

Parking and Loading

3.28 OFF-STREET PARKING

- a) Off-street parking lots shall be provided for, and maintained by, the Owner in accordance with the requirements of the Bylaw,
- a) Hard-surfacing and curbing of off-street parking areas:
 - i. in all Districts, if the access to the parking lot is from a street or lane which is hard surfaced, every off-street parking space and the access thereto including the boulevard crossing shall be hard surfaced,
 - ii. where hard surfacing is provided or required, a durable dust-free, hard surface and the same shall be drained, developed and maintained to the satisfaction of the Development Authority, and
 - iii. adequate curbs and fences shall be provided to the satisfaction of the Development Authority if in their opinion, it is or becomes necessary to protect adjacent fences, walls, boulevards, landscaped areas or buildings on the site from contact with vehicles using the off-street parking areas, and
- b) In Commercial and Industrial Districts and for Dwelling (Apartments), hard surfacing shall be completed before occupancy of the building,
- c) in all other Districts, hard surfacing shall be completed within twenty-four (24) months of occupancy.

3.29 PARKING LOT PLANS

For parking areas larger than thirty (30) stalls in Commercial or Industrial Districts, a parking lot plan that addresses parking requirements and landscaping design shall be completed as part of the Development Permit application to the satisfaction of the Development Authority.

3.30 NUMBER OF STALLS

- a) The minimum number of parking stalls required for each District type is below.
- b) Where the use is not listed, the number of spaces shall be determined by the Development Authority, having regard for similar uses and the estimated parking demand of the proposed use.
- c) Where a calculation does not yield a whole number, the required number of spaces shall be rounded up to the next whole number.
- a) Barrier-free parking stalls are intended for use by mobility-reduced persons and shall be included in the calculation of the applicable minimum parking requirement.

Table 5 – Parking Minimums

USE	REQUIRED PARKING STALLS
Alcohol Production	1 per 100.0 m ² gross floor area
Animal Services	1 per 100.0 m ² gross floor area
Auction Market	5 per 100.0 m ² gross floor area
Automotive Sales and Service	1 per 100.0 m ² gross floor area
Bed and Breakfast	1 per Guest Room
Bulk Fuel Station	0.5 per 100.0 m ² gross floor area (minimum of 2)
Campground	1 visitor parking stall per 5 campsites
Car Wash	2 per 100.0 m ² gross floor area (minimum of 2)
Care Facility (Child)	3 per 100.0 m ² gross floor area
Care Facility (Clinic)	2 per 100.0 m ² gross floor area
Care Facility (Group)	1 per 100.0 m ² gross floor area
Care Facility (Medical)	3 per 100.0 m ² gross floor area
Cemetery and Funeral Services	2 per 100.0 m ² gross floor area
Dwelling (Apartment)	1 per unit plus 1 visitor stall per four units
Dwelling (Duplex/Semi)	2 per unit
Dwelling (Manufactured Home)	2 per unit
Dwelling (Multi-Unit)	1.5 per unit (fee simple townhouses it's 2 per unit)
Dwelling (Single Detached)	2 per unit
Gas Station	2 per 100.0 m ² gross floor area (minimum of 2)
Greenhouse	0.5 per 100.0 m ² gross floor area (minimum of 4)
Establishment (Eating & Drinking)	5 per 100.0 m ² gross floor area
Establishment (Entertainment)	5 per 100.0 m ² gross floor area
Establishment (Restricted)	5 per 100.0 m ² gross floor area
Government Services	N/A
Home Office	1 additional stall
Home Based Business	2 additional stalls
Hotel/Motel	1 per guest room plus 3 for staff
Industrial (Light)	1 per 100.0 m ² gross floor area
Industrial (Medium)	0.5 per 100.0 m ² gross floor area
Industrial (Heavy)	0.5 per 100.0 m ² gross floor area
Industrial (Logistics)	0.5 per 100.0 m ² gross floor area
Office	2 per 100.0 m ² gross floor area
Park	N/A
Recreation (Culture & Tourism)	5 per 100.0 m ² gross floor area
Recreation (Indoor)	5 per 100.0 m ² gross floor area
Recreation (Outdoor)	5 per 100.0 m ² gross floor area
Religious Assembly	5 per 100.0 m ² gross floor area
Retail (Small) < 1000 m ²	2 per 100.0 m ² gross floor area
Retail (General) 1000-4000 m ²	2 per 100.0 m ² gross floor area
Retail (Large) > 4000 m ²	3 per 100.0 m ² gross floor area
Retail (Outdoor)	3 per 100.0 m ² gross floor area
Retail (Restricted)	2 per 100.0 m ² gross floor area
Secondary Suite	1 additional stall
School	Elementary School (K-6): 1.5 per classroom Middle School (7-9): 1.5 per classroom High School (10-12): 5 per classroom
Show Home	Same as Dwelling Type
Utilities	N/A
Recycling/Compost Facility	1 per 100.0 m ² gross floor area

