

SECTION 5: PARKING**ZONING BY-LAW**

Where this By-law requires the provision of parking facilities, no lands shall be used and no building shall be used or erected in any zone unless there are provided and maintained facilities for parking in accordance with the following regulations and Parking Schedules, unless otherwise specifically provided for in this By-law.

5.1 LOCATION

- a) All Uses
 - i) Required parking facilities shall be located on the same lot as the use requiring the parking.
 - ii) Notwithstanding Subsection 5.1 a) i), where the provision of parking on the same lot as the use requiring the parking is not possible, such off-site parking may be located on another lot within 300.0 metres of the lot containing the use requiring the parking, provided:
 - a) Such off-site parking shall only be permitted within a zone in which the use requiring such parking is permitted;
 - b) Such off-site parking shall be subject to Subsection 5.1 a) iii); and,
 - c) Subsection 5.1 a) ii) shall not apply to any Residential Zone.
 - iii) Where the required parking is provided in accordance with Subsection ii) above, the owners of both lots shall enter into an agreement with the City to be registered against the title of both the lot upon which parking is to be provided and the lot containing the use requiring the parking. The lot upon which the parking is located, pursuant to the agreement, shall continue to be so used only for such purposes until alternate parking spaces in conformity with the regulations of this By-law are provided.
 - iv) Parking as provided for in Subsection iii) may be transferred to another lot in accordance with Subsection ii), provided that an agreement as required by Subsection iii) is registered on title of said other lot.
 - v) Unless otherwise regulated in this By-law, parking spaces and aisles, giving direct access to abutting parking spaces, excluding driveways extending directly from the street, shall be subject to the following:

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- a) Shall not be located within 3.0 metres of a street line,
- b) Shall provide a 3.0 metre wide planting strip being required and permanently maintained between the street line and the said parking spaces or aisle, except for that portion of a lot line abutting the Red Hill Valley Parkway and the Lincoln Alexander Parkway; and,
- c) Where a Planting Strip is provided, as per b) above, any architectural wall or feature within the Planting Strip shall be limited to a maximum height of 0.6 metres.

(By-law No. 11-276, November 16, 2011)

(By-law No. 14-238, September 10, 2014)

(By-law No. 18-219, August 17, 2018)

- vi) Within any Downtown Zone, no new surface parking lots shall be permitted except where the parking is accessory to the main use on the same lot.

- b) Single Detached Dwellings, Semi-Detached Dwellings and Duplex Dwellings

On a lot containing a single detached dwelling, semi-detached dwelling or duplex dwelling in all zones:

- i) The required parking spaces for such dwellings shall be located a minimum distance of 5.8 metres from the streetline; and,
- ii) No parking spaces shall be permitted in a required front yard or required flankage yard except as otherwise permitted for single detached, semi-detached or duplex dwellings.

On a lot containing a single detached dwelling, semi-detached dwelling or duplex dwelling in all zones except the Agriculture (A1) and Rural (A2) Zone:

- iii) Unless otherwise regulated in this By-law, a driveway shall be located so as to lead directly from a street or laneway to a required parking space, either within a garage or outside, with such driveway having a minimum width of 3.0 metres;
- iv) The width of a driveway shall not exceed the width of an attached garage;

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- v) Notwithstanding Subsection 5.1 b) iv), on a lot having an attached garage less than 5.0 metres in width, the driveway may extend beyond the width of the garage toward the side lot line to a maximum width of 5.0 metres and no closer than 0.6 metres to the side lot line, nearest to the garage;
- vi) In the case of a dwelling unit without an attached garage, the driveway width shall not exceed 50% of the lot width or 8.0 metres, whichever is less;
- vii) Where the driveway is provided in the front yard, all other portions of the front yard shall be landscaped area;
- viii) A maximum of one driveway shall be permitted for each dwelling unit, except in the case of:
 - 1. A corner lot where a maximum of one driveway may be permitted from each street frontage; or,
 - 2. On a lot having a minimum width of 30.0 metres, a maximum of two driveways may be permitted.
- ix) On a corner lot, no access driveway shall be permitted through a daylight triangle;
- x) For a dwelling with an attached garage, the finished floor level of the garage shall be a minimum 0.3 metres above grade.

(By-law No. 11-276, November 16, 2011)

(By-law No. 18-219, August 17, 2018)

(By-law No. 21-071, May 12, 2021)

(By-law No. 22-197, August 12, 2022)

c) **Street Townhouse Dwellings**

On a lot containing a street townhouse dwelling:

- i) The required parking spaces for such dwelling shall be located a minimum distance of 5.8 metres from the street line to which the driveway is accessed;
(By-law No. 06-324, October 25, 2006)
- ii) Unless otherwise regulated in this By-law, a driveway shall be located so as to lead directly from a street or lane to a required

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parking space, either within a garage or outside, and shall have a minimum width of 2.7 metres;

- iii) A driveway may be widened to a maximum of 65% of the lot width or 6.0 metres, whichever is the lesser;
- iv) No parking shall be permitted in a required front yard or required flankage yard except as otherwise permitted for street townhouse dwellings; and,
- v) Notwithstanding Section 5.2 b) of this By-law, no required parking space contained within an attached garage shall be less than 2.7 metres by 6.0 metres for a Street Townhouse Dwelling Unit in a TOC3 Zone.
- vi) For a dwelling with an attached garage, the finished floor level of the garage shall be a minimum 0.3 metres above grade.

(By-law No. 16-265, October 12, 2016)

(By-law No. 22-197, August 12, 2022)

d) **Multiple Dwellings**

On a lot containing a multiple dwelling:

- i) With the exception of any visitor parking required by Section 5.6, required parking for multiple dwellings shall not be located between the façade and the front lot line or between the façade and flankage lot line. In no case shall any parking be located within the required front yard or required flankage yard or within 3.0 metres of a street line.
- ii) Visitor parking may be permitted between the façade and a street provided that no more than 50% of the front yard shall be used for visitor parking and access to such parking.

