

SECTION 4: PARKING AND LOADING REQUIREMENTS

4.1 PARKING SPACE REQUIREMENTS

4.1.1 Minimum Parking Requirements

- a) A minimum number of parking spaces shall be provided and maintained on a lot in accordance with the following:

Use	Minimum # of Parking Spaces
AGRICULTURAL USES	
Agri-tourism/Value Added Use	1 space per 55 m ² GFA
Agricultural-Related Use	1 space per 55 m ² GFA
Greenhouse and Hoop House Use	1 space per 55 m ² GFA
On-farm Diversified Use	1 space per 55 m ² GFA
RESIDENTIAL USES	
Apartment Dwelling	1.25 spaces per dwelling unit
Bed and Breakfast	2 spaces per dwelling unit plus 1 additional space for each guest room
Home Industry	2 spaces per dwelling unit plus 1 additional space for home industry use
Home Occupation	2 spaces per dwelling unit plus 1 additional space for home occupation use
Second Dwelling Unit	1 space per dwelling unit
Semi-Detached Dwelling	2 spaces per dwelling unit
Single Detached Dwelling	2 spaces per dwelling unit
Short Term Accommodation	1 space per guest room
Street Townhouse Dwelling	2 spaces per dwelling unit
Other Permitted Residential	1.25 spaces per dwelling unit
COMMERCIAL USES	
Drive-thru Facility	Restaurant – 10 tandem spaces All Other Uses – 3 tandem spaces
Medical Office	4.5 spaces per 100m ² GLFA
Office	3.0 spaces per 100m ² GLFA
Retail Place of Entertainment and Restaurant	3.25 spaces per 100m ² GLFA
Other Permitted Commercial	3.0 spaces per 100m ² GLFA
INDUSTRIAL USES	
Industrial	1 space per 50m ² of GLFA
PUBLIC/INSTITUTIONAL	
Public and Institutional including associated office space and/or retail, restaurants and personal service uses	3.5 spaces per 100m ² of GLFA

OTHER USES	
All Other Permitted Uses	3.5 spaces per 100m ² of GLFA
Within the Main Street (MS) Zone, all non-residential development shall be exempt from any parking requirement. Residential uses within the Main Street (MS) Zone shall be required to provide 1 parking space per dwelling unit.	

4.1.2 Calculation of Required Parking Spaces

- b) Where the calculation of the required number of parking spaces under Section 4.1.1 a) results in a fraction of 0.25 or higher, the value shall be rounded up to the next whole number;
- c) When a building or structure accommodates more than one type of use, as defined in this By-law, the parking space requirement for the whole building shall be the sum of the requirements for the separate parts of the building occupied by the separate uses, including any accessory uses with a defined parking requirement under Section 4.1.1 a); and
- d) On a lot with a single detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, fourplex dwelling or townhouse dwelling, a private driveway devoted to the dwelling unit and located on the lot may be included in the calculation of parking spaces.

4.1.3 Barrier Free Parking Spaces

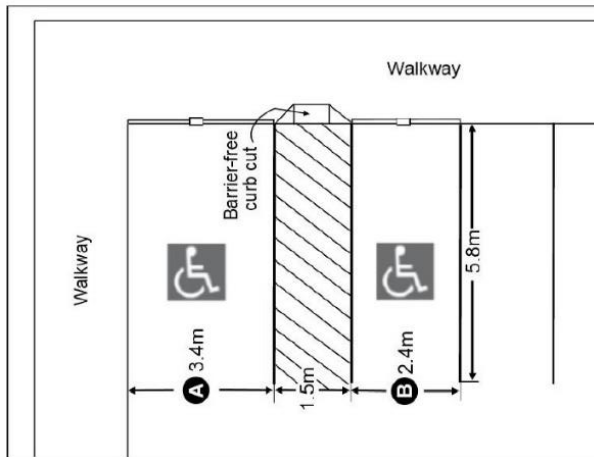
- a) Barrier-free parking spaces are required to be provided near entrances for apartment buildings, mixed-use buildings, commercial and institutional uses in accordance with the following, and have signage in accordance with the Ontario Regulation 191/11 Integrated Accessibility Standards, as amended:

Total Number of Parking Spaces	Minimum Number of Barrier Free Parking Spaces		
	Type A	Type B	Total
1 to 25	1	-	1
26 to 50	1	1	2
51 to 75	1	2	3
76 to 100	2	2	4
100 or more	4% of the total number of parking spaces on the lot shall be barrier free parking spaces. Where an even number of barrier free parking spaces are required, an equal number of Type A and Type B parking spaces shall be provided. Where an odd number of barrier free parking spaces are required, the additional barrier free parking space may be Type A or Type B.		

