minimum width of the PARKING SPACE shall be increased by 0.20 metres for each side which is obstructed by a wall, column, or physical obstruction;

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6.1.5.2 b) Notwithstanding anything to the contrary, the additional width required in 6.1.5.2 a) shall not apply to a PRIVATE GARAGE or carport of a:

- DETACHED BUILDING
- FREEHOLD SEMI-DETACHED BUILDING
- TOWNHOUSE BUILDING
- FREEHOLD TOWNHOUSE BUILDING



6.1.6 LOCATION OF PARKING

- 6.1.6.1 Parking requirements shall be satisfied on the same LOT as the related USE, BUILDING or STRUCTURE.
- 6.1.6.2 In residential zones, or for a BUILDING used in whole or in part for residential purposes, all PARKING SPACES shall be located behind the FRONT YARD BUILDING LINE and the FLANKAGE YARD BUILDING LINE.
- 6.1.6.3 No PERSON shall park a motor vehicle on LANDSCAPED OPEN SPACE.
- 6.1.6.4 No PERSON shall permit a motor vehicle to be parked on LANDSCAPED OPEN SPACE.
- 6.1.6.5 Notwithstanding anything to the contrary, where a SURFACE PARKING SPACE is located in a SIDE YARD, the minimum width of the SIDE YARD shall be three metres (3.0m).
- 6.1.6.6 A motor vehicle may be parked on a lawful DRIVEWAY between the STREET LINE and the BUILDING LINE, but shall not be used for determining compliance with the parking requirements of this BY-LAW unless expressly stated otherwise in this BY-LAW.

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6.2 STRUCTURED PARKING

- 6.2.1 Notwithstanding anything to the contrary, UNDERGROUND PARKING shall comply with the FRONT YARD BUILDING LINE setback and FLANKAGE YARD BUILDING LINE setback in the zoning category applied to the LOT.
- 6.2.2 Notwithstanding anything to the contrary, UNDERGROUND PARKING shall be permitted to extend to the SIDE LOT LINE and the REAR LOT LINE.
- 6.2.3 Where UNDERGROUND PARKING in Section 6.2.2 is located below a required LANDSCAPED BUFFER, there shall be a minimum one-point-two metres (1.2m) between GRADE and the UNDERGROUND PARKING.
- 6.2.4 STRUCTURED PARKING (including UNDERGROUND PARKING) and BUILDING FLOOR AREA devoted to BICYCLE PARKING shall be exempt from the parking rate provisions of this BY-LAW.
- 6.2.5 Notwithstanding anything to the contrary, UNDERGROUND PARKING shall be subject to the impervious coverage regulations applied to the LOT.
- 6.2.6 STRUCTURED PARKING shall be screened from exterior view from the STREET and or LANE.

6.3 ELECTRIC VEHICLE PARKING, HYDRAULIC LIFT PARKING

6.3.1 Electric Vehicle Parking

6.3.1.1 All STRUCTURED PARKING SPACES for:

- APARTMENT BUILDING
- MULTI-UNIT RESIDENTIAL BUILDING
- MIXED USE BUILDING
- Non-Residential BUILDINGS

constructed on or after January 1, 2021 shall be Designed Electric Vehicle Parking Spaces. "Designed Electric Vehicle Parking Space" means a PARKING SPACE designed and constructed 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.

6.3.1.2 For the USES specified in Section 6.3.1.1., SURFACE PARKING SPACES constructed after the effective date of this BY-LAW shall comply with Table 6C:

TABLE 6C: ELECTRIC VEHICLE PARKING –SURFACE PARKING SPACES	
SURFACE PARKING SPACES	Electric Vehicle Parking Spaces (minimum)
0 – 19	0
20 – 49	1
50 – 84	2
85 – 119	3
120 – 149	4
150 or more	3% of total required parking

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"Electric Vehicle Parking Space" means a PARKING SPACE constructed with a minimum Level 2 Electric Vehicle Charging Device.

6.3.1.3 Where Electric Vehicle Parking is required in Table 6C for a residential USE, a minimum of 50% of the required spaces shall be VISITOR PARKING SPACES.

