

Section 5.5

COMMERCIAL DISTRICT PARKING REGULATIONS (C-1 to C-4)

Provision shall be made for off-street vehicular parking or garage spaces for any development in a commercial district defined in this Bylaw, in accordance with the following standards:

5.5.1

Where an application is received for which two (2) or more uses are included on one site, the parking requirements for all uses shall be met.

5.5.2

All required parking spaces for any residential use in a commercial district shall be provided in the side or rear yard only.

5.5.3

Required parking spaces for commercial and other non-residential uses may be located in front, side or rear yards.

5.5.4

All parking or loading spaces shall be at least 1.5 metres from any window serving residential rooms.

5.5.5

Where two different standards are given for parking requirements in Table 5.6.5, (i.e. 1 space per 20m² or 1 space per 10 seats) the greater of the two calculated parking stall requirements shall be the requirement for the proposed development.

5.5.6

Only in the C-1 Zoning District, the first 278.0m² and 5 employees, or forty (40) seats and five (5) employees, (whichever is applicable), of any development shall be exempted from the requirement of providing parking and/or loading spaces.

5.5.7

The minimum off-street parking standards for the commercial districts are outlined below:

	FACILITY TYPE	C-1 DISTRICT (GROSS LEASABLE FLOOR AREA)	C-2 to C-4 DISTRICTS (GROSS LEASABLE FLOOR AREA)
5.5.7.1	Agricultural Sales and Service Facilities	Not permitted	1 space per 30m ²
5.5.7.2	Amusement Establishments – Indoors	1 space per 15 seats or 1 space per 40m ²	1 space per 10 seats or 1 space per 20m ²
5.5.7.3	Amusement Establishments – Outdoors	Not permitted	1 space per 300m ² of site
5.5.7.4	Apartments	1 space per unit	Not Permitted
5.5.7.5	Apartments – Main Floor Commercial	1 space per unit	1 space per unit
5.5.7.6	Apartments – Senior Citizens – Nursing Home	0.2 spaces per unit	Not Permitted
5.5.7.7	Apartments – Senior Citizens – Assisted Living	0.5 spaces per unit	Not Permitted
5.5.7.8	Apartments – Senior Citizens – Independent Living Facility	1 space per unit	Not Permitted
5.5.7.9	Auto and Minor Recreation	1 space per each 15 vehicles	1 space per each 10

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	Sales & Rentals	(based on lot capacity)	vehicles (based on lot capacity)
5.5.7.10	Automotive Maintenance	2 spaces per each bay	3 spaces per each bay
5.5.7.11	Autobody Repair and Paint Shops	Not Permitted	3 spaces per each bay
5.5.7.12	Bakery	1 space per 40m ²	1 space per 20m² 1 space per 28m² *
5.5.7.13	Broadcasting / Television Studios	1 space per 60m ²	1 space per 30m ²
5.5.7.14	Building Materials Sales and Storage	1 space per 40m ²	1 space per 20m² 1 space per 28m² *
5.5.7.15	Business Support Services	1 space per 40m ²	1 space per 20m ²
5.5.7.16	Casinos	1 space per 40m ²	1 space per 20m ²
5.5.7.17	Commercial Education Facilities	1 space per 40m ²	1 space per 20m ²
5.5.7.18	Community Facilities	1 space per 15 seats or 1 space per 60m ²	1 space per 10 seats or 1 space per 30m ²
5.5.7.19	Convention / Exhibition Facilities	1 space per 15 seats or 1 space per 60m ²	1 space per 10 seats or 1 space per 30m ²
5.5.7.20	Crematoriums	1 space per 60m ²	1 space per 30m ²
5.5.7.21	Day Care Centres	1 space per 8 children	1 space per 4 children.
5.5.7.22	Dry Cleaner	1 space per 40m ²	1 space per 20m ²
5.5.7.23	Entertainment / Drinking Facilities	1 space per 6 seats or 1 space per 40m ²	1 space per 4 seats or 1 space per 20m² 1 space per 35 m² *
5.5.7.24	Equipment / Household Repair Shops	1 space per 60m ²	1 space per 30m ²
5.5.7.25	Equipment Rentals	Not Permitted	1 space per 20m² 1 space per 28m² *
5.5.7.26	Financial Institutions	1 space per 40m ²	1 space per 20m ²
5.5.7.27	Fleet Services	1 space per fleet vehicle	1 space per fleet vehicle
5.5.7.28	Funeral Services	1 space per 15 seats or 1 space per 60m ²	1 space per 10 seats or 1 space per 30m ²
5.5.7.29	Government Buildings	1 space per 40m ²	1 space per 20m ²
5.5.7.30	Greenhouse & Plant Nurseries	Not permitted	1 space per 20m ²
5.5.7.31	Group Care Facilities	1 space per 2 units/bedrooms	1 space per 2 units/bedrooms
5.5.7.32	Health Services	1 space per 40m ² or 1 space per bed	1 space per 20m ² or 1 space per bed
5.5.7.33	Hotels & Motels	1 space per guest room	1 space per guest room
5.5.7.34	Kennels	Not Permitted	1 space per 20m ²
5.5.7.35	Manufactured Home Sales Facilities	Not permitted	1 space per unit on site (based on lot capacity)
5.5.7.36	Participant Recreation – Indoors	1 space per 40m ²	1 space per 20m ²
5.5.7.37	Personal Service Establishments	1 space per 40m ²	1 space per 20m² 1 space per 28m² *
5.5.7.38	Professional Offices	1 space per 40m ²	1 space per 20m ²

