

Section 5: Parking and Loading Requirements

5.1 General Requirements

- a.) No *lot, building, structure, or use* shall be *erected or used* in any *Zone*, unless off-*street* parking is provided and maintained on such *lot*, in accordance with the provisions of this section.
- b.) Any *lot, building or structure used or erected* for any purpose involving the receiving, shipping loading, or unloading of animals, goods, wares, merchandise or raw materials, shall provide and maintain, on the same *lot, loading spaces* in accordance with the provisions of this section.
- c.) Where a *building, structure or lot* accommodates more than one type of *use*, the total *parking space or loading space* requirement shall be the sum of the requirements for each of the component *uses*.
- d.) No *use*, including but not limited to, storage or parking of *vehicles* for hire, gain, display or sale shall be located on any required *parking space or loading space* or obstruct any required parking or *loading space*.
- e.) Where visitor *parking spaces* are required, a *parking space* on a *driveway* shall not be *used* for calculating the required visitor parking.
- f.) Nothing in this By-Law shall prevent the *erection* of a shelter for *use* solely by parking attendants or security personnel in any part of a *parking area*, except within a *visibility triangle*, provided such shelter is not more than 4.5 metres in *height* and has a *floor area* of not more than 5 square metres.

5.2 Rounding Provision

Notwithstanding the provisions in Section 2.13 of this By-Law, where the application of any ratio in this section results in a fraction of a *parking space or loading space* being required, the minimum number of spaces required shall be increased to the next highest whole number.

5.3 Non-Conforming Uses

Additional *parking spaces or loading spaces* shall be provided in accordance with the provisions of this By-Law for all *uses* on a *lot* in the following circumstances:

- a.) Where any addition to an *existing building or structure* or additional *gross floor area* is added to a *legal non-conforming building or structure*.
- b.) Where a change in *use* occurs that has the effect of requiring the additional *parking spaces or loading spaces*.

5.4 Exceptions to Downtown Commercial Core

Notwithstanding the requirements of Sections 5.11 and 5.12, no *parking spaces* or *loading spaces* shall be required for any *building* or *structure* or *use* located within a Core Area Commercial (C4) *Zone* on Grand River Street North between the Nith River and Charlotte Street in Paris, or on Main Street South between Beverly Street East and the northern portion of Victor Boulevard in St. George, or on King Street between Alexander Street and Park Avenue in Burford, or on Simcoe Street or Elgin Street in Scotland, or on Oakland Street in Oakland.

5.5 Enclosed Parking Areas/ Parking Structures

- a.) Every above-ground *structure* containing a *parking area* shall comply with the provisions for the *Zone* where such *structure* is located. Where such *structure* containing a *parking area* is *accessory* to a permitted *use* on a *lot*, then such *structure* shall conform to all the provisions for *accessory* uses set out in General Provision Section 4 of this By-Law.
- b.) Nothing in this By-Law shall prevent the location of an underground *parking area* in any part of a required *side yard setback* or *rear yard setback* on a *lot* provided such underground *parking area* is not within 3 metres of a *lot line*.
- c.) Parking shall not be permitted on the *front yard* or *exterior side yard* of a *building* or *structure* in a Mixed-Use *Zone* or Core Area *Zone*.

5.6 Requirements for Accessible Parking

- a.) In addition to the *parking spaces* required under Section 5.11 and 5.12, the parking for all *uses* that require visitor *parking spaces* shall provide accessible parking in accordance with the regulations stated in this sub-section.
- b.) Accessible *parking spaces* shall be provided and maintained on the same *lot* in proximity to the main entrances to the *use*, *building* or *structure*. (See Appendix A for illustration).
- c.) Accessible *parking spaces* shall include two types of accessible *parking spaces* and shall have the following requirements:
 - i) Type A space – Minimum width of 3.4metres
 - ii) Type B space – Minimum width of 2.8metres
 - iii) The minimum length for an accessible *parking space* shall be 5.5metres.
- d.) *Aisles* shall be provided in accordance with the following requirements:
 - i) Minimum width of 1.5metre (yellow striped buffer area) which shall include a depressed curb.
 - ii) In case of *parking spaces* with double *aisle*, the *aisle* area shall be increased to 1.6m
 - iii) The *aisle* must extend the full length of the parking space.