6.3.2 HYDRAULIC LIFT PARKING SPACES

6.3.2.1 Notwithstanding anything to the contrary, a hydraulic lift PARKING SPACE shall not be used for determining compliance with the parking requirements of this BY-LAW unless expressly stated otherwise in this BY-LAW.

6.4 ACCESSIBLE PARKING

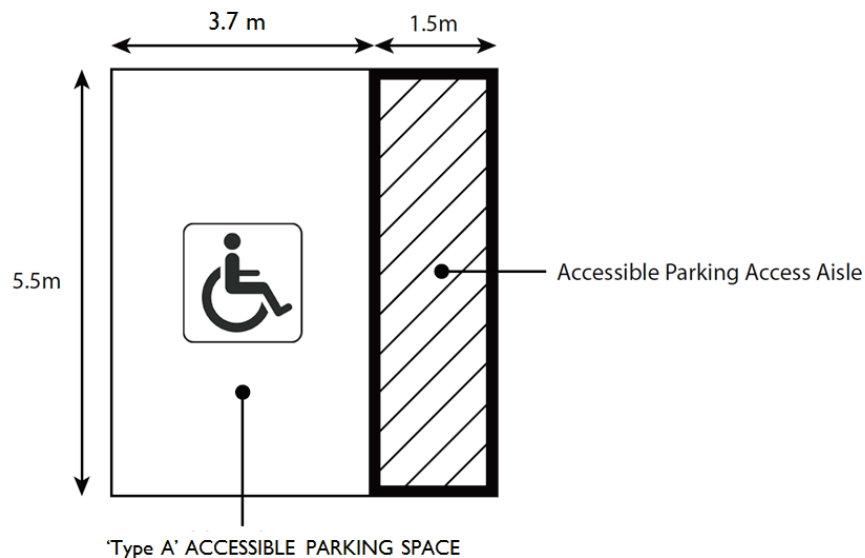
6.4.1 ACCESSIBLE PARKING SPACES shall be provided in accordance with Table 6D. ACCESSIBLE PARKING SPACES comprise part of the provided PARKING SPACES in Table 6D.

TABLE 6D: ACCESSIBLE PARKING SPACES		
Number of PARKING SPACES provided	Type A ACCESSIBLE PARKING SPACES (minimum)	Type B ACCESSIBLE PARKING SPACES (minimum)
1-25	1	0
26 - 50	1	1
51 - 75	1	2
76 - 100	2	2
101 - 133	2	3
134-166	3	3
167-250	3	4
251-300	4	4
301-350	4	5
351-400	5	5
401-450	5	6
451-500	6	6
501 - 550	6	7
551 - 600	7	7
601 - 650	7	8
651 - 700	8	8
701 - 750	8	9
751 - 800	9	9
801 - 850	9	10
851 - 900	10	10
900 - 950	10	11
951 - 1000	11	11
1001+	11 plus 1% of the total number of PARKING SPACES	

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- 6.4.2 Notwithstanding anything to the contrary, a required Type B ACCESSIBLE PARKING SPACE may be satisfied as a Type A ACCESSIBLE PARKING SPACE.
- 6.4.3 Section 6.4.1 shall not apply to a DETACHED BUILDING, FREEHOLD SEMI-DETACHED BUILDING, or FREEHOLD TOWNHOUSE BUILDING.
- 6.4.4 ACCESSIBLE PARKING SPACES and ACCESSIBLE PARKING ACCESS AISLES shall comply with the dimensions in Table 6E:

TABLE 6E: ACCESSIBLE PARKING SPACE AND DRIVE AISLE DIMENSIONS		
	Dimension	
Type A ACCESSIBLE PARKING SPACE	Width (minimum)	3.7 metres
	Length (minimum)	5.5 metres
Type B ACCESSIBLE PARKING SPACE	Width (minimum)	2.4 metres
	Length (minimum)	5.5 metres
ACCESSIBLE PARKING ACCESS AISLE	Width (minimum)	1.5 metres
	Length (minimum)	5.5 metres



- 6.4.5 ACCESSIBLE PARKING ACCESS AISLES may be shared between ACCESSIBLE PARKING SPACES for the purposes of determining compliance with the provisions of this BY-LAW.