- b) Where one or more Type B barrier free parking space(s) is required, an equal number of Type A barrier free parking spaces may be substituted for the Type B

space(s), provided that this provision shall not reduce the total number of barrier free parking spaces required;

- c) Notwithstanding the minimum barrier-free parking requirements, the minimum barrier free parking requirement for medical offices, clinics and facilities providing outpatient services shall be 10% of the total minimum parking requirement for the use;
- d) The total number of required barrier free parking spaces shall be included within the minimum parking requirements of the permitted use of the overall parking requirement;
- e) Type A barrier free parking spaces shall be a minimum of 3.4m by 5.8m;
- f) Type B barrier free parking spaces shall be a minimum of 2.4m by 5.8m; and
- g) An access aisle shall be provided on one side of all barrier free parking spaces and shall have a minimum width of 1.5m and a minimum length equal to the full length of the parking space and shall be marked with high tonal contrast diagonal lines where the surface asphalt, concrete or other hard surface, and one access aisle may be shared by two barrier free parking spaces (with one barrier free parking space located on each side of the access aisle).



4.1.4 Parking Area and Driveway Requirements

4.1.4.1 Parking Space Dimensions and Requirements

- a) The minimum dimensions of a parking space shall be 2.6m by 5.8m with a minimum vertical clearance of 4.2m;
- b) The minimum dimensions of a tandem parking space shall be 2.6m by 6.7m with a minimum vertical clearance of 4.2m; and
- c) Any required space shall be unobstructed and free of any structures or encroachments.

4.1.4.2 Parking Aisles

- a) Each parking space shall be accessed either directly by a driveway or a parking aisle. A parking aisle shall have a minimum width of 6.2m; and
- b) Notwithstanding Section 4.1.4.2 a), where a parking aisle is designed to provide one-way traffic only, and the parking spaces are provided at an angle not exceeding 45° measured at the parking aisle, the minimum width shall be 4.5m.

4.1.4.3 Driveways

- a) In any zone where a dwelling is permitted, the maximum driveway width shall be 6.0m or 50% of the frontage or the exterior side lot line distance, whichever is less for the entire length of the driveway;
- b) In any zone where a street townhouse dwelling is permitted, the maximum driveway width shall be 6.0m or 50% of the frontage or the exterior side lot line distance, whichever is less for the entire length of the driveway, and each unit shall have one driveway;
- c) Ingress and egress to and from required parking areas and required parking spaces in any zone shall be provided by means of unobstructed driveways at least 3.0m in width for one-way traffic and 6.0m in width for two-way traffic;
- d) Notwithstanding the requirements of 4.1.4.3 b), the ingress and egress requirements of the Region of Niagara shall apply along all Regional Roads;
- e) Nothing in this subsection shall apply to prevent the use of a right-of-way as a means of obtaining access to a parking area provided the right-of-way has been legally established for such purpose; and
- f) Notwithstanding 4.1.4.3 a) and b), a circular or secondary driveway shall only be permitted in accordance with the following:
 - i. On a lot with a minimum lot frontage of 30m;
 - ii. The maximum combined width of all driveway entrances/egresses shall be 9.0m; and
 - iii. The minimum distance between the driveway entrances/egresses shall be 15.0m. For the purpose of interpreting this regulation, the distance between proposed driveway entrances/egresses shall be measured along the applicable street line(s) between the driveway entrances/egresses.
 - iv. In the case of a corner lot, a driveway entrance may be permitted for each street frontage.

4.1.4.4 Parking Area and Driveway Surface

- a) In the Urban Area, a parking area and the driveway(s) connecting the parking area with a street shall be constructed of asphalt, concrete, permeable paving, Portland cement, or like materials.

4.1.4.5 Parking Structures

- a) Where a parking area located in a structure constitutes the main use on a lot, then such structure shall conform to all the zone provisions for the zone in which the lot is located.
- b) Where a parking area located in a structure is accessory to a permitted use on a lot, then such structure shall conform to all the provisions for accessory uses set out in Subsection 4.4.5 a).

4.1.4.6 Underground Parking Areas

Nothing in this By-law shall apply to prohibit the location of underground parking areas in any yard, provided that:

- a) Only less than half a part of any underground parking area shall be situated above finished grade in any required yard; and
- b) No part of any underground parking area shall be located outside the property lines.

