

# SECTION 5 – PARKING, STACKING & LOADING AREA REGULATIONS

## 5.1 Parking Requirements

The owner of every **building** or **structure erected** or **used** for any of the purposes hereinafter set forth shall provide and maintain for the sole **use** of the owner, occupant or other **persons** entering upon or making **use** of the said premises from time to time, **parking spaces** and **parking areas** as follows:

Use	Parking Requirement ( <i>Gross floor area (GFA) unless otherwise specified</i> )
Any other <b>use</b> not specifically listed below	1 space per 46.5 m <sup>2</sup> GFA
<b>Assembly Hall</b>	1 space per 28 m <sup>2</sup> GFA, with a minimum of 8 spaces
<b>Automobile Body/Repair Shop</b>	4 spaces per repair bay
<b>Automobile Service/Gas Station</b>	4 spaces per repair bay
<b>Automotive Sales Establishment</b>	1 space per 40 m <sup>2</sup> GFA
<b>Financial Institution</b>	1 space per 20 m <sup>2</sup> GFA
<b>Bed and Breakfast Establishment</b>	1 space per room used for accommodation purposes; in addition to the required parking for the <b>dwelling unit</b> .
<b>Building Supply Outlet</b>	1 space per 35 m <sup>2</sup> GFA
<b>Commercial School</b>	1 space per 28 m <sup>2</sup> GFA
<b>Community Centre</b>	1 space per 28 m <sup>2</sup> GFA
<b>Contractor's Establishment</b> or <b>Tradesman's</b>	1 space per 50 m <sup>2</sup> GFA
<b>Child Care Centre</b>	1 space per 10 m <sup>2</sup> GFA
Dwellings including: <b>Apartments</b>	1.5 spaces per <b>dwelling unit</b> , plus an additional space for every 4 units to be devoted exclusively for visitor parking.
Dwellings including: <b>Accessory Second Units &amp; Garden Suites</b>	1 space per <b>dwelling unit</b>

Dwellings include: <b>Retirement Home</b>	1 space per 5 units
Dwellings including: <b>Cluster Townhouses &amp; Stacked Townhouses</b>	2 spaces per <b>dwelling unit</b> , plus an additional space per 4 <b>dwelling units</b> to be devoted exclusively for visitor parking
Dwellings including: Detached, <b>Semi-Detached, Duplex, &amp; Street Fronting Townhouses</b>	2 spaces per <b>dwelling unit</b>
Elementary <b>School</b>	2 spaces per classroom
<b>Entertainment/Recreation Establishment</b>	1 space per 50 m <sup>2</sup> GFA, with a minimum of 8 spaces
<b>Funeral Home</b>	1 space per 25 m <sup>2</sup> GFA
<b>Garden Centre</b>	1 space per 35 m <sup>2</sup> GFA
<b>Golf Course</b> / Miniature <b>Golf Course</b> / Golf Driving Range	2 spaces per tee
<b>Group Home</b>	1 space per every employee (to the maximum number present per shift); in addition to the required parking for the <b>dwelling unit</b> .
<b>Hospital</b>	1 space per bed + 1 space per 2 employees
<b>Hotel or Motel</b>	1 space per guest room
<b>Industrial Use</b>	1 space per 90 m <sup>2</sup> GFA
<b>Kennel</b>	1 space per 25 m <sup>2</sup> GFA
<b>Long Term Care Facility</b>	1 space per 4 beds + 1 space per 2 employees
<b>Medical Clinic</b>	1 space per 17 m <sup>2</sup> GFA
<b>Office</b>	1 space per 28 m <sup>2</sup> GFA
Other Commercial <b>Uses</b> Not Devoted To Retail Nor Explicitly Listed In This Section	1 space per 30 m <sup>2</sup> GFA
<b>Place of Worship</b>	1 space per 28 m <sup>2</sup> GFA, with a minimum of 8 spaces