5.6.1 Accessible Parking Requirements Table

Number of Parking Spaces Required	Minimum Number of Accessible Parking Spaces Required	Type A Parking Spaces	Type B Parking Spaces
1-12	1	1	0
13-100	4%	a) For <i>lots</i> that require an even number of total accessible <i>parking spaces</i> – provide an equal number of Type A and Type B spaces. b) For <i>lots</i> that require an odd number of total accessible <i>parking spaces</i> – provide an equal number of Type A and Type B spaces. The additional <i>parking space</i> may be a Type B space.	
101-200	3% + 1		
201-1000	2% + 2		
1001+	1% + 11		

5.7 Specifications for Parking, Loading, and Access Regulations

- a.) A *parking space* hereby shall have minimum rectangular dimensions of 2.8 metres by 5.5 metres, except in the following cases:
 - i) Where parallel parking is provided, the minimum dimensions of the required parking space shall be 2.5 metres by 6.7 metres.
 - ii) Where a wall, column, or other obstruction is located abutting any unenclosed parking space, the minimum width of the parking space shall be increased by 0.3 metres for each side that is obstructed.
 - iii) Where a parking space is provided inside a garage or carport, it shall have minimum rectangular dimensions of 3.0 metres by 6.0 metres. If risers are required within the garage or carport, they are permitted to encroach a maximum of 0.25 metres into the parking space provided the risers are located within 1.00 metre of either end of the parking space.
- b.) A *loading space* shall have minimum dimensions of 3.5 metres by 10 metres with a vertical clearance of 4 metres.
- c.) Access to *parking spaces* and *loading spaces* shall be provided from
 - i) An improved *street* by means of one or more unobstructed driveways, or
 - ii) A right-of-way or *easement* provided said access is established for such purpose.
- d.) Where only one-way traffic circulation is provided, the circulation requirements shall be clearly indicated by *signs*, pavement markings, or both.

- e.) Nothing in this subsection shall apply to prevent the widening of the portion of a driveway on private property for the purpose of ingress and egress to a *parking space* located within a *garage* or *carport*, provided the minimum *landscaped open space* requirements of the property are maintained, and the widening does not negatively impact any prescribed drainage feature.
- f.) A driveway shall be subject to the requirements and provisions of Section 4.34.4 to facilitate the need for any *prescribed drainage feature*, in accordance with any requirements and standards of the County of Brant Development Engineering Division.
- g.) The width and setbacks of *driveways* shall be subject to the requirements of Table 5.7.2 below, unless otherwise specified within this By-Law.

5.7.1 Driveway Regulations Table

	<i>Residential Use – Lot width 11.0m or lesser</i>	<i>Residential Use – Lot width greater than 11.0m</i>	<i>All other uses</i>
Minimum Driveway Width (metres)	2.8m		4.5m for one-way circulation, 6.0m for two-way circulation
Maximum Driveway Width (metres)	55% of the lot width, or 6.0m, whichever is lesser	55% of the lot width, or 7.3m, whichever is lesser	10.0m

5.8 Location of Required Parking and Loading Spaces

- a.) With the exception of the Core Area (C4) Zone, all required *parking spaces* or *loading spaces* shall be provided on the same *lot* occupied by the *building, structure* or *use* for which such *parking spaces* or *loading spaces* are required, and shall not form a part of any *street* or *lane*.
- b.) Notwithstanding Clause (a) above, where the provision of off-street parking on the same *lot* as the *use* requiring such off-street parking is not possible, such off-street parking facilities may be located on another *lot* within 400 metres of the *lot* containing the *use* requiring the parking. Such alternate parking shall only be situated in a Core Area (C4) Zone, Mixed Use (C5) Zone or any Employment Zone provided a *Site Plan Agreement* is registered on title of the *lot used* for parking committing said *parking spaces* to the related *use*.
- c.) *Parking spaces* for an *additional residential unit* must be provided on the same *lot* as the *primary dwelling unit*.
- d.) Location of required *loading spaces*:
 - i) The *loading spaces* shall be provided in front of the loading and unloading areas, bays, doors, or docks etc.

