

# Parking, Loading, & Stacking Lane Provisions

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

## 5.1 General Provisions

### 5.1.1 Applicability

- a) The *parking space*, *barrier-free parking space*, *bicycle parking space*, and *stacking space* requirements of this By-law shall not apply to any legal or legal non-conforming *use* existing on the effective date of this By-law.
- b) Additional *parking spaces*, *barrier-free parking spaces*, *bicycle parking spaces*, or *stacking spaces* shall be provided in accordance with the provisions of this By-law for all *uses* and all additional *net floor area* on a *lot* in the following circumstances: (PL140317)
  - i) Where a new *building* is erected or additional *net floor area* is added to a legal or legal non-conforming *building* existing on the effective date of this By-law.
  - ii) Where a change in *use* occurs that has the effect of requiring the additional spaces identified in subsection (b) above.

*For an addition to an existing building, a cumulative minimum number of parking spaces is calculated for the additional floor area only. Contact a zoning officer in the Building Services department for more information.*

### 5.1.2 Exclusive Use

Any minimum *parking space*, *barrier-free parking space*, *bicycle parking space*, *stacking space*, and *loading space* required by this By-law and any *driveway* or *aisle* leading to those spaces shall be unobstructed, available, and exclusively *used* for that purpose at all times, unless otherwise specified by this By-law.

### 5.1.3 More than One Use on a Lot

The *parking space*, *barrier-free parking space*, *bicycle parking space*, and *stacking space* requirements for more than one *use* on a single *lot* or for a *building* containing more than one *use* shall be the sum total of the requirements for each of the component *uses* or *buildings*, unless otherwise permitted by this By-law.

*Examples of where a sum total of individual uses would not be calculated is where a “blended rate” is provided in Section 5.2: namely, on lots with multiple premises meeting specified locational or size criteria. Contact a zoning officer in the Building Services department for more information.*

### 5.1.4 Location of Required Parking

- a) Any *parking space*, *barrier-free parking space*, *bicycle parking space*, and *loading space* required by this By-law shall be located on the same *lot* on which the *use* is located.
- b) Notwithstanding subsection (a) above, on a *lot* in a Mixed Use Zone on Maps 19(19a) and 19(22a), any *parking space* or *barrier-free parking space* required by this By-law can be provided on another *lot* within 300.0 metres if both *lots* are in a Mixed Use Zone.

### 5.1.5 Rounding Provision

- a) Where the application of any ratio in this Part of the By-law results in a fraction of a *parking space* or *bicycle parking space* being required, the minimum number of spaces required shall be increased to the next highest whole number if the fraction is greater than 0.25.
- b) Where the application of any ratio in this Part of the By-law results in a fraction of a *barrier-free parking space* being required, the minimum number of *barrier-free parking spaces* required shall be increased to the next highest whole number.

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### 5.1.6 Cash-in-Lieu of Parking

*Parking spaces and bicycle parking spaces* required by this By-law for non-residential *uses* shall not be required for a *lot* in any Mixed Use Zone on Maps 19(2a) and 19(7a) if the *Town* enters into an agreement with the land-owner respecting the payment of cash-in-lieu for some or all of the *parking spaces, bicycle parking spaces, aisles, or driveways* required, in accordance with Section 40 of the Planning Act.

*The Town currently only entertains cash-in-lieu of parking requests in Kerr Village and Bronte Village. Contact Planning Services or Legal Services for more information.*

### 5.1.7 Shared Driveways and Access Lanes Recognition

- a) Notwithstanding any other provision of this By-law, a *driveway* or *aisle* shared across two *lots* in a Residential Medium (RM) Zone, Residential High (RH) Zone, Commercial Zone, Mixed Use Zone, Employment Zone, Institutional (I) Zone, and Community Use (CU) Zone shall be permitted.
- b) Compliance with any regulations of this By-law for a *driveway* or *aisle* permitted by subsection (a) above shall be based upon the entire width of the applicable *driveway* or *aisle*. (2016-013)

### 5.1.8 Hardscape Surface Treatment

All *parking areas, loading spaces, and stacking spaces* in any Zone other than an Environmental Zone or Other Zone shall be surface treated with asphalt, concrete, interlocking brick, similar hardscaped surface, or other material sufficient to provide stability, prevent erosion, be usable in all seasons, and allow infiltration of surface water.

*Gravel is not a permitted surface treatment for driveways outside of the Environmental or Other Zones.*

### 5.1.9 Approved Locations for Visitors Parking (2016-013)

Visitors *parking spaces* may be provided in any combination of an above or below *grade parking structure* or *surface parking area*.

### 5.1.10 Tandem and Stacked Parking Spaces (2017-025)

*Tandem and stacked parking spaces* are permitted for any *dwelling*.

## 5.2 Motor Vehicle Parking Spaces

### 5.2.1 Minimum Number of Parking Spaces

The minimum number of *parking spaces* required for *uses* permitted by this By-law are established and calculated in accordance with the ratios set out in Table 5.2.1, below.

Table 5.2.1: Ratios of Minimum Number of Parking Spaces	
Use	Minimum Number of Parking Spaces
Blended Rates for Lots with Multiple Premises	
Where multiple <i>premises</i> are located on a <i>lot</i> in the Neighbourhood Commercial (C1) Zone	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>

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<b>Table 5.2.1: Ratios of Minimum Number of Parking Spaces</b>	
<b>Use</b>	<b>Minimum Number of Parking Spaces</b>
Where multiple <i>premises