6.5 VISITOR PARKING SPACES

- 6.5.1 The following regulations shall apply to all VISITOR PARKING SPACES:
- a.) VISITOR PARKING SPACES shall be clearly identified and signed.

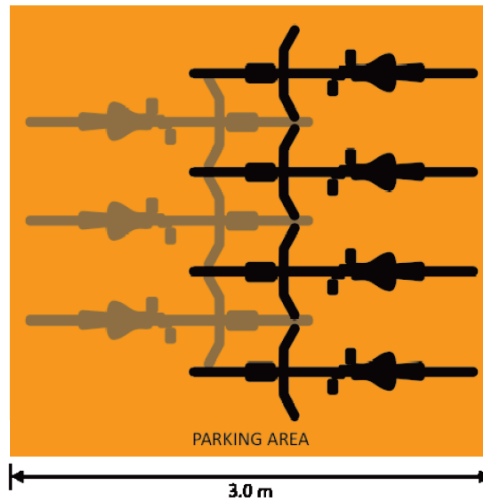
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- b.) Where VISITOR PARKING SPACES are provided within STRUCTURED PARKING, the drive aisle that leads to the VISITOR PARKING SPACES shall be clearly identified and marked.
- c.) VISITOR PARKING SPACES shall be common elements to the BUILDING.

6.6 BICYCLE PARKING SPACES

- 6.6.1 BICYCLE PARKING spaces (TYPE A BICYCLE PARKING and TYPE B BICYCLE PARKING) shall comply with the dimensions in Table 6F:

TABLE 6F: BICYCLE PARKING SPACE DIMENSIONS		
	Dimension	
Horizontal BICYCLE PARKING Space	Width (minimum)	0.6 metres
	Length – Single Side Rack (minimum)	2.0 metres
	Length – Double Side Rack (minimum)	3.0 metres
	Vertical Clearance (minimum)	2.0 metres
	Access Aisle Width (minimum)	1.75 metres
Vertical Mounted BICYCLE PARKING Space	Width (minimum)	0.6 metres
	Length (minimum)	1.25 metres
	Vertical Clearance (minimum)	2.0 metres
	Access Aisle Width (minimum)	1.75 metres
BICYCLE PARKING (STACKED) Space	Width (minimum)	0.6 metres
	Length (minimum)	2.0 metres
	Vertical Clearance (minimum, combined)	3.8 metres
	Access Aisle Width (minimum)	2.5 metres



(Source: Transport Canada, April 2010)

- 6.6.2 The following BICYCLE PARKING regulations shall apply to BUILDINGS constructed after the effective date of this BY-LAW:

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- a.) Where a LOT contains less than twenty (20) DWELLING UNITS, a minimum zero-point-six (0.6) TYPE A BICYCLE PARKING and or TYPE B BICYCLE PARKING spaces shall be provided for each DWELLING UNIT.
- b.) Where a LOT contains twenty (20) or more DWELLING UNITS:
 - i.) a minimum zero-point-three (0.3) TYPE A BICYCLE PARKING spaces shall be provided for each DWELLING UNIT; and
 - ii.) a minimum zero-point-three (0.3) TYPE B BICYCLE PARKING spaces shall be provided for each DWELLING UNIT.
- c.) For non-residential USES, the following minimum BICYCLE PARKING requirements shall apply:
 - i.) Within Area A on Schedule A1:
 - A.) BICYCLE PARKING spaces shall be provided at a minimum rate of 0.8 BICYCLE PARKING SPACES per 100 square metres of non-residential BUILDING FLOOR AREA excluding STRUCTURED PARKING. This requirement may be satisfied as TYPE A BICYCLE PARKING and or TYPE B BICYCLE PARKING, except as specified in section 6.6.2.c.)i.)B.).
 - B.) where non-residential BUILDING FLOOR AREA exceeds 2,400 square metres, a minimum fifty percent (50%) of the required BICYCLE PARKING shall be provided as TYPE A BICYCLE PARKING.
 - ii.) Within Area B on Schedule A1:
 - A.) BICYCLE PARKING spaces shall be provided at a minimum rate of fifty percent (50%) of the required motor vehicle PARKING SPACES. This requirement may be satisfied as TYPE A BICYCLE PARKING and or TYPE B BICYCLE PARKING, except as specified in section 6.6.2.c.)ii.)B.).
 - B.) where non-residential BUILDING FLOOR AREA exceeds 2,400 square metres, a minimum fifty percent (50%) of the required BICYCLE PARKING shall be provided as TYPE A BICYCLE PARKING.
 - iii.) For all areas other than Areas A and B on Schedule A1:
 - A.) BICYCLE PARKING spaces shall be provided at a minimum rate of twenty percent (20%) of the required motor vehicle PARKING SPACES. This requirement may be satisfied as TYPE A BICYCLE PARKING and or TYPE B BICYCLE PARKING, except as specified in section 6.6.2.c.)iv.)B.).
 - B.) where non-residential BUILDING FLOOR AREA exceeds 4,650 square metres, a minimum fifty percent (50%) of the required BICYCLE PARKING shall be provided as TYPE A BICYCLE PARKING.
- d.) Notwithstanding section 6.6.2.c.), for PUBLIC SCHOOLS and PRIVATE SCHOOLS, two (2) BICYCLE PARKING spaces shall be provided for each TEACHING AREA. This requirement may be satisfied as TYPE A BICYCLE PARKING and or TYPE B BICYCLE PARKING.