<b>Plaza Complex</b> (Commercial <b>Uses</b> Greater Than 600 m <sup>2</sup> GFA)	1 space per 28 m <sup>2</sup> GFA
<b>Plaza Complex</b> (Commercial <b>Uses</b> Less Than or Equal to 600 m <sup>2</sup> GFA)	1 space per 23 m <sup>2</sup> GFA
<b>Plaza Complex</b> (Industrial <b>Uses</b> )	1 space per 90 m <sup>2</sup> GFA
<b>Restaurant</b>	1 space per 15 m <sup>2</sup> GFA
<b>Retail Store</b>	1 space per 20 m <sup>2</sup> GFA
Secondary <b>School</b>	5 spaces per classroom
<b>Service Shop</b>	1 space per 45 m <sup>2</sup> GFA
<b>Transport Establishment</b>	1 space per 100 m <sup>2</sup> GFA
<b>Veterinary Clinic</b>	1 space per 17 m <sup>2</sup> GFA
<b>Warehouse</b>	1 space per 200 m <sup>2</sup> GFA
<b>Wholesale Outlet</b>	1 space per 80 m <sup>2</sup> GFA

### 5.1.2 Parking for More Than One Use in a Building

When a **building** or **structure** accommodates more than one **use**, the **parking space** requirement for the whole **building** shall be the aggregate sum of the requirements for each of the separate parts of the **building** occupied by the separate types of **uses**, unless otherwise provided for in this By-law.

### 5.1.3 Calculation of Off-street Parking Spaces

Where the calculation of off-street parking requirements results in a fraction, then the number of **parking spaces** to be provided will be rounded to the next highest whole number.

### 5.1.4 Location of Required Off-street Parking Spaces

Unless otherwise provided in this By-law, required off-street **parking spaces** shall be located on the same **lot** as the principal or **main building** or on a **lot** no more than 90 m from the **main building** and in the same Zone as the **main building**.

### 5.1.5 Parking Space Size

Every off-street **parking space** shall have a minimum stall size of 2.7 m wide by 5.4 m long, unless otherwise stated by this By-law.

### 5.1.6 Parking Aisle Requirements

Every **parking aisle** shall be not less than 6 m in perpendicular width for two-way traffic and 3.5 m in perpendicular width for one-way traffic.

### 5.1.7 Parking Surfaces and Drainage

All off-street **parking spaces** and **parking areas** shall be **constructed** of a stable surface and treated to prevent erosion and the raising of dust and loose particles.

Surface cover shall consist of asphalt, crushed stone, paving brick, concrete or similar hard-surfaced materials.

All off-street **parking spaces** and **parking areas** shall be graded and drained so as to prevent the pooling of surface water on them or the flow of surface water onto adjacent **lots**.

The surface of all ramps, driveways, service areas, off-street parking and loading areas for **Automobile service/gas stations** shall be paved.

### 5.1.8 Additions to Existing Use

The **parking area** requirements referred to herein shall not apply to any **building** in existence as on August 8, 2016 so long as the **gross floor area**, as it existed on such date, is not increased, and the **building** or **structure** is **used** for a purpose which does not require more **parking spaces** according to Section 5.1 of this By-law than was required by its **use** on August 8, 2016.

If an addition or change of **use** is made to a **building** or **structure** as it existed on August 8, 2016, then additional **parking spaces** shall be provided to the number required for such addition or change in **use**.

Notwithstanding the above, accessible **parking spaces** are required as listed in Section 5.1.13.

#### 5.1.8.1 Additions to Existing Use – Rockwood C1 Zone

Notwithstanding Section 5.1.8 if a new **use** is proposed which requires more **parking spaces** than legally **existing** on August 8, 2016, the new **use** shall be permitted without additional **parking spaces** being provided.

Notwithstanding Section 5.1.8, where an addition is proposed to any **building, parking spaces** shall be required only for the addition, and any legal deficiency in **parking spaces** for the **existing building** shall not be required to be made up, unless the proposed addition results in the loss of **existing parking spaces**. No additional **parking spaces** shall be required where the proposed addition does not exceed 10% of the **gross floor area** of the **existing building**.

### **5.1.9 Use of Parking Areas and Spaces**

No **parking area** or **parking space** permitted or required under this By-law shall be **used** for any other purpose than the parking of vehicles **used** in conjunction with the permitted **uses** on the **lot**.

### **5.1.10 Residential Use Parking Regulations**

#### **5.1.10.1 Parking Space Size for Residential Parking Requirements**

Every off-street **parking space** for a residential **use** (excluding **cluster townhouses** and **apartments**) shall have a minimum stall size of 3 m wide by 6 m long. When required **parking spaces** occur within an attached or detached **garage**, the minimum interior dimensions of such **garage** will be 3 m wide by 6 m long, and a maximum of two (2) steps may project up to 0.46 m into the required **parking space**.