5.2 DESIGN STANDARDS

- a) Where a parking lot is situated on a lot which abuts a Residential Zone, Settlement Residential (S1) Zone, Downtown (D5), or Downtown (D6) Zone, the following shall be provided and maintained along that portion of the lot line that abuts a Residential Zone, Settlement Residential (S1) Zone, Downtown (D5) Zone, or Downtown (D6) Zone:

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- i) A minimum 1.5 metre wide landscape strip which shall contain a visual barrier in accordance with Section 4.19 of this By-law.

(By-law No. 06-324, October 25, 2006)

(By-law No. 15-173, July 10, 2015)

(By-law No. 22-197, August 12, 2022)

- b) Unless permitted by another regulation in this By-law, parking space sizes shall be:

- i) Minimum 2.8 metres in width and 5.8 metres in length;
- ii) Where a wall, column, or any other obstruction is located abutting or within any parking space within an above ground or underground parking structure, the minimum width of a parking space shall be increased by 0.3 metres for each wall, column, or obstruction;

(By-law No. 21-189, October 13, 2021)

- iii) Notwithstanding Subsection ii), an additional 0.3 metres shall not be required provided:

1. the maximum length of the wall, column or any other obstruction shall not exceed 1.15 metres;
2. the wall, column or any other obstruction is located at the front, rear, or both ends of the parking space; and,
3. the wall, column or any other obstruction does not project more than 0.15 metres into the width of the parking space.

- iv) The length of each parking space in an attached garage of a dwelling unit shall be increased by an equivalent length of the step, steps or stairwell that extends into the parking space;

(By-law No. 21-189, October 13, 2021)

- v) Notwithstanding Subsection iv), an open stairway may project into the length of the required parking space not more than 0.75 metres provided the height of the stairway does not exceed 0.5 metres;

(By-law No. 21-189, October 13, 2021)

- vi) Notwithstanding Subsection i) herein, where 10 or more parking spaces are required on a lot, the minimum parking space size of

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not more than 10% of such required parking spaces shall be a width of 2.6 metres and a length of 5.5 metres, provided that any such parking space is clearly identified as being reserved for the parking of small cars only; and,

- vii) Notwithstanding Subsection b) ii) and iii), light standards, including the base, located at the intersection of 4 parking spaces shall not be considered as an obstruction.

(By-law No. 17-240, November 8, 2017; LPAT Decision PL171450 January 7, 2021)

(By-law No. 21-189, October 13, 2021)

- c) All required parking shall be provided as follows:

- i) With adequate means of ingress and egress to and from the street or laneway without the necessity of moving any other motor vehicle;
- ii) Shall be arranged so as to not interfere with normal public use of the street or laneway;
- iii) Shall be accessed by means of an access driveway:
 - 1. Located on the lot; or,
 - 2. Located party on the lot in the case of a mutual driveway; or,
 - 3. By means of a Right-of-Way.
- iv) Any parking lot shall provide for ingress and egress of vehicles to and front a street in a forward motion only.

(By-law No. 18-219, August 17, 2018)

(By-law No. 22-197, August 12, 2022)

- d) Notwithstanding Subsection b) herein, in the case of parallel parking:

- i) Each parallel parking space shall have a minimum width of 2.4 metres and a minimum length of 6.7 metres. End spaces which have a clear, unobstructed approach, shall have a minimum length of 5.5 metres.

- e) i) Parking Spaces, Driveways and Widening(s) in All Zones

- a) Shall be provided and maintained with stable surfaces such as asphalt, concrete or other hard-surfaced material, crushed stone, permeable pavers or gravel, and shall be maintained in a dust free condition.

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(By-law No. 22-132, June 08, 2022)

- ii) Parking Lots in All Zones, except the Rural Classification Zones
 - a) Shall be designed and maintained with stable surfaces such as asphalt, concrete or other hard-surfaced material.
- iii) Parking Lots in the Rural Classification Zones
 - a) Shall be designed and maintained with stable surfaces such as asphalt, concrete or other hard-surfaced material, or crushed stone or gravel; and,
 - b) Where crushed stone or gravel is provided in accordance with Subsection 5.2 e) iii) a), the access driveway shall be designed such that a minimum of 10.0 metres extending from the streetline shall be constructed and maintained with asphalt, concrete or other hard surfaced material, and shall be maintained in a dust free condition.

(By-law No. 18-219, August 17, 2018)

- f) Notwithstanding Subsection b) herein, in the case of a barrier free parking, each parking space shall have a minimum width of 4.4 metres and a minimum length of 5.8 metres.

(By-law No. 17-240, November 8, 2017)

- g) Commercial Parking Facilities and Hotels

Parking spaces may be designed to include the use of tandem or stacked parking where a parking attendant is on site or a valet service is provided.

(By-law No. 18-219, August 17, 2018)

- h) In addition to Section 5.1 a) v) and Subsection 5.2 e), the following Planting Strip requirements shall apply to surface parking lots in all zones where 50 or more parking spaces are provided on a lot:
 - i) Landscaped Area(s) and Landscaped Parking Island(s) with a minimum combined area of 10% of the area of the parking lot and associated access driveway and manouvering areas shall be provided and maintained;
 - ii) Each Landscaped Area and Landscaped Parking Island shall have a minimum area of 10.0 square metres; and,

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- iii) In addition to Section 5.6, the number of required parking spaces required to accommodate the Landscaped Area or Landscaped Parking Island within the parking lot shall be reduced by the amount needed to accommodate the minimum Landscaped Parking Island requirement as required by Subsection 5.2 h) i), up to a maximum of 10% of the required parking spaces.