4.1.4.7 Illumination

Where parking areas are illuminated, lighting fixtures shall be arranged, designed and installed so that the light is directed downward and deflected away from adjacent properties.

4.1.4.8 Parking Area Location on Lot

Notwithstanding the yard provisions of this By-law to the contrary, uncovered surface parking areas shall be permitted in the required yards as follows:

Residential (except Apartment)
All required yards provided that no part of any dwelling and parking area, other than a driveway, is located closer than 0.9m to any street line.
Apartment Dwelling
Shall be permitted except in any front yard and corner yard provided that no part of any parking area, other than a driveway is located closer than 7.5m to any street line and no closer than 3.0m to any side lot line or rear lot line.
Institutional, Commercial, Open Space
All required yards provided that no part of any parking area, other than a driveway is located closer than 0.9m to any street line.

Industrial
Interior side and rear yards only, except for visitor parking, provided that no part of any parking area, other than driveway is located closer than 4.5m to any street line.

4.1.4.9 Other Parking Regulations

- a) Nothing in this By-law shall prevent the erection of a shelter for use solely by parking attendants in any part of a parking area, except within a daylighting triangle, provided such shelter is not more than 4.5m in height and has a floor area of not more than 5m².
- b) No commercial vehicle as defined in the *Highway Traffic Act*, of greater than 1 tonne maximum capacity and/or no bus used as a commercial vehicle designed for carrying 10 or more passengers and used for the transportation of persons, shall be parked or stored in a Residential Zone and shall not be parked overnight on a street.

4.2 LOADING SPACE REQUIREMENTS

4.2.1 Minimum Loading Space Requirements

- a) A minimum number of loading space(s) shall be provided and maintained on a lot in accordance with the following:

Use	Minimum # of Required Loading Spaces
INDUSTRIAL USES	
Less than 500m ² GFA	None
500m ² of GFA to 2,500 m ² GFA	1
Over 2,500m ²	2, plus 1 additional loading space for each 10,000m ² GFA in excess of 10,000m ²
COMMERCIAL USES	
Less than 185m ² of GFA	0
185m ² GFA to 930m ² GFA	1
Over 930m ² GFA	2, plus 1 additional loading space for each 1,400m ² GFA in excess of 930m ²

4.2.2 Loading Space Requirements

- a) A loading space shall be a minimum of 3.5m in width and 9.0m in length with a minimum vertical clearance of 4.0m;
- b) A loading space shall be unobstructed, and free of any structures and encroachments;
- c) Where the calculation of the required number of loading spaces under Section 4.2.1a) results in a fraction of 0.25 or higher, the value shall be rounded up to the next whole number;

- d) The required loading space(s) shall be provided on the same lot occupied by the building or structure for which the said loading space(s) is required, and shall not form any part of any improved street or lane;
- e) When a building or structure accommodates more than one type of use, as defined in this By-law, the loading space requirement for the whole building shall be the sum of the requirements for the separate parts of the building occupied by the separate uses;
- f) A loading space shall be constructed of asphalt, concrete, permeable paving, Portland cement, or like materials; and
- g) A loading space shall not be permitted in any front yard or exterior side yard, except in any agricultural or rural zone, where it shall be permitted in any yard.

4.3 BICYCLE PARKING REQUIREMENTS

4.3.1 Minimum Bicycle Parking Requirements

- a) A minimum number of parking spaces for bicycles shall be provided and maintained on a lot in accordance with the following:

Use	Short-term Bicycle Parking Space Requirements	Long-term Bicycle Parking Space Requirements
RESIDENTIAL USES		
Apartment dwelling	0.8/unit	0.7/unit
COMMERCIAL USES		
Office	3 + 0.25/100m ² GFA	0.15/100m ² GFA
Medical Office	3 + 0.1/100m ² GFA	0.15/100m ² GFA
Any retail or restaurant use	3 + 0.25/100m ² GFA	0.1/100m ² GFA
All other permitted commercial uses	3 + 0.25/100m ² GFA	0.1/100m ² GFA
INDUSTRIAL USES		
Industrial	0.1/100m ² GFA	0.06/100 m ² GFA
INSTITUTIONAL/PUBLIC USES		
Private and Public School	3 + 0.06/100m ² GFA	0.06/100m ² GFA
Institutional/Public	3 + 0.25/100m ² GFA	0.1/100m ² GFA
Other Uses		
All other non-residential uses	0.1/100m ² GFA	0.06/100m ² GFA