6.6.3 Section 6.6.2 shall not apply to the follow USES:

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- DETACHED BUILDING
- FREEHOLD SEMI-DETACHED BUILDING
- TOWNHOUSE BUILDING and FREEHOLD TOWNHOUSE BUILDING
- MAISONETTE BUILDING

6.6.4 Notwithstanding anything to the contrary, the requirement for a TYPE B BICYCLE PARKING space may be satisfied by a TYPE A BICYCLE PARKING space.

6.6.5 BICYCLE PARKING (STACKED) shall only be permitted as TYPE A BICYCLE PARKING

6.6.6 Notwithstanding anything to the contrary, a minimum of 10% of the required TYPE A BICYCLE PARKING SPACES shall be oversized BICYCLE PARKING SPACES having a minimum width of 1.0 metre.

6.7 THREE-CAR PRIVATE GARAGES

6.7.1 Notwithstanding anything to the contrary, a three-car PRIVATE GARAGE shall be permitted on a LOT containing a DETACHED BUILDING that:

- a.) is zoned Residential Three (R3); and
- b.) has a minimum LOT FRONTAGE of eighteen-point-nine metres (18.9m).

6.7.2 Where the three-car PRIVATE GARAGE doors face the FRONT LOT LINE, the maximum width of the DRIVEWAY shall not exceed:

- a.) fifty eight percent (58%) of the FRONT YARD BUILDING FAÇADE LENGTH of the SINGLE DETACHED BUILDING; and
 - b.) the maximum DRIVEWAY WIDTH in Table 6G,
- whichever is more restrictive.

6.7.3 Where the three-car PRIVATE GARAGE doors face the FLANKAGE LOT LINE, the maximum width of the DRIVEWAY shall not exceed:

- a.) fifty eight percent (58%) of the FLANKAGE YARD BUILDING FAÇADE LENGTH of the DETACHED BUILDING; and
 - b.) the maximum DRIVEWAY WIDTH in Table 6G,
- whichever is more restrictive.

6.7.4 The width of the DRIVEWAY shall not exceed the width of the three-car PRIVATE GARAGE.

6.7.5 The following method shall be used to measure the width of the three-car PRIVATE GARAGE:

- a.) For a three-car PRIVATE GARAGE attached to the DETACHED BUILDING, the width of the openings (doors) plus the width of any dividing walls between the openings (doors) plus zero-point-three-five metres (0.35m) on each side.

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b.) For a detached three-car PRIVATE GARAGE, the distance between the outside walls.