(By-law No. 17-240, November 8, 2017)

(By-law No. 19-062, March 27, 2019)

(By-law No. 21-189, October 13, 2021)

- i) In addition to Subsection c) herein, the minimum aisle width shall be designed and provided in accordance with the following requirements:

Parking Angle Degree	One-Way and Two-Way Aisle Width
0°	3.7 m
15°	3.7 m
30°	3.7 m
45°	4.5 m
60°	5.5 m
75°	6.0 m
90°	6.0 m"

(By-law No. 17-240, November 8, 2017)

(By-law No. 19-062, March 27, 2019)

5.2.1 LOCATION OF LOADING FACILITIES

The location of loading doors and associated loading facilities shall be subject to the following:

- a) Shall not be permitted within a Front Yard;
- b) Shall not be permitted in any yard abutting a street, except where screened from view by a Visual Barrier in accordance with Section 4.19 of this By-law; and,
- c) Shall not be permitted in a required yard abutting a Residential Zone or an Institutional Zone and shall be screened from view by a Visual Barrier in accordance with Section 4.19 of this By-law.

(By-law No. 10-128, May 26, 2010)

5.3 COMMERCIAL MOTOR VEHICLES

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- a) In any Residential Zone, Downtown D5 Zone, Downtown D6 Zone, or Settlement Residential S1 Zone, Commercial Motor Vehicles:
 - i) Shall not be stored or parked except within a fully enclosed building; and,
 - ii) Notwithstanding Subsection i) above, any commercial motor vehicle may attend residential properties for the purpose of delivery or service only.
- b) In any Agricultural A1 Zone or Rural A2 Zone:
 - i) A maximum of 1 Commercial Motor Vehicle may be parked unenclosed, provided it is setback a minimum of 20 metres from any lot line and 50 metres from a dwelling on an adjacent lot.
 - ii) Notwithstanding the definition of Commercial Motor Vehicle, Section i) above does not apply to the storage or parking of agricultural vehicles and equipment associated with an agricultural operation.

(By-law No. 15-173, July 10, 2015)

5.4 MAJOR RECREATIONAL EQUIPMENT

- a) In any Residential Zone, Downtown D5 or Downtown D6 Zone or Settlement Residential S1 Zone, Major Recreational Equipment:
 - i) May be stored in a garage;
 - ii) Shall not be stored in the front yard or flankage yard;
 - iii) May be stored in a rear yard provided that it is screened from the view of a street and abutting properties zoned Residential or Downtown D5 or Downtown D6 with a visual barrier in accordance with Section 4.19 of this By-law;
 - iv) May be stored in a carport or side yard provided that the Major Recreational Equipment is screened with a visual barrier in accordance with Section 4.19 of this By-law, and has a minimum setback of 1.2 metres from the side lot line; and,
 - v) Notwithstanding Subsections ii), iii), and iv) herein, Major Recreational Equipment may be parked on a driveway wholly inside the lot line between May 1st and October 31st in each year.

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(By-law No. 21-189, October 13, 2021)

- b) In any Rural Zone, Major Recreational Equipment:
- i) May be stored enclosed;
 - ii) Shall not be stored in the minimum required front yard or flankage yard;
 - iii) May be stored in a rear yard or side yard provided that the Major Recreational Equipment is screened with a visual barrier in accordance with Section 4.19 of this By-law, and has a minimum setback of 1.2 metres from the side or rear lot line;
 - iv) Notwithstanding Subsections i), ii) and iii) herein, Major Recreational Equipment may be parked on a driveway wholly inside the lot line between May 1st and October 31st in each year; and,
 - v) Storage of Major Recreational Equipment shall only be permitted for Major Recreational Equipment owned by a resident of the lot.

(By-law No. 15-173, July 10, 2015)

5.5 BARRIER FREE PARKING

- a) Barrier free parking shall be designated and provided as part of the required parking spaces in accordance with the following requirements:

Required Parking Spaces	Designated Barrier Free Parking Spaces
1 - 49 spaces	Minimum 1 space;
50 - 100 spaces	Minimum 4% of the total number of required parking spaces;
101 – 200 spaces	Minimum 1 space + 3% of the total number of required parking spaces;
201 - 1000 spaces	Minimum 2 spaces + 2% of the total number of required parking spaces; and,
1000 or more spaces	Minimum 11 + 1% of the total number of required parking spaces.

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- b) Subsection 5.5 a) shall not apply to Single Detached Dwellings, Semi-Detached Dwellings, Duplex Dwellings and Street Townhouses abutting a public street.
- c) Where the application of the parking standards in Section a) above results in a numeric fraction, fractions shall be rounded down to the nearest whole number.
 (By-law No. 06-324, October 25, 2006)
 (By-law No. 16-265, October 12, 2016)
 (By-law No. 18-219, August 17, 2018)
 (By-law No. 19-062, March 27, 2019)

5.6 PARKING SCHEDULES

Parking spaces shall be provided in the minimum quantity specified in Column 2 hereunder for each use listed in Column 1, subject to the provisions of Subsection b) herein:

a) Parking Schedule for All Downtown Zones

Column 1			Column 2	
i. Residential Uses				
Single Detached Dwelling, Semi-Detached Dwelling, Street Townhouse Dwelling, Duplex Dwelling, Dwelling Unit			0 parking spaces per unit.	
Additional Dwelling Unit, Additional Dwelling Unit – Detached (By-law No. 22-132, June 08, 2022)			1 per unit	
a)	Multiple Dwelling		Minimum	Maximum
	i)	Dwelling units less than 50.0 square metres in gross floor area		
		Units 1-12	0 per unit	1.25 per unit
		Units 13+	0.3 per unit	
	ii)	Units greater than 50.0		