4.3.2 Bicycle Space and Parking Area Requirements

- a) A bicycle parking space must be on the same lot as the use for which it is required;

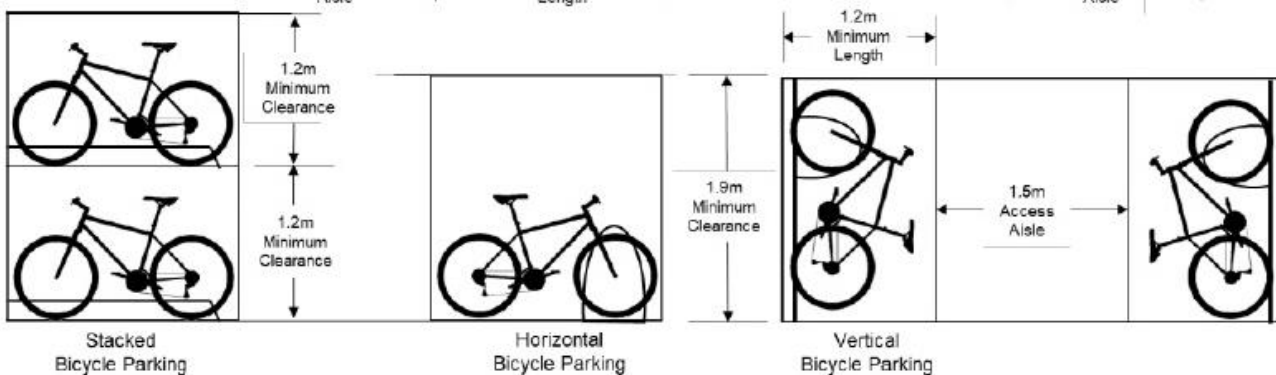
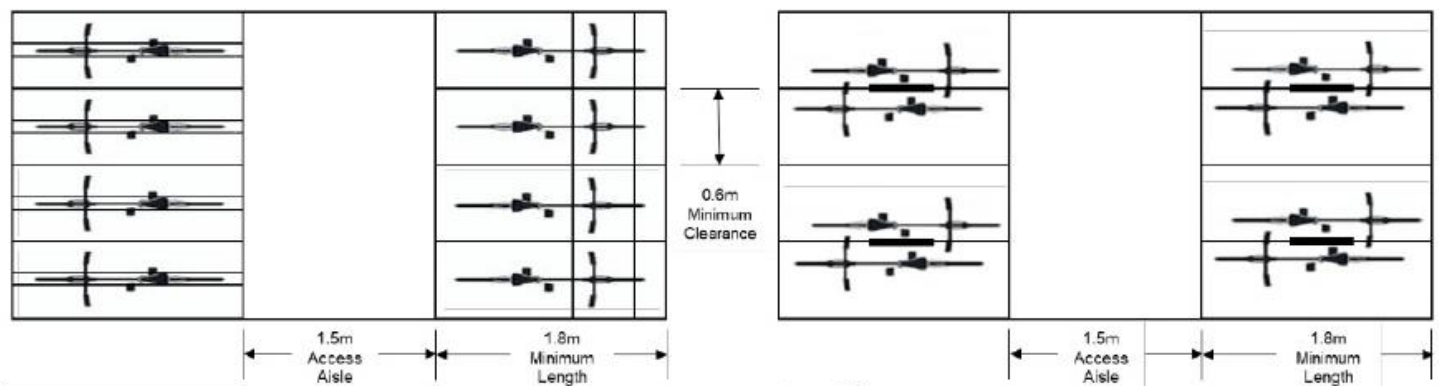
- b) Where the calculations of the required number of bicycle parking spaces under Section 4.3.1a) results in a fraction of 0.25 or higher, the value shall be rounded up to the next whole number;
- c) When a building or structure accommodates more than one type of use, as defined in this By-law, the bicycle parking space requirement for the whole building shall be the sum of the requirements for the separate parts of the building occupied by the separate uses;
- d) All short-term bicycle parking areas shall be located a maximum of 15.0m from a building entrance; and
- e) All long-term bicycle parking spaces shall be located indoors on the ground floor.

4.3.3 Bicycle Parking Space Dimensions

The minimum bicycle parking space dimensions shall be:

Bicycle Parking Space	Length	Width	Height	Vertical Clearance	Aisle Width
Horizontal	1.8m	0.6m	1.9m	1.9m	1.5m
Vertical	1.8m	0.6m	1.9m	1.9m	
Stacked	1.8m	0.6m	1.2m	2.4m	

Plan View



Side View