- 6.7.6 The DRIVEWAY leading to the three-car PRIVATE GARAGE shall comply with the dimensions in Table 6G:

Table 6G: DRIVEWAY WIDTH - THREE-CAR PRIVATE GARAGE		
LOT FRONTAGE	DRIVEWAY Width (maximum)	
	Abutting the BUILDING Facade	Abutting the STREET LINE
21.4 metres or greater	10.24 metres	7.0 metres
20.7 metres to less than 21.4 metres	9.9 metres	7.0 metres
19.5 metres to less than 20.7 metres	9.2 metres	7.0 metres
18.9 metres to less than 19.5 metres	8.9 metres	7.0 metres

6.8 DRIVEWAY REGULATIONS

- 6.8.1 Notwithstanding anything to the contrary, the entire DRIVEWAY shall be located on the same LOT as the related PARKING SPACE(S).
- 6.8.2 The DRIVEWAY shall lead directly to the PARKING SPACE(S).
- 6.8.3 A DRIVEWAY shall comply with the driveway dimensions in Table 6H:

TABLE 6H: DRIVEWAY DIMENSIONS		
Driveway Type	Driveway Dimension	
LOT containing less than ten (10) PARKING SPACES	Width (minimum)	3.0 metres
	Width (maximum)	7.6 metres where a DRIVEWAY is to/from a REGIONAL HIGHWAY, and 7.0 metres in all other instances
LOT containing ten (10) or more PARKING SPACES	Width (minimum)	6.1 metres
	Width (maximum)	7.6 metres where a DRIVEWAY is to/from a REGIONAL HIGHWAY, and 7.0 metres in all other instances

Table 6H shall not apply to:

- Section 6.7 of this BY-LAW;
- Non-residential USES subject to Site Plan Control; and,
- MIXED USE BUILDINGS subject to Site Plan Control

- 6.8.4 Repealed by by-law 2020-060
- 6.8.5 Notwithstanding anything to the contrary, when calculating the width of a DRIVEWAY, any median dividing the DRIVEWAY shall be excluded.

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- 6.8.6 Notwithstanding anything to the contrary, on a CORNER LOT, the DRIVEWAY shall be located a minimum six metres (6m) from the STREET LINE tangent point of intersection.
- 6.8.7 No DRIVEWAY or portion thereof shall be located in front of any HABITABLE FLOOR SPACE on the FIRST STOREY of the BUILDING, except for:
- a.) TOWNHOUSE BUILDINGS without PRIVATE GARAGES, provided the PARKING SPACE(S) are located behind the BUILDING LINE.
 - b.) EXISTING APARTMENT BUILDING, provided the PARKING SPACE(S) are located behind the BUILDING LINE.
 - c.) EXISTING MULTI-UNIT RESIDENTIAL BUILDING, provided the PARKING SPACE(S) are located behind the BUILDING LINE.
 - d.) A recessed area of the BUILDING provided that:
 - i. the required PARKING SPACE(S) are behind the BUILDING LINE;
 - ii. no PRIVATE GARAGE exists on the LOT; and
 - iii. both SIDE YARDS are less than three metres (3m) in width.
- 6.8.8 Notwithstanding anything to the contrary, for a LOT containing ten (10) or more PARKING SPACES per Table 6H, secondary one-way DRIVEWAYS shall be permitted with a minimum width of three-point-five metres (3.5m), provided the principal DRIVEWAY complies with Table 6H.

6.9 LOADING REGULATIONS

6.9.1 *LEGAL NON-CONFORMING LOADING*

For an EXISTING BUILDING, EXISTING STRUCTURE, or EXISTING USE, the minimum required LOADING SPACES under this BY-LAW shall be the lesser of:

- a.) the actual LOADING SPACES on the LOT that lawfully existed on the date of passing of this BY-LAW for the EXISTING BUILDING, EXISTING STRUCTURE, or EXISTING USE; or
- b.) the minimum LOADING SPACES required by the applicable regulations of this BY-LAW.

6.9.2 *LOADING – DRIVEWAYS*

Notwithstanding anything to the contrary, the LOADING SPACE(S) shall be located on the same LOT as the related BUILDING, STRUCTURE or USE.