- ii) The *loading space* shall not be permitted in the required *front yard setback* and required *exterior side yard setback*.
 - iii) No part of any *loading space* shall be closer than 3.0 metres to any *lot line*.
- e.) Notwithstanding the *yard* and *setback* provisions of this By-Law to the contrary, uncovered surface *parking areas* shall be permitted in the required *yard setbacks* as follows:

5.8.1 Parking Yard Requirements Table

Zone	Yard in which required parking space is permitted
Agricultural, Commercial, Institutional, Employment, Open Space, Resource Extraction	<ul style="list-style-type: none"> a) All <i>yards</i> provided that no part of any <i>parking area</i>, other than a <i>driveway</i>, is located closer than 3 metres to any <i>street line</i>, b) Notwithstanding clause (a) above, no commercial/industrial equipment or commercial/industrial <i>vehicle</i> or a <i>trailer</i> shall be permitted to be parked within the required <i>yard setback</i> abutting a residential use. c) In the Mixed Use (C5) <i>Zone</i>, parking shall not be permitted in the <i>front yard</i>.
Residential	<ul style="list-style-type: none"> a) In <i>front yard</i> and <i>exterior side yard</i> provided that no part of any <i>parking space</i> is located closer than 3 metres to the <i>street</i>; b) In <i>yards</i> leading directly to a <i>garage</i>, a <i>carport</i> or a <i>parking space</i>; c) No <i>person</i> shall park or permit to park a <i>vehicle</i> in the <i>front yard landscaped open space</i> of any <i>lot</i>.

5.9 Surface Treatment and Drainage

- a.) All *parking areas*, *driveways* and *loading spaces* shall be constructed and maintained with a stable surface, treated so as to prevent the raising of dust or loose particles, using such surfacing materials as gravel, asphalt, concrete,

interlocking brick, or other hard-surfaced material sufficient to provide stability, prevent erosion, be usable in all seasons, and allow infiltration of surface water.

- b.) The surface of every *parking area, driveway or loading space* located in any *yard* in any Commercial and Employment *Zone* or a commercial/industrial *use*, which is located adjacent to any Residential *Zone*, shall be paved with asphalt, concrete or paving stones.

5.10 Loading Space Regulations

The number of *loading spaces* required on a *lot* shall be based on the total *gross floor area* of all the *uses* on said *lot* for which *loading spaces* are required in accordance with the following:

5.10.1 Loading Space Regulations Table

Size of Building	Minimum Number of Loading Spaces Required
Up to 250m ²	0
251m ² to 500m ²	1
501m ² to 2,500m ²	2
2,501m ² to 7,500m ²	3
7,500m ² and over	3, plus one space for each additional 10,000m ²

5.11 Parking Space Requirements for Residential Uses

5.11.1 Parking Requirements for Residential Uses Table

Housing Form	Minimum Required Off-Street Parking Space Regulations
<i>Accessory Dwelling</i>	2 spaces per unit
<i>Apartment Dwelling</i>	1 space per unit (studio and/or 1 bedroom) +0.25 spaces per additional bedroom that goes beyond a studio/ 1-bedroom typology +0.35 visitor spaces per unit
<i>Dwelling Unit</i> with frontage on a <i>public street</i>	2 spaces per unit
<i>Lodging House, Boarding House, Rooming House</i>	1 space per 3 lodging units / rooms
<i>Additional Residential Unit, Mobile Home, Modular Dwelling, Farm Labour Housing, Garden Suite</i>	1 space per unit
All other housing forms not specified herein	2 spaces for unit (for residents) +0.35 visitor spaces per unit

- a.) For any development on a *private street* containing housing forms other than *single detached dwellings*, and where the development is intended to be a private complex and/or *condominium development*, visitor parking shall be required at a rate of 0.35 visitor spaces per dwelling unit.
- b.) Not including parking provided in a *private driveway*, all required visitor, resident, and accessible *parking areas* shall be clearly identified, demarcated, and reserved for the respective user.
- c.) Accessible *parking spaces*, where required, shall be provided in addition to any other *required parking or loading spaces*, in accordance with the requirements of Section 5.6 of this By-law.