3.31 SIZE OF PARKING STALLS

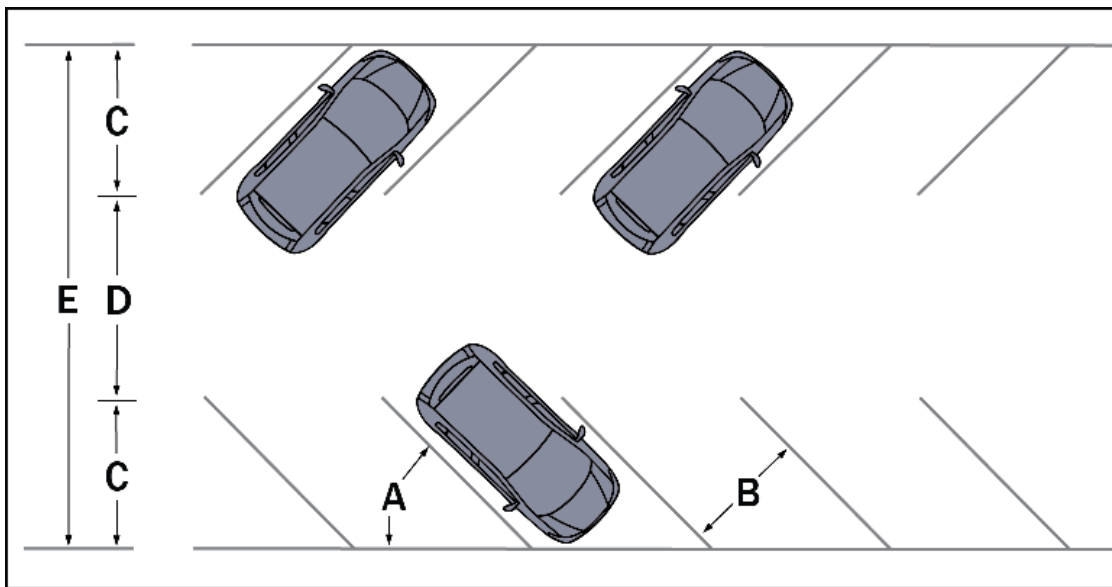
- a) Minimum parking stall dimensions are specified below and illustrated in **Figure 4 – Parking Stall Dimensions**:
- b) Notwithstanding a) up to 20% of the required parking stalls may be of a depth shorter than required above, to a minimum of 4.6 m. These stalls shall be clearly marked ‘SMALL CAR’.
- c) Parking stalls shall have a minimum vertical clearance of 1.99 m.

Table 6 – Minimum Parking Stall Dimensions

A	B	C	D	E
ANGLE OF PARKING	STALL WIDTH	STALL DEPTH*	AISLE WIDTH	OVERALL DEPTH
30°	2.7 m	5.2 m	3.6 m	13.6 m
45°	2.7 m	6.5 m	3.6 m	16.6 m
60°	2.7 m	6.5 m	5.5 m	18.5 m
90°	2.7 m	6.5 m	7.0 m	19.0 m

*Perpendicular to Aisle

Figure 4 – Parking Stall Dimensions



3.32 DEFICIENT PARKING OR LOADING SPACES

- a) In deciding on a proposed development that is deficient in parking or loading spaces, the Development Authority may at their discretion:
 - i. Vary the number of parking stalls required, or
 - ii. Require the developer to provide off-street parking on an alternate site,
- b) When a building is enlarged, or its use is changed or intensified, resulting in deficient parking or loading spaces the increased parking shall be limited to the requirements for the intensification.

3.33 COMMUNAL PARKING

- a) In Non-Residential Districts, owner(s) may pool required off-street parking stalls within one (1) or more communal parking stalls on a parcel other than the parcel of the principal use, provided:
 - i. The communal parking provides the sum of the off-street parking requirements for each development served by the parking lot. A smaller number may be permitted if supported by a Parking Study acceptable to the Development Authority,
 - ii. Owners who have pooled their parking requirements enter into an agreement with the Town and consent to such an agreement being registered as an encumbrance against the titles of land involved,
 - iii. Owners that are involved in a communal parking arrangement pay the full costs of preparation and registration of the agreement.

3.34 OFF-STREET LOADING

- b) Off-street loading spaces shall be provided for, and maintained by, the Owner in accordance with the requirements of the Bylaw,
- c) Off-street loading space shall be provided entirely within the property of the development being served,
- d) Off-Street Loading Spaces Shall:
 - i. Have minimum dimensions of 4.0 m in width and 8.0 m in length,
 - ii. Have overhead clearance of at least 5.0 m above grade,
 - iii. Have vehicular access from a street or lane either directly or by a clearly defined traffic aisle, and
 - iv. Be surfaced to the satisfaction of the Development Authority, and
- e) The minimum number of loading spaces required for each type of development is specified below. Where the use is not listed in, the number of spaces shall be determined by the Development Authority, having regard for similar uses, and
- f) Where calculation does not yield a whole number, the required number of spaces shall be rounded up to the next whole number.

Table 7 – Minimum Loading Space Requirements

USE OF BUILDING OR SITE	MINIMUM NUMBER OF LOADING SPACES REQUIRED
All uses in commercial districts	1 space for each loading door with a minimum of 1 space to be provided
All uses in industrial districts	1 space for each loading door with a minimum of 1 space to be provided
All institutional uses	1 space for every 2,790 m ² of gross floor area or fraction thereof
All other uses	As required by the Development Authority

3.35 BICYCLE PARKING

- a) Onsite bike racks shall be, provided by the developer, for any residential development of more than four (4) units,
- b) Bicycle racks shall be provided and located to the satisfaction of the Development Authority,
- c) Bicycle racks shall be provided entirely on the same site as the development, and
- d) Bicycle racks shall be separated from vehicle parking by a physical barrier or a minimum 1.5 m of open space.