6.9.3 *LOADING SPACE DIMENSIONS*

6.9.3.1 LOADING SPACES shall comply with the dimensions in Table 6I:

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TABLE 6I: LOADING SPACE DIMENSIONS		
LOADING SPACE Type	Dimension	
Type A LOADING SPACE	Width (minimum)	3.0 metres
	Length (minimum)	7.0 metres
	Vertical Clearance (minimum)	3.0 metres
Type B LOADING SPACE	Width (minimum)	3.0 metres
	Length (minimum)	12 metres
	Vertical Clearance (minimum)	4.5 metres
Type C LOADING SPACE	Width (minimum)	3.0 metres
	Length (minimum)	23.5 metres
	Vertical Clearance (minimum)	4.5 metres

NOTES:

- Type A Spaces accommodate smaller vehicles such as delivery vans
- Type B Spaces accommodate traditional vehicles such as cube vans and small transport trucks
- Type C Spaces accommodate larger vehicles, such as standard transport trucks

6.9.4 LOADING SPACE REQUIREMENTS

6.9.4.1 For non-residential USES in Section 8 and 9 of this BY-LAW, LOADING SPACES shall be provided in accordance with Table 6J, except as specified in Table 6K:

Table 6J: LOADING SPACES – Non-Residential USES		
BUILDING FLOOR AREA (square metres)	LOADING SPACE TYPE	LOADING SPACES REQUIRED (minimum)
0 – 249		(none required)
250 – 2,500	Type B	1
2,501 – 4,000	Type B	2
4,001 – 10,000	Type B	3
10,001 – 28,000	Type B	4
28,001 or more	Type B	5

6.9.4.2 LOADING SPACES shall be provided in accordance with Table 6K for the following non-residential USES:

- FOOD STORES
- FOOD AND BEVERAGE MANUFACTURING INDUSTRY
- INDUSTRIAL ASSEMBLY
- INDUSTRIAL MANUFACTURING
- INDUSTRIAL PROCESSING
- PHARMACEUTICAL INDUSTRY
- WAREHOUSE (no retail)
- WHOLESALER (no retail)

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Table 6K: LOADING SPACES – Loading Intensive Non-Residential USES		
BUILDING FLOOR AREA (square metres)	LOADING SPACE TYPE	LOADING SPACES REQUIRED (minimum)
0 – 249		(none required)
250 – 2,500	Type B	1
2,501 – 4,000	Type B	2
4,001 – 10,000	Type B	2
	Type C	1
10,001 or more	Type B	2
	Type C	2

6.9.4.3 For an INDUSTRIAL MALL, the LOADING SPACE calculation shall be based upon the interior floor area of each unit.

6.9.4.4 For residential USES, LOADING SPACES shall be provided in accordance with Table 6L:

Table 6L: LOADING SPACES – Residential USES			
LOCATION	UNITS	LOADING SPACE TYPE	LOADING SPACES REQUIRED (minimum)
Area A (Schedule A1)	0 - 4		(none required)
	5 - 300	Type A	1
	301 or more	Type A	2
All Other Areas	0 - 25		(none required)
	26 - 300	Type A	1
	301 or more	Type A	2

6.9.5 LOADING SPACES - GENERAL REGULATIONS

6.9.5.1 LOADING SPACES shall have direct access to a DRIVEWAY, STREET or LANE with:

- a.) a minimum width of three-point-five metres (3.5m); and
- b.) a minimum vertical clearance equal to the minimum vertical clearance required in Table 6H for the entire length of the DRIVEWAY.

6.9.5.2 For BUILDINGS containing both residential and non-residential uses, LOADING SPACES shall be calculated as the sum of the following:

- a.) For non-residential uses, the total BUILDING FLOOR AREA of all non-residential uses within the BUILDING.
- b.) For residential uses, the total number of BEDROOMS within BUILDING.

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- 6.9.5.3 Notwithstanding anything to the contrary, in BUILDINGS containing both residential and non-residential uses, the provision of a non-residential LOADING SPACE shall be deemed to satisfy the requirement for a residential LOADING SPACE provided the LOADING SPACE is accessible to both the non-residential and residential uses.
- 6.9.5.4 A LOADING SPACE shall not be permitted in a FRONT YARD or FLANKAGE YARD.
- 6.9.5.5 If a demolition permit is issued for the partial or complete demolition of an EXISTING BUILDING, the LOADING SPACES that lawfully existed for the EXISTING BUILDING shall be deemed to satisfy the LOADING SPACE requirements for a replacement BUILDING provided that:
- a.) the BUILDING FLOOR AREA of the replacement BUILDING does not exceed the BUILDING FLOOR AREA of the EXISTING BUILDING; and
 - b.) a complete building permit application for the replacement BUILDING is received within two (2) years of the date of the demolition permit.