

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 <i>use</i> not specifically listed below	1 space per 46.5 m ² GFA
<i>Assembly Hall</i>	1 space per 28 m ² GFA, with a minimum of 8 spaces
<i>Automobile Body/Repair Shop</i>	4 spaces per repair bay
<i>Automobile Service/Gas Station</i>	4 spaces per repair bay
<i>Automotive Sales Establishment</i>	1 space per 40 m ² GFA
<i>Financial Institution</i>	1 space per 20 m ² GFA
<i>Bed and Breakfast Establishment</i>	1 space per room used for accommodation purposes; in addition to the required parking for the <i>dwelling unit</i> .
<i>Building Supply Outlet</i>	1 space per 35 m ² GFA
<i>Commercial School</i>	1 space per 28 m ² GFA
<i>Community Centre</i>	1 space per 28 m ² GFA
<i>Contractor's or Tradesman's Establishment</i>	1 space per 50 m ² GFA
<i>Child Care Centre</i>	1 space per 10 m ² GFA
Dwellings including: <i>Apartments</i>	1.5 spaces per <i>dwelling unit</i> ; plus an additional space for every 4 units to be devoted exclusively for visitor parking.
Dwellings including: <i>Additional Residential Unites & Garden Suites</i>	1 space per <i>dwelling unit</i> , a <i>parking space</i> that is for the sole use of the

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

Use	Parking Requirement (Gross floor area (GFA) unless otherwise specified)
Place of Worship	1 space per 28 m ² GFA, with a minimum of 8 spaces
Plaza Complex (Commercial Uses Greater Than 600 m ² GFA)	1 space per 28 m ² GFA
Plaza Complex (Commercial Uses Less Than or Equal to 600 m ² GFA)	1 space per 23 m ² GFA
Plaza Complex (Industrial Uses)	1 space per 90 m ² GFA
Restaurant	1 space per 15 m ² GFA
Retail Store	1 space per 20 m ² GFA
Secondary School	5 spaces per classroom
Service Shop	1 space per 45 m ² GFA
Transport Establishment	1 space per 100 m ² GFA
Veterinary Clinic	1 space per 17 m ² GFA
Warehouse	1 space per 200 m ² GFA
Wholesale Outlet	1 space per 80 m ² 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 widening:

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 length of the driveway, 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.

[Amended by By-law 7-2022]

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 premise 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

5.1.12.1 Industrial Plaza Complex Parking

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

[Amended by By-law 7-2022]

5.1.12.2 Parking Area Location for an 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 m² (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 m² such parking or storage is limited to a maximum total of one such vehicle.

5.1.13 Accessible Parking

Designated accessible **parking spaces** for persons with a disability shall be provided in accordance with the provisions of this By-law and the Highway Traffic Act.

The minimum required accessible **parking spaces** for persons with a disability shall be provided in accordance with the following:

Number of required <i>parking spaces</i>	Number of designated accessible <i>parking spaces</i>
1 to 3	1 Type A
4 to 12	1 Type A and 1 Type B
13 to 100	2 accessible parking spaces plus 4%
101 to 200	3 accessible parking spaces plus 3%
201 to 1,000	4 accessible parking spaces plus 2%
More than 1,000	14 accessible parking spaces plus 1%

Where the minimum number of accessible **parking spaces** required is even, an equal number of Type A and Type B accessible **parking spaces** shall be provided.

Where the minimum number of accessible **parking spaces** is odd, an equal number of Type A and Type B accessible **parking spaces** shall be provided but the odd-numbered accessible **parking space** may be a Type B.

The total number of accessible **parking spaces** shall be included within the total required parking calculation for the **lot** or **use** and shall be rounded up to the nearest whole number.

Accessible **parking space** shall also meet the following:

- Type A: a minimum width of 3.4 m and signage that identifies the space as “van accessible”;
- Type B: a minimum width of 2.4 m;
- An access aisle must be provided for all accessible parking space that has a minimum width of 1.5 m;
- When a Type A and B share an access aisle the minimum width shall be 2 m;
- An access aisle must be marked with high tonal contrast diagonal lines;
- 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**.

[Amended by By-law 7-2022]

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 restaurant	10
Automobile Service/Gas Station 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:

GROSS FLOOR AREA	MINIMUM NUMBER OF LOADING SPACES REQUIRED
Less than 465 m ²	0 spaces
465 m ² to 930 m ²	1 space
Each additional 930 m ² 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.