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		square metres in gross floor area		
		Units 1-12	0 per unit	1.25 per unit
		Units 13-50	0.5 per unit	
		Units 51+	0.7 per unit	
	iii)	Units with 3 or more bedrooms		
		Units 1-12	0 per unit	1.25 per unit
		Units 13+	0.3 per unit	
	b)	Residential Care Facility, Emergency Shelter, Lodging House, Retirement Home	1 for each 3 persons accommodated or designed for accommodation.	
	ii. Institutional			
	a)	Long Term Care Facility	1 for each 3 patient beds.	
	b)	Day Nursery	i.	1 for each 125.0 square metres of gross floor area which accommodates such use.
			ii.	Notwithstanding i. above, no parking shall be required where a Day Nursery is located within an Education Establishment.
	c)	Social Services Establishment	1 for each 50.0 square metres of gross floor area which accommodates such use.	
	iii. Educational Establishments			
	a)	Elementary School	1.25 for each classroom.	
	b)	Secondary School	3 for each classroom plus 1 for each 7 seat capacity in an auditorium, theatre or stadium	

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c)	University, College	5 for each classroom plus 1 for every 7 seat capacity in an auditorium, theatre or stadium <u>or</u> 5 spaces for every classroom plus 1 space for each 23 square metres of the gross floor area which accommodates the auditorium, theatre or stadium, whichever results in greater requirement.
d)	Residential use on the same lot as a University or College	No parking shall be required for any residential use on the same lot as a University or College.
iv. Commercial		No parking shall be required unless specifically listed in the subsection below.
a)	Commercial School	1 space for each 50 square metres of gross floor area in excess of 450 square metres, which accommodates such use.
b)	Financial Establishment	1 for each 50 square metres of gross floor area in excess of 450 square metres, which accommodates such use.
c)	Hotel	0.6 per guest room.
d)	Conference or Convention Centre	1 for each 100 square metres of gross floor area in excess of 450 square metres, which accommodates such use.
e)	Medical Clinic	1 for each 50 square metres of gross floor area in excess of 450 square metres, which accommodates such use.
f)	Office	1 for each 50 square metres of gross floor area in excess of 450 square metres, which

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		accommodates such use.
g)	Veterinary Service	1 for each 50 square metres of gross floor area in excess of 450 square metres, which accommodates such use.

(By-law No. 18-114, May 9, 2018)

- b) For lands within a Downtown (D1), (D2), and (D5) Zone the following provisions shall apply:
- i) The number of parking spaces provided shall not exceed the maximum parking standard established in Section a) above.
 - ii) Where the number of existing parking spaces exceed the maximum parking standard in Section 5.6 a) above, the parking spaces provided in excess of the maximum parking standard may be eliminated. However, in no case may the number of parking spaces provided be less than the minimum parking requirements for all uses listed in Section 5.6 a) above.
 - iii) Notwithstanding Section 5.6 a) above, for any permitted use, except a Medical Clinic, within any Downtown Zone located in all or part of a building existing on the effective date of this By-law, no parking spaces are required provided that the number of parking spaces which existed on the effective date of this By-law shall continue to be provided and maintained. Where an addition or expansion of an existing building is proposed, the parking requirements of Section 5.6 a) above, shall only apply to the increased gross floor area.
 - iv) Where the application of the parking standards in Section 5.6 a) above, results in a numeric fraction, fractions shall be rounded down to the nearest whole number.

(By-law No. 18-114, May 9, 2018)

- c) Parking Schedule for all Zones, except the Downtown Zones

Column 1	Column 2
i. Residential Uses	
Single Detached Dwelling, Semi-Detached Dwelling,	1 per unit.

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Duplex Dwelling, Dwelling Unit		
Dwelling Unit and Dwelling Unit, Mixed Use (Commercial and Mixed Use (C5) and (C5a) Zones and all Transit Oriented Corridor Zones) (By-law No. 16-264, October 12, 2016) (By-law No. 17-240, November 8, 2017) (By-law No. 21-189, October 13, 2021)		
i) Dwelling Units less than 50.0 square metres in gross floor area	0.3 per unit.	
ii) Dwelling Units greater than 50.0 square metres in gross floor area	Minimum.	Maximum.
1 – 3 units	0.3 per unit.	1.25 per unit.
4 – 14 units (By-law No. 22-084, April 13, 2022)	0.7 per unit.	1.25 per unit.
15 – 50 units (By-law No. 22-084, April 13, 2022)	0.85 per unit.	1.25 per unit.
51+ units (By-law No. 22-084, April 13, 2022)	1.0 per unit.	1.25 per unit.
Multiple Dwelling, Street Townhouse Dwelling	1 per unit, except where a dwelling unit is 50 square metres in gross floor area or less, in which case, parking shall be provided at a rate of 0.3 per unit. (By-law No. 17-240, November 8, 2017)	
Multiple Dwelling (Commercial and Mixed Use (C5) Zone and all Transit		

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Oriented Corridor Zones) (By-law No. 16-264, October 12, 2016) (By-law No. 17-240, November 8, 2017) (By-law No. 22-084, April 13, 2022)		
i) Dwelling Units less than 50.0 square metres in gross floor area	Minimum.	Maximum.
	0.3 per unit.	1.25 per unit.
ii) Dwelling Units greater than 50.0 square metres in gross floor area	Minimum.	Maximum.
1 – 14 units	0.7 per unit.	1.25 per unit.
15 – 50 units	0.85 per unit.	1.25 per unit.
51+ units	1.0 per unit.	1.25 per unit.
Residential Care Facility, Emergency Shelter, Corrections Residence, Lodging House, Retirement Home	1 for each 3 persons accommodated or designed for accommodation.	
Additional Dwelling Unit, Additional Dwelling Unit – Detached (By-law No. 22-132, June 08, 2022)	1 per unit (By-law No. 21-071, May 12, 2021)	
ii. Institutional Uses		
Day Nursery	i) 1 for each 125.0 square metres of gross floor area which accommodates such use. ii) Notwithstanding clause i), no parking shall be required where a Day Nursery is located within an Education Establishment or Place of Worship. (By-law No. 07-321, November 14, 2007, By-law No. 10-076, April 14, 2010)	