### 5.1.10.2 Parking Area Location for a Residential Use

Notwithstanding the *yard* and setback provisions of this By-law to the contrary, uncovered surface **parking areas** shall be permitted in the required **yards** provided that no part of any **parking area**, other than a driveway, is located closer than 1.1 m to any **street line** or 0.6 m to any **lot line**, and as specified below:

1. A **parking area** for a residential **use** containing three or more **dwelling units** shall only be located in the **rear yard**.
2. No part of any driveway or **parking area** shall be located within 2 m of a **building** entrance or any window of a **habitable room**.

### 5.1.10.3 Ingress and Egress to Parking Areas for Residential Uses

The following provisions shall apply to driveways and driveway widenings:

1. 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, through the **front yard** or **exterior side yard**;
2. Driveway width shall be measured along the **lot line**, and the entrance radii shall be in accordance with Township By-laws.
  - a. Notwithstanding the following regulations of this Section, a driveway shall have a minimum width of 3.5 m;
  - b. A driveway may be a maximum width of 50% of the **lot** width or 7.5 m, whichever is less; and shall be located no closer than 0.6 m to the **side lot line**;
  - c. In the case of a **semi-detached dwelling** with an attached **garage** the driveway may extend beyond the width of the attached **garage** to a maximum width of 5.2 m and shall be located no closer than 0.6 m to the **side lot line** which is not located along the common wall of the same dwelling;
  - d. In the case of a **street fronting townhouse** or **cluster townhouse** each driveway shall be separated by a minimum width of 0.6 m.
3. A maximum of one driveway with one access point shall be permitted for each dwelling, except in the case of:
  - a. a **corner lot** where a maximum of one driveway may be permitted from each **street**;
  - b. on a **lot** having a minimum **lot** width of 30 m, where a maximum of two driveways may be permitted; or
  - c. a **semi-detached dwelling**, where each **semi-detached dwelling** may have one driveway.
4. The minimum distance between a driveway and an intersection of **street lines** measured along the **street line** intersected by such driveway shall be 7.5 m.

#### 5.1.10.4 Visitor Parking

All required visitor parking shall be clearly identified, demarcated and reserved. Visitor parking may be located in front or to the side of the **building**, provided it is outside of the required **front yard** or **exterior side yard**.

#### 5.1.10.5 Parking of Commercial Motor Vehicles, Tractor Trailers and Buses in Residential Zones

No **person** shall **use** any **lot**, **building** or **structure** for the parking or storage of any **tractor trailer**, including either the cab and/or trailer, **commercial motor vehicle** or bus in a Residential Zone except as permitted in the following:

1. Such parking or storage of one **commercial motor vehicle** where he/she is the owner or occupant of such **lot**, **building** or **structures**, and provided the vehicle shall not exceed 2722 kg gross vehicle weight or not exceed a length of 9 m or not exceed a **height** of 2 m.
2. Such parking for a **tractor trailer** or **commercial motor vehicle** which is attending a residential premises on a temporary and short-term basis for the purposes of delivery and service.

#### 5.1.10.6 Parking of Recreational Vehicles in Residential Zones

The storage or parking of a **recreational trailer**, boat, snowmobile, **accessory** trailer, or similar recreational vehicles, shall be permitted in a Residential Zone or on a **lot used** for residential purposes, provided that:

1. The length of such **recreational trailer**, boat or snowmobile or **accessory** trailer does not exceed 9 m;
2. Such **recreational trailer**, boat or snowmobile or **accessory** trailer may be located in the **rear yard** or **interior side yard** provided it is located no closer than 1 m to the **lot line** or within 2 m of a **building** entrance or any window of a **habitable room**;
3. The owner or occupant of any **lot** or **building** shall not store or park more than three of the vehicles listed above;
4. Notwithstanding Section 5.1.10.6.3, the limitations imposed therein shall not restrict the number of vehicles that are fully enclosed within a **garage** or **dwelling unit** provided that such vehicles are owned by the occupant of such **lot**.
5. Notwithstanding any of the above provisions, driveway parking for the purposes of loading recreational vehicles will be permitted.