5.12 Parking Requirements for Non-Residential Uses

5.12.1 Parking Requirements for Non-Residential Zones Table

Type of Use	Minimum Required Off-Street Parking Regulations (Per <i>gross floor area</i>)
Agricultural Equipment Sales and Service Establishment	1 per 30m ²
Agricultural Processing Facility	1 per 30m ² for retail showroom, plus 1 per 200m ² for <i>warehouse/ wholesale</i>
Agriculture-Related Uses	1 per 100m ²
Agriculture Service and Supply Establishment	1 per 30m ² for retail showroom, plus 1 per 200m ² for <i>warehouse/ wholesale</i>
Amusement Game Establishment	1 per 25m ²
Amusement Park	4 per alley, game table, or other game surface plus 10 per 100m ² of <i>gross floor area used</i> for dining and assembly
Art Gallery	1 per 50m ²
Assembly Hall	1 per 8 seats or per 35m ² whichever is greater
Auction Establishment	1 per 30m ²
Auto Body Shop	1 per 30m ²
Automobile Repair Garage	1 per 25m ²
Automobile Sales or Rental Establishment	1 per 25m ²
Automobile Service Station	6 per bay
Automotive Use	1 per 25m ²
Bakery	1 per 100m ²
Banquet Hall	1 per 8 seats or per 35m ² whichever is greater
Bed and Breakfast Establishment	1 per guest room in addition to those required for the <i>dwelling unit</i>
Body Rub Parlour	1 per 100m ²
Building Supply Outlet	1 per 30m ² for retail/showroom plus 1 per 200m ² for <i>warehouse/ wholesale</i>
Bulk Sales Establishment	1 per 30m ²

Type of Use	Minimum Required Off-Street Parking Regulations (Per <i>gross floor area</i>)
Cannabis Production and Processing	1 space per 30m ² of <i>gross floor area</i> which accommodates any office or retail components of the <i>use</i> , plus 1 space per 200m ² of <i>gross floor area</i> , which accommodates the remainder of the use.
Car Wash	3 spaces per wash bay
Catering Establishment	1 per 200m ²
Chemical and Pharmaceutical Industry	1 per 100m ²
Commercial Greenhouse	1 per 100m ²
Community Centre	1 per 8 seats or 1 per 25m ² whichever is greater
Contractor's Yard	1 per 40m ²
Convenience Store	1 per 25m ²
Crafts Shop	1 per 100m ²
Day Care	1 per 40m ²
Drive-through Facility	1 per 15m ²
Dry Cleaning and Laundromat	1 per 25m ²
Dry Cleaning Establishment	1 per 50m ²
Electrical and Electronic Products Industry	1 per 100m ²
Farm Greenhouse	1 per 100m ²
Farm Production Outlet	1 per 30m ²
Feed Mill	1 per 100m ²
Fertilizer Blending Station	1 per 100m ²
Financial Institution	1 per 25m ²
Food Processing Plant	1 per 100m ²
Florist Shop	1 per 200m ²
Funeral Home	Greater of 1 per 20m ² or 20 spaces
Golf Course	6 spaces per hole plus 1.0 per 22.0m ² <i>gross floor area</i> for any <i>accessory use</i>
Grocery Store	1 per 25m ²
Group Home	1 per 100m ² or a minimum of 3 spaces
Home Improvement Centre	1 per 30m ²
Home Occupation	1 per <i>Home Occupation</i>
Hospital	1 per 30m ²
Hotel	1.25 per unit
Kennel	1 per 25m ²
Library	1 per 40m ²
Manufacturing Facility	1 per 100m ²
Mineral Aggregate Operation	2 spaces
Museum	1 per 50m ²
Nursery and Garden Centre	1 per 30m ² <i>used</i> for retail sales and display of products and / or office