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Long Term Care Facility (All Zones except Transit Oriented Corridor Zones)	1 for each 3 patient beds.
Long Term Care Facility (Transit Oriented Corridor)	1 for each patient bed. (By-law No. 16-264, October 12, 2016)
Place of Worship (All Zones except Transit Oriented Corridor Zones)	1 for every 10 square metres of gross floor area, inclusive of a basement or cellar, to accommodate such use. (By-law No. 08-227, September 24, 2008)
Place of Worship (Transit Oriented Corridor)	1 for each 16.0 square metres of gross floor area, inclusive of a basement or cellar, to accommodate such use. (By-law No. 16-264, October 12, 2016)
Hospital	1 for each 100.0 square metres of gross floor area which accommodates such use.
Social Services Establishment (All Zones except Transit Oriented Corridor Zones)	1 for each 30.0 square metres of gross floor area which accommodates such use. (By-law No. 07-321, November 14, 2007)
Social Services Establishment (Transit Oriented Corridor Zones)	1 for each 50.0 square metres of gross floor area which accommodates such use. (By-law No. 16-264, October 12, 2016)
iii. Educational Establishments	
Elementary School (All Zones except the Transit Oriented Corridor Zones) (By-law No. 18-219, August 17, 2018)	1.25 for each classroom.
Secondary School (All Zones except the Transit Oriented Corridor Zones) (By-law No. 18-219, August 17, 2018)	3 for each classroom plus 1 for each 7 seat capacity in an auditorium, theatre or stadium.

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University, College (All Zones except the Transit Oriented Corridor Zones) (By-law No. 18-219, August 17, 2018)	5 for each classroom plus 1 for every 7 seat capacity in an auditorium, theatre or stadium or 5 spaces for every classroom plus 1 space for each 23.0 square metres of the gross floor area which accommodates the auditorium, theatre or stadium, whichever results in greater requirement.
Residential Use on the same lot as a University or College (All Zones) (By-law No. 18-219, August 17, 2018)	No parking shall be required for any residential use on the same lot as a University or College. (By-law No. 18-219, August 17, 2018)
Educational Establishment (Transit Oriented Corridor Zones) (By-law No. 18-219, August 17, 2018)	3 for each classroom plus 1 for each 7 seat capacity in an auditorium, theatre or stadium. (By-law No. 16-264, October 12, 2016)
iv. Commercial Uses	
Adult Entertainment Parlour	1 for each 20 square metres of gross floor area which accommodates such use. (By-law No. 17-240, November 8, 2017)
Agricultural Supply Establishment	1 for each 30 square metres of gross floor area which accommodates retail and 1 for each 100.0 square metres of gross floor area which accommodates warehousing. (By-law No. 17-240, November 8, 2017)
Bowling Alley	4 for each lane.
Building or Contracting Supply Establishment	1 for each 30 square metres of gross floor area which accommodates the Office, Retail and Showroom component of the use. (By-law No. 10-128, May 26, 2010)
Building and Lumber Supply Establishment	1 for each 50 square metres of gross floor area which accommodates such use. (By-law No. 10-128, May 26, 2010)

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Cinema	1 for every 6 persons accommodated for such use. (By-law No. 17-240, November 8, 2017)
Commercial Motor Vehicle Sales, Rental and Service Establishment	1 for each 100 square metres of gross floor area which accommodates such use and 2 for each service bay. (By-law No. 17-240, November 8, 2017)
Commercial School	1 space for each 50 square metres of gross floor area in excess of 450 square metres which accommodates such use. (By-law No. 14-238, September 10, 2014)
Conference or Convention Centre	1 for each 30.0 square metres of gross floor area, which accommodates such use. (By-law No. 10-128, May 26, 2010)
Courier Establishment	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use. (By-law No. 10-128, May 26, 2010)
Driving Range	1.5 for each tee-off pad.
Equipment Sales and Service Establishment	1 for each 100 square metres of gross floor area which accommodates such use. (By-law No. 17-240, November 8, 2017)
Financial Establishment	1 for each 30.0 square metres of gross floor area, which accommodates such use. (By-law No. 10-128, May 26, 2010)
Fitness Club	1 for each 15.0 square metres of gross floor area which accommodates such use.
Funeral Home	1 for each 20.0 square metres of gross floor area which accommodates such use. (By-law No. 17-240, November 8, 2017)
Golf Course	6 for each hole.
Home Furnishing Retail	1 for each 50.0 square metres of gross floor area which accommodates such use. (By-law No. 17-240, November 8, 2017)

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Home Improvement Supply Establishment	1 for each 50.0 square metres of gross floor area which accommodates such use. (By-law No. 17-240, November 8, 2017)
Hotel	1 for each guest suite. (By-law No. 07-043, February 15, 2007) (By-law No. 10-128, May 26, 2010)
Laboratory	1 for each 50.0 square metres of gross floor area which accommodates such use. (By-law No. 17-240, November 8, 2017)
Major Recreational Equipment Sales and Service Establishment	1 for each 100.0 square metres of gross floor area which accommodates such use. (By-law No. 17-240, November 8, 2017)
Marina	1 for each boat slip. (By-law No. 17-240, November 8, 2017)
Medical Clinic	1 for each 16.0 square metres of gross floor area. (By-law No. 10-128, May 26, 2010)
Mini Golf	1.5 for each hole.
Motor Vehicle Dealership	1 for each 100.0 square metres of gross floor area which accommodates such use and 2 for each service bay. (By-law No. 17-240, November 8, 2017)
Motor Vehicle Gas Bar	1 for each 25.0 square metres of gross floor area which accommodates such use. (By-law No. 17-240, November 8, 2017)
Motor Vehicle Service Station	4 for each service bay. (By-law No. 07-043, February 15, 2007)
Motor Vehicle Washing Establishment	1 for each 30.0 square metres of gross floor area and 2 for every manual washing bay. (By-law No. 17-240, November 8, 2017)
Office (All Zones except Industrial Zones)	i) 0 where a use is less than 450.0 square metres in gross floor area; and,