## 5.1.11 Commercial Use Parking Regulations

### 5.1.11.1 Commercial Plaza Complex Parking

The commercial **plaza complex parking space** requirements shall supersede the individual **use** parking requirements, except in the case when a **restaurant, medical clinic, or assembly hall** occupies more than 30% of the **gross floor area** of the **plaza complex**. In this case, the **parking space** requirements for the **restaurant medical clinic, or assembly hall use** will apply to the **gross floor area** of that **use**, while the remainder of the **gross floor area** of the **plaza complex** will apply to the parking requirements of that **use**.

### 5.1.11.2 Parking Area Location for a Commercial Use

Notwithstanding the **yard** and setback provisions of this By-law to the contrary, uncovered surface **parking areas** shall be permitted in the required **yards** or in the area between the **street line** and the required setback provided that no part of any **parking area**, other than a driveway, is located closer than 1.1 m to any **street line** or 1.5 m to any **lot line**, except where a commercial **use** abuts a residential **use**, the **parking area** shall be set back 3 m from the **lot line** abutting the residential **use**.

### 5.1.11.3 Ingress and Egress to Parking Areas for Commercial Uses

Ingress and egress, to and from the required **parking spaces** and **parking areas** shall be provided by means of unobstructed driveways or passageways as specified below:

1. Any driveway used for one-way traffic shall have a minimum width of at least 3.5 m but not more than 7.5 m.
2. Any driveway used for two-way traffic shall have a minimum width of at least 6 m but not more than 10 m.
3. Driveway width shall be measured along the **lot line**, and the entrance radii shall be in accordance with Township By-laws. The driveway shall be **setback** 0.3 m from a **side lot line**, not including the **exterior lot line** when it serves as the point of access.
4. The minimum distance between a driveway and an intersection of **street lines** measured along the **street line** intersected by such driveway shall be 7.5 m.
5. The minimum angle of intersection between a driveway and a **street line** shall be 60 degrees.
6. Every **lot** shall be limited to the following number of driveways: one driveway for every 15 m of **frontage** for the first 30 m of **frontage**, and one driveway for each additional 30 m of **frontage**. The location of such driveways will be approved by the relevant road authority.

## 5.1.12 Agricultural & Industrial Zone Parking Regulations



#### 5.1.11.1 Industrial Plaza Complex Parking

The industrial **plaza complex parking space** requirements shall supersede the individual **use** parking requirements.

#### 5.1.12.2 Parking Area Location for a Agricultural or Industrial Use

Notwithstanding the **yard** and setback provisions of this By-law to the contrary, uncovered surface **parking areas** shall be permitted in the required **yards** or in the area between the **street line** and the required setback provided that no part of any **parking area**, other than a driveway, is located closer than 1.1 m to any **street line** or **lot line**, or as specified below:

1. Where an **industrial use** abuts a residential **use**, the **parking area** shall be set back 3 m from the **lot line** abutting the residential **use**.
2. For extractive industrial/disposal industrial **uses**, parking shall be permitted in the **rear yard** and **interior side yard** and where such **uses** abut a residential, commercial, institutional or **agricultural use**, the **parking area** shall be set back 9 m from the abutting **lot line**.

#### 5.1.12.3 Ingress and Egress to Parking Areas for Agricultural & Industrial Uses

Ingress and egress, to and from the required **parking spaces** and **parking areas** shall be provided by means of unobstructed driveways or passageways as specified below:

1. Any driveway used for one-way traffic shall have a minimum width of at least 3.5 m but not more than 7.5 m.
2. Any driveway used for two-way traffic shall have a minimum width of at least 6 m but not more than 12 m.
3. Driveway width shall be measured along the **lot line**, and the entrance radii shall be in accordance with Township By-laws. The driveway shall be setback 0.3 m from a **side lot line**, not including the **exterior lot line** when it serves as the point of access.
4. The minimum distance between a driveway and an intersection of **street lines** measured along the **street line** intersected by such driveway shall be 7.5 m.
5. The minimum angle of intersection between a driveway and a **street line** shall be 60 degrees.
6. Every **lot** shall be limited to the following number of driveways: one driveway for every 15 m of **frontage** for the first 30 m of **frontage**, and one driveway for each additional 30 m of **frontage**. The location of such driveways will be approved by the relevant road authority.