Type of Use	Minimum Required Off-Street Parking Regulations (Per <i>gross floor area</i>)
	And 1 space per 100m ² <i>used for warehouse and/or wholesale</i>
Nursing Home	1 per 3 beds
Office, Business or Professional	1 per 30m ²
Office, Medical	1 per 15m ²
Office, Support	1 per 15m ²
Office Supply Outlet	1 per 30m ²
Open Storage	1 per hectare (2.5 acres)
Outdoor Retail Display Area	1 per 30m ²
Paper Products Industry	1 per 100m ²
Personal Service Establishment	1 per 50m ²
Pharmacy	1 per 25m ²
Place of Worship	1 per 5 seats
Printing Establishment	1 per 200m ²
Private Club	1 per 20m ²
Processed Goods Industry	1 per 100m ²
Recreational Establishment	1 per 20m ²
Recycling Facility	1 per 100m ²
Research and Development Establishment	1 per 100m ²
Restaurant	1 per 10m ²
Retail Store	Less than 1000m ² : 1 per 25m ² More than 1000m ² : 1 per 20m ²
School, Commercial	1 per 30m ²
School, Elementary	1.5 per classroom (includes teaching rooms, gymnasium, <i>library</i> etc.) plus 1 per portable classroom
School, Post-Secondary	1 per 100m ² plus 1 per 15 students
School, Secondary	3 per classroom (includes teaching rooms, gymnasium, library etc.) plus 1 per portable classroom
Service and Rental Establishment	1 per 25m ²
Service Shop	1 per 25m ²
Shopping Centre	Less than 2000m ² : 1 per 35m ² Greater than 2000m ² : 1 per 25m ²
Studio	1 per 45m ²
Supermarket	1 per 25m ²
Taxi Stand	1 per 6m ²
Transport / Truck Terminal	1 per 100m ²
University	1 per 100m ² plus 1 space for 6 resident students and/or staff
Veterinary Clinic	1 per 25m ²

Type of Use	Minimum Required Off-Street Parking Regulations (Per <i>gross floor area</i>)
Warehouse	1 per 100m ²
Warehouse, Public Self Storage	1 per 200m ²
Wholesale Establishment	1 per 150m ²

- a) Notwithstanding the requirements of Table 5.12.1 of this By-Law, on a site where a mix of commercial uses are permitted, and the site is developed as one holistic development through a Site Plan Control Agreement, the parking and loading requirements may be determined based on the average overall parking ratio for the entire site. If the proposed uses of the commercial *development* are unknown at the time of site plan, the parking and loading requirements for a Shopping Centre may be applied at the discretion of the Site Plan Control agreement. All other provisions of the By-Law shall apply.
- b) Where development is proposed in an area to which the heritage area (HA) overlay applies, and where an adaptive reuse is proposed to maintain an existing structure that has been evaluated by the municipal heritage committee to have heritage value, the parking space requirements of Section 5.12.1 , as related to the proposed use of the heritage building, may be discounted by 25% without the need for an amendment to this By-law.

5.13 Commercial Vehicle Regulations

- a) A maximum of one (1) *commercial vehicle* shall be permitted to be parked or stored in any Agricultural Zone unenclosed, and in any Urban Residential Zone or Non-Urban Residential Zone entirely within an enclosed *garage* provided that the required number of *parking spaces* for the *main use* is maintained.
- b) No *commercial vehicle*, motorized construction equipment, tow truck, dump truck, tractor *trailer*, semi-*trailer*, bus or similar *vehicles/equipment* shall be parked or stored on any part of a *lot* in any Urban Residential Zone or Non- Urban Residential Zone, except within a fully enclosed *building* or *structure*.
- c) A *commercial vehicle*, motorized construction equipment, tow truck, dump truck, tractor trailer, semi-trailer, bus or similar *vehicles/equipment* shall not be parked or stored in any required *yard* in any Agricultural Zone.
- d) No *commercial vehicle*, in any Agricultural, Urban Residential Zone or Non-Urban Residential Zone, shall be permitted to idle or operate in a way that causes any nuisance including but not limited to noise, dust, or emissions on any part of a *lot*.
- e) Notwithstanding clause (b) of this section, a maximum of one (1) commercial vehicle shall be permitted in any Agricultural, Urban Residential Zone or Non-Urban Residential Zone subject to following:

- i. The *commercial vehicle* shall not be more than or equal to 3 000kg registered gross weight and be less than 6.0 metres in length and 2.6 metres in *height*,
 - ii. No *commercial vehicle* shall be permitted to be parked or stored in a *front yard setback*, an *exterior side yard setback*, or closer than 3 metres to any other *lot line*.
 - iii. Notwithstanding clauses (i) and (ii) above, school buses shall be permitted to be located in the *interior side yard* and *rear yard*. Parking of the school bus shall be provided in addition to the required parking on the property.
- f) Nothing in this By-Law shall prevent the parking of a *commercial vehicle* or motorized construction equipment in any Urban Residential *zone* or Non-urban Residential *zone* for a temporary basis for the immediate purpose of making deliveries or otherwise provided services to that *lot*.
 - g) Notwithstanding the clauses above, agricultural implements or commercial and industrial equipment, or any component thereof, shall not be parked or stored on a *lot* within any Urban Residential *zone* or Non-urban Residential *zone*.
 - h) Notwithstanding the clauses above, agricultural implements or commercial and industrial equipment, or any component thereof, shall not be parked or stored in the required *yard* of any other *zone* abutting Urban Residential *zone*, Non-Urban Residential *zone* and Institutional *zone*.

5.14 Recreational Vehicle Regulations

- a) The *parking space used* for *recreational vehicles* shall be in addition to the required number of *parking spaces* for the applicable *Zone*.
- b) Where the *lot area* is greater than 4,000 square metres, the following regulations for parking of a *recreational vehicle* on a *lot* with a residential *use* shall apply:
 - i. The *recreational vehicle(s)* may be located entirely within an enclosed *garage*.
 - ii. Must be screened by a visual barrier according to Section 4.19. Only one *recreational vehicle* shall be permitted to be parked unenclosed on any *lot* provided:
 - 1. It shall not be parked or stored in any required *yard setback* for the applicable *Zone*, and
 - 2. It shall be screened by a *visual barrier* according to Section 4.19.
- c) Where the *lot area* is less than 4000 square meters, the following regulations for parking of a *recreational vehicle* on a *lot* with a residential *use* shall apply:
 - i. The *recreational vehicle(s)* may be located entirely within an enclosed *garage*.
 - ii. Only one *recreational vehicle* shall be permitted to be parked unenclosed on any property on the *driveway* during the period from May 1st to October 31st in each year, inclusive, provided that such equipment
 - 1. Shall not obstruct the visibility of movement of vehicular or pedestrian traffic within a *street* or *lane*,

2. Shall be located a minimum of 1.5 metres from the *street lot line*,
3. Shall not exceed a maximum *height* of 2.5 metres
 - iii. The *recreational vehicle(s)* may not be parked or stored in a *carport* unless screened by a *visual barrier*
 - iv. The *recreational vehicle(s)* shall not be parked or stored in any required *yard setback*
- d) Snowmobiles may be stored or parked on a *driveway* of a *lot* with a residential *use* between December 1st and March 31st provided that:
 - i. The *parking space used* for snowmobile shall be in addition to the required number of *parking spaces* for the applicable *zone*
 - ii. Such equipment is fully contained on the *lot*
 - iii. Shall not obstruct the visibility of vehicular or pedestrian traffic movement within a *street* or *lane*,
 - iv. Shall be located a minimum of 1.5 metres from the *lot line*
- e) No *recreational vehicle* or snowmobile or other similar recreational equipment shall be *used* as a *dwelling unit* or for residential purposes
- f) No *recreational vehicle* or snowmobile or other similar recreational equipment shall be parked or located on the *road allowance*.