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	<p>ii) 1 for each 30.0 square metres of gross floor area which accommodates such use, for that portion of a building that is in excess of 450.0 square metres. (By-law No. 17-240, November 8, 2017)</p>
Office (Industrial Zones)	<p>1 for each 30 square metres of gross floor area which accommodates such use. (By-law No. 07-043, February 15, 2007)</p>
Personal Service	<p>i) 0 where a use is less than 450.0 square metres in gross floor area; and,</p> <p>ii) 1 for each 16.0 square metres of gross floor area which accommodates such use, for that portion of a building that is in excess of 450.0 square metres. (By-law No. 17-240, November 8, 2017)</p>
Repair Service	<p>1 for each 30.0 square metres of gross floor area which accommodates the Office, Retail, and Showroom component of the use. (By-law No. 17-240, November 8, 2017)</p>
Restaurant (All Zones except Transit Oriented Corridor Zones)	<p>i) 1 for each 8.0 square metres of gross floor area which accommodates such use.</p> <p>ii) Notwithstanding i), where there are no seats provided for dining purposes a minimum of 3 spaces shall be required. (By-law No. 17-240, November 8, 2017)</p>
Restaurant (Transit Oriented Corridor Zones)	<p>iii) 0 where a use is less than 450.0 square metres in gross floor area; and,</p> <p>iv) 1 for each 50.0 square metres of gross floor area which accommodates such use for that portion of a building that is in excess of 450.0 square metres. (By-law No. 16-264, October 12, 2016)</p>

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Retail within a Commercial and Mixed Use Zone	<ul style="list-style-type: none"> i) 0 where a use is less than 450.0 square metres in gross floor area; ii) 1 for each 17.0 square metres any gross floor area between 450.0 square metres and 4,000.0 square metres; and, iii) 1 for each 50.0 square metres of gross floor area greater than 4,000.0 square metres. <p>(By-law No. 17-240, November 8, 2017)</p>
Retail within an Industrial Zone	<p>1 for each 20.0 square metres of gross floor area which accommodates such use.</p> <p>(By-law No. 10-128, May 26, 2010)</p>
Shopping Centre (within a Commercial and Mixed Use Zone)	<ul style="list-style-type: none"> i) 0 for less than 450.0 square metres of gross floor area; ii) 1 for each 17.0 square metres of gross floor area between 450.0 square metres and 4,000.0 square metres; and, iii) 1 for each 50.0 square metres of gross floor area greater than 4,000.0 square metres. <p>(By-law No. 17-240, November 8, 2017)</p>
Shopping Centre (Transit Oriented Corridor Zones)	<ul style="list-style-type: none"> i) 0 for less than 450.0 square metres of gross floor area; ii) 1 for each 17.0 square metres of gross floor area between 450.0 square metres and 4,000.0 square metres; and, iii) 1 for each 50.0 square metres of gross floor area greater than 4,000.0 square metres. <p>(By-law No. 18-032, February 14, 2018)</p>
Performing Arts Theatre	<p>1 for each 10 persons accommodated.</p>

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	(By-law No. 17-240, November 8, 2017)
Warehouse	1 for each 30.0 square metres of gross floor area, which accommodates the Office component of the use. (By-law No. 10-128, May 26, 2010)
Other Commercial Uses not Listed Above (All Zones except Transit Oriented Corridor Zones)	1 for each 30.0 square metres of gross floor area, which accommodates such use.
Other Commercial Uses not Listed Above (Transit Oriented Corridor Zones)	i) 0 where a use is less than 450.0 square metres in gross floor area; ii) 1 for each 50.0 square metres of gross floor area which accommodates such use for that portion of a building that is in excess of 450.0 square metres. (By-law No. 16-264, October 12, 2016)
(By-law No. 06-166, June 14, 2006; By-law No. 07-101, March 28, 2007, By-law No. 10-128, May 26, 2010 Bylaw No. 11-276, November 16, 2011, By-law No. 16-264, October 12, 2016)	
v. Industrial Uses	
Bulk Fuel and Oil Storage	1 for each 30.0 square metres of gross floor area, which accommodates the Office component of the use. (By-law No. 10-128, May 26, 2010)
Commercial Motor Vehicle Sales, Rental and Service Establishment	1 for each 115.0 square metres of gross floor area, which accommodates such use. (By-law No. 10-128, May 26, 2010)
Commercial Motor Vehicle Washing Establishment	4 for each service bay. (By-law No. 10-128, May 26, 2010)
Communications Establishment	1 for each 50.0 square metres of gross floor area, which accommodates such use. (By-law No. 10-128, May 26, 2010)
Contractor's Establishment	1 for each 115.0 square metres of gross floor area, which accommodates such use. (By-law No. 10-128, May 26, 2010)