#### 5.1.12.4 Parking of Commercial Motor Vehicles, Tractor Trailers and Buses in the Agricultural Zone

No **person** shall **use** any **lot**, **building** or **structure** for the parking or storage of any **tractor trailer**, including either a cab and/or trailer, **commercial motor vehicle** or bus in any Agricultural Zone except as permitted in the following:

1. The vehicles are operable and currently licensed to the owner, occupant or operator of such a **lot**, **building** or **structures**;
2. Where the **lot** has a **lot area** of greater than 8,000 m<sup>2</sup> (0.8 ha) such parking or storage is limited to a maximum total of three such vehicles including a maximum of one such vehicle not related to a permitted **use** on the property. The remaining such vehicles stored or parked on the property shall be **accessory** to the permitted **use**;
3. Where the **lot** has a **lot area** of less than or equal to 8,000 m<sup>2</sup> such parking or storage is limited to a maximum total of one such vehicle.

### 5.1.13 Accessible Parking

Where the parking requirements for any land **use** is 3 or more spaces, 1 space of the first 10 spaces required, plus 1 space of every additional 50 spaces or portion thereof, shall be provided as an accessible **parking space**.

Accessible **parking spaces** shall be:

- a minimum width of 4 m and a minimum length of 6 m;
- hard-surfaced and level;
- located near and accessible to an entrance; and
- identified by a **sign** with the International Symbol for Handicapped Persons.

Notwithstanding the above, accessible **parking spaces** are not required for detached, **semi-detached**, or **duplex** dwellings.

## 5.2 Stacking Requirements

All **drive-thru establishments** shall comply with the following **stacking lane** regulations:

TYPE OF DRIVE-THRU	MINIMUM STACKING LANE
Drive-thru <b>restaurant</b>	10
<b>Automobile Service/Gas Station</b> gas bar (per pump island)	2
All other drive thru types (including car washes)	4

### 5.2.1 Stacking Space Size

All stacking spaces shall be rectangular in shape, with a minimum size of 2.7 m wide by 5.4 m long.

### 5.2.2 Stacking Lane Marking

**Stacking lanes** shall be unobstructed and shall be clearly delineated by pavement markings or physical barriers, and shall be independent of the balance of the **parking area**.

### 5.3 Loading Space Requirements

Any **lot**, **building** or **structure used** for any purpose involving the receiving, shipping, loading or unloading of **persons**, animals, or things, shall provide on the same **lot** and not forming part of a **street** or **lane**, loading or unloading facilities in accordance with the following schedule:

<b>GROSS FLOOR AREA</b>	<b>MINIMUM NUMBER OF LOADING SPACES REQUIRED</b>
Less than 465 m <sup>2</sup>	0 spaces
465 m <sup>2</sup> to 930 m <sup>2</sup>	1 space
Each additional 930 m <sup>2</sup> or portion thereof	1 additional space

#### 5.3.1 Loading Space Size

A **loading space** shall be 10 m long, 3.5 m wide and having a vertical clearance of at least 4 m.

#### 5.3.2 Loading Space Access

Each **loading space** shall be provided with one or more unobstructed driveways of not less than 3.5 m in width. Such driveway shall be contained within the **lot** on which the spaces are located and are accessible from a **street** or **lane**. No part of such driveway shall be **used** for the parking or temporary storage of vehicles.

#### 5.3.3 Loading Space Surface

The driveways, loading and unloading spaces shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles and with provisions for drainage facilities.

#### **5.3.4 Loading Space Location**

All **loading spaces** shall be so arranged as to avoid interference with the movement of traffic on public **streets**. No **loading spaces** shall occupy any required **front yard** or required **exterior side yard**, nor be situated upon any **street, lane** or required **parking space** unless set back from the **street line** a minimum distance of 20 m.

#### **5.3.5 Additions to Existing Use**

The **loading space** requirements referred to herein shall not apply to any **building** in existence as of August 8, 2016 so long as the floor area as it existed at such date is not increased.

If an addition is made to the **building** or **structure** which increases the **gross floor area**, then additional **loading spaces** shall be provided as required by Section 5.3 of this By-law for such addition.