*Amended
By Bylaw
No. 5/2017

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5.5.7.39	Protective Services	1 space per 40m ²	1 space per 20m ²
5.5.7.40	Rec. Vehicle Sales / Rental / Service	Not permitted	1 space per 10 vehicles on site plus 1 space per bay
5.5.7.41	Recycling Facilities	Not permitted	1 space per 40m ²
5.5.7.42	Residential Care Facilities	1 space per 2 units/bedrooms	1 space per 2 units/bedrooms
5.5.7.43	Restaurants / Drinking Establishments	1 space per 6 seats or 1 space per 40m ²	1 space per 4 seats or 1 space per 20m² 1 space per 4 occupants or 1 space per 28m ² *
5.5.7.44	Retail Stores – Convenience	1 space per 40m ²	1 space per 20m² 1 space per 28m ² *
5.5.7.45	Retail Stores – Grocery	1 space per 40m ²	1 space per 20m² 1 space per 28m ² *
5.5.7.46	Retail Stores – General	1 space per 40m ²	1 space per 20m² 1 space per 28m ² *
5.5.7.47	Service Stations	1 auto stack-up space per pump	2 auto stack-up spaces per pump
5.5.7.48	Shopping Centre – Neighborhood	1 space per 40m ²	1 space per 20m² 1 space per 28m ² *
5.5.7.49	Shopping Centre – Community	1 space per 40m ²	1 space per 20m² 1 space per 28m ²
5.5.7.50	Shopping Centre – Regional	1 space per 40m ²	1 space per 20m² 1 space per 28m ² *
5.5.7.51	Truck Sales/Rentals/Service	Not permitted	1 space per 10 vehicles on site plus 1 space per bay
5.5.7.52	Veterinary Service	1 space per 40m ²	1 space per 20m ²
5.5.7.53	Warehouse Sales / Facilities	1 space per 40m ²	1 space per 20m² 1 space per 28m ² *
5.5.7.54	All Other Uses	1 space per 40m ²	1 space per 20m ²

Amended
By
Bylaw No.
12/2020

NOTE:
DETAILS

Bylaw No. 15/2008 – 117 Third Avenue North – Section 5.4.4.9 & 5.5.7.42 shall not apply to the existing residential care facility; the number of parking spaces required for the existing residential care facility shall be 2 tandem parking spaces; 5.2.1 H) shall not apply to the Discretionary Use; the parking stall sizes shall be a minimum of 2.4m wide (8ft) by 5.8m (19ft) long for the first space, and 2.1m (7ft) wide by 5.18m (17ft) long for the second space nearest the building.

Amended
By Bylaw
No. 1/2005

Section 5.6

OFF-STREET PARKING REGULATIONS – C-1 AND C-2 ALTERNATIVE OPTIONS

Upon approval by Council, on-site parking requirements may be met through the following alternative methods:

5.6.1 – OFF-SITE PARKING

Where a business or person(s) is deficient in the required number of on-site parking spaces, the number of parking spaces needed to meet the requirement may be purchased or leased within 120 metres of the business operation, under the following conditions:

- A) The owner of the land used for off-site parking shall agree to covenant with the City by an agreement that the site on which the parking spaces are located shall be used for such purposes as long as it is required under the current Bylaw;
- B) The land purchased or leased in lieu of parking spaces must be in the C-1 Zoning District; and
- C) The Applicant can demonstrate that the walking route to the remote parking is considered to be pedestrian friendly and within a reasonable distance to the principle use and building.
- D) This provision shall apply only to the C-1 Zoning Districts.

5.6.2 – PAYMENT IN LIEU

Pursuant to Section 75(1) of the Act, Council may exempt any person from the requirement of providing off-street parking spaces where that person pays or agrees to pay \$3,000.00 per exempted parking space, and subject to the following conditions:

- A) All monies paid to the City for exempted parking spaces shall be held in a separate account, and expended at Council's discretion, only for the acquisition, construction, operation, or maintenance of parking facilities anywhere in the C-1 or C-2 Zoning District, and/or the capital costs of the transit system;
- B) Under no circumstances does payment of the \$3,000 per exempted parking space require the City to provide the person with parking near or adjacent to their building or use; and,
- C) This exemption shall apply only to the C-1 and C-2 Zoning District.
- D) Notwithstanding subsection 5.6.2(B), all monies acquired in the form of payment in lieu of parking spaces shall be held in a City account and utilized in accordance with the a future Downtown Redevelopment Plan in order to strategically locate parking lots in the downtown.

Amended By
Bylaw
No. 1/2005

Section 5.7

INDUSTRIAL DISTRICT PARKING REGULATIONS (MI-1 to MI-2)

Provision shall be made for off-street vehicular parking or garage spaces for any development in an industrial district defined in this Bylaw, in accordance with the following standards:

5.7.1

Where an application is received for which two (2) or more uses are included on one site, the parking requirements for all uses shall be met.

5.7.2

Required parking and loading spaces may be located in front, side and rear yards.