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Dry Cleaning Plant	1 for each 115.0 square metres of gross floor area, which accommodates such use. (By-law No. 10-128, May 26, 2010)
Equipment and Machinery Sales, Rental and Service Establishment	1 for each 100.0 square metres of gross floor area, which accommodates such use. (By-law No. 10-128, May 26, 2010)
Industrial Administrative Office	1 for each 30.0 square metres of gross floor area, which accommodates such use. (By-law No. 10-128, May 26, 2010)
Laboratory	1 for each 50.0 square metres of gross floor area, which accommodates such use. (By-law No. 10-128, May 26, 2010)
Labour Association Hall	1 for each 30 square metres of gross floor area, which accommodates such use. (By-law No. 10-128, May 26, 2010)
Landscape Contracting Establishment	1 for each 115.0 square metres of gross floor area, which accommodates such use. (By-law No. 10-128, May 26, 2010)
Manufacturing	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use, plus 1 for each 200.0 square metres of gross floor area, which accommodates the remainder of the use. (By-law No. 10-128, May 26, 2010)
Marine Service	1 for each 30.0 square metres of gross floor area, which accommodates the Office component of the use. (By-law No. 18-092, April 11, 2018)
Motor Vehicle Collision Repair Establishment	1 for each 115.0 square metres of gross floor area, which accommodates such use. (By-law No. 10-128, May 26, 2010)
Planned Business Centre within an Industrial Zone, except M4 Zone	1 for each 50.0 square metres of gross floor area. (By-law No. 10-128, May 26, 2010)

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Planned Business Centre within an M4 Zone	<p>i) 1 for each 30.0 square metres of gross floor area;</p> <p>ii) In addition to clause i), where a Restaurant occupies more than 30 percent of the gross floor area of the planned business centre, the specific parking requirement for the Restaurant shall be required in addition to the planned business centre requirement for the remaining gross floor area of the planned business centre; and,</p> <p>iii) In addition to clause i), where a Medical Clinic occupies more than 30 percent of the gross floor area of the planned business centre, the specific parking requirement for the Medical Clinic shall be required in addition to the planned business centre requirement for the remaining gross floor area of the planned business centre.</p> <p>(By-law No. 10-128, May 26, 2010) (By-law No. 14-238, September 10, 2014)</p>
Private Power Generation Facility	<p>1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use.</p> <p>(By-law No. 10-128, May 26, 2010)</p>
Production Studio	<p>1 for each 200.0 square metres of gross floor area, which accommodates such use.</p> <p>(By-law No. 17-220, October 25, 2017)</p>
Repair Service	<p>1 for each 30.0 square metres of gross floor area which accommodates the Office, Retail and Showroom component of the use.</p> <p>(By-law No. 10-128, May 26, 2010)</p>
Research and Development Establishment within an M1 Zone	<p>1 for each 75.0 square metres of gross floor area, which accommodates such use, except for that portion of the building used</p>

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	for laboratory, warehouse or manufacturing uses where 1 for each 115 square metres of gross floor area shall be required. (By-law No. 07-043 February 15, 2007)
Research and Development Establishment within an Industrial Zone, except an M1 Zone	1 for each 50.0 square metres of gross floor area which accommodates such use. (By-law No. 10-128, May 26, 2010)
Salvage Yard	1 for each 30.0 square metres of gross floor area which accommodates the Office and Retail component of the use. (By-law No. 10-128, May 26, 2010)
Surveying, Engineering, Planning or Design Business	1 for each 30.0 square metres of gross floor area which accommodates such use. (By-law No. 10-128, May 26, 2010)
Towing Establishment	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use. (By-law No. 10-128, May 26, 2010)
Trade School	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use. (By-law No. 10-128, May 26, 2010)
Tradesperson's Shop	1 for each 30.0 square metres of gross floor area which accommodates the Office, Retail and Showroom component of the use. (By-law No. 10-128, May 26, 2010)
Transport Terminal	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use. (By-law No. 10-128, May 26, 2010)
Waste Management Facility	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use. (By-law No. 10-128, May 26, 2010) (By-law No. 11-276, November 16, 2011)
(By-law No. 07-043, February 15, 2007), (By-law No. 10-128, May 26, 2010), (By-law No.	

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11-276, November 16, 2011)	
vi. Agricultural Uses (applies to Urban Area only)	
Aquaponics	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use, plus 1 for each 200.0 square metres of gross floor area, which accommodates the remainder of the use.
Cannabis Growing and Harvesting Facility (By-law No. 18-266, September 12, 2018)	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use, plus 1 for each 200.0 square metres of gross floor area, which accommodates the remainder of the use.
Greenhouses	1 for each 30.0 square metres of gross floor area which accommodates the Office component of the use, plus 1 for each 200.0 square metres of gross floor area, which accommodates the remainder of the use.
(By-law No. No. 14-163, June 25, 2014)	
vii. Uses in A1 and A2 Zones	
Farm Product Supply Dealer	1 for each 30.0 square metres of gross floor area which accommodates the Showroom component of the use.
Kennel	1 for each 30.0 square metres of gross floor area which accommodates the Office and Retail component of the use.
Residential Care Facility	1 for each 3 persons accommodated or designed for accommodation.
Single Detached Dwelling	1 for each dwelling unit.
Additional Dwelling Unit (By-law No. 22-132, June 08, 2022)	1 per unit

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Uses not listed above	No minimum parking required.
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(By-law No. 15-173, July 10, 2015)

- d) Notwithstanding Subsection c) herein, for a Hospital or Place of Worship use within any Zone located in all or part of a building existing on the effective date of this By-law, no parking spaces are required, provided that the number of parking spaces which existed on the effective date of this By-law shall continue to be provided and maintained except a Place of Worship shall not be required to provide additional parking beyond that required by Section 5 of this By-law. Where an addition, alteration or expansion of an existing building is proposed, the parking requirements of Section 5.6 c) above, shall only apply to the increased gross floor area of the building.

(By-law No. 07-101, March 28, 2007)

(By-law No. 10-076, April 14, 2010)

- e) The number of parking spaces provided shall not exceed the maximum parking standard established in Section c) above.

(By-law No. 17-240, November 8, 2017)

- f) Where the number of existing parking spaces exceed the maximum parking standard in Section c) above, the parking spaces provided in excess of the maximum parking standard may be eliminated. However, in no case may the number of parking spaces provided be less than the minimum parking requirements in Section c) above.

(By-law No. 17-240, November 8, 2017)

- g) Notwithstanding Subsection c) above, for any use, except a Medical Clinic, within the Transit Oriented Corridor (TOC1), (TOC2), (TOC3) and (TOC4) Zone or the Commercial and Mixed Use Zones, or the Industrial Zones, located in all or part of a building existing on the effective date of this By-law, no parking spaces are required, provided that the number of parking spaces which existed on the effective date of this By-law shall continue to be provided and maintained except a use shall not be required to provide additional parking beyond that which is required by Section 5.6 c) of this By-law. Where an addition, alteration or expansion of an existing building is proposed, the parking requirements of Section 5.6 c) above shall only apply to the increased gross floor area of the building.

(By-law No. 17-240, November 8, 2017)

(By-law No. 18-032, February 14, 2018)

- h) Where the application of the parking standards in Section c) above results in a numeric fraction, fractions shall be rounded down to the nearest whole number.

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(By-law No. 16-265, October 12, 2016)

(By-law No. 17-240, November 8, 2017)

5.7 BICYCLE PARKING

- a) Locational Requirements
 - i) Long-term Bicycle Parking Space shall be located in a secure enclosed bicycle parking area.
 - ii) Short-term Bicycle Parking Space shall be located within a bicycle parking area at grade.
- b) For any use within the M7, M8, M9, M10, M11 Zone, the following Bicycle Parking requirements shall apply:
 - i) In addition to 5.6 d) above 5% of the required motor vehicle parking spaces, shall be provided in the form of Long-term Bicycle Parking Spaces.
 - ii) Notwithstanding 5.6 d) above, the required motor vehicle parking may be reduced 1 space for every 15 square metres of gross floor area of locker, change room or shower facility specifically accessible to all of the secure Long-term Bicycle Parking Spaces.
(By-law No. 10-288, October 13, 2010 – OMB approval April 10, 2015)
- c) In the Downtown (D1), (D2) and (D5) Zones, Transit Oriented Corridor Zones and Commercial and Mixed Use Zones short-term bicycle parking shall be provided in each and every building in the minimum quantity specified in accordance with the following requirements:

Column 1: Uses	Column 2: Short-Term Spaces
i) Residential Uses	
All Downtown (D1), (D2), and (D5), TOC and Commercial and Mixed Use Zones	
Multiple Dwelling	5
ii) Commercial Uses	

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All Commercial and Mixed Use Zones	
Hotel	None
Commercial Parking Facility	None
Commercial Recreation	10
All Downtown (D1), (D2), and (D5) Zones, TOC and Commercial and Mixed Use Zones	
Commercial Entertainment	10
Other commercial uses not listed above	5
iii) Institutional Uses	
All Downtown (D1), (D2), and (D5) Zones, TOC and Commercial and Mixed Use (C4) and (C5) Zones	
Educational Establishment	2 for each classroom
All Downtown (D1), (D2), and (D5) Zones, TOC and Commercial and Mixed Use Zones	
Place of Worship	5

(By-law No. 17-240, November 8, 2017)

(By-law No. 18-114, May 9, 2018)

(By-law No. 19-062, March 27, 2019)

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- d) Notwithstanding Section c) above, for any Office, Personal Services, Restaurant, or Retail use less than 450.0 square metres no short-term bicycle parking space(s) shall be required.
- e) Notwithstanding Section b) and in addition to c) above, in the Downtown (D1), (D2), and (D5) Zones, Transit Oriented Corridor Zones long-term bicycle parking shall be provided in the minimum quantity specified in accordance with the following requirements:

Column 1: Uses	Column 2: Long- Term Spaces	
i) Residential Uses		
Multiple Dwelling	0.5 per dwelling unit	
ii) Commercial Uses		
All commercial uses	i)	0 where less than 450.0 square metres of gross floor area;
	ii)	2 per unit for those uses between 450.0 square metres and 10,00.0 square metres of gross floor area; and,
	iii)	5 per unit for those uses between 1001.0 square metres and 10000.0 square metres of gross floor area; and,
	iv)	7 per unit for those uses in excess of 10,001.0 square metres of gross floor area.

(By-law No. 18-032, February 14, 2018)

(By-law No. 18-114, May 9, 2018)

(By-law No. 19-062, March 27, 2019)

- f) Notwithstanding Sections c) and e) above, for any use within a the Downtown (D1), (D2) and (D5) Zones, Transit Oriented Corridor Zones or

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the Commercial and Mixed Use Zones located in all or part of a building existing on the effective date of this By-law, no bicycle parking spaces are required, provided that the number of bicycle parking spaces which existed on the effective date of this By-law shall continue to be provided and maintained except a use shall not be required to provide additional bicycle parking beyond that which is required by Section c) and e) of this By-law. Where an addition, alteration or expansion of an existing building is proposed, the bicycle parking requirements of Section c) and e) above shall only apply to the increased gross floor area of the building.

(By-law No. 16-265, October 12, 2016)

(By-law No. 17-240, November 8, 2017)

(By-law No. 18-032, February 14, 2018)

(By-law No. 18-114, May 9, 2018)

- g) Notwithstanding Subsection 5.6 a) and c), for any use within the Commercial and Mixed Use (C4), (C5) and (C5a) Zones, the required motor vehicle parking may be reduced in accordance with the following regulations:

i) 1 motor vehicle space for every 5 long term bicycle spaces is provided and maintained up to a maximum of 10% of the original motor vehicle parking requirement; and,

ii) In addition to Subsection 5.7g)i), 1 motor vehicle space for every 15 square metres of gross floor area of locker, change room or shower facilities specifically accessible to all users of the secure long term bicycle spaces.

(By-law No. 17-240, November 8, 2017)

(By-law No. 19-062, March 27, 2019)

- h) Where the application of the bicycle parking standards in Section 5.7 above, results in a numeric fraction, fractions shall be rounded down to the nearest whole number.

(By-law No. 18-114, May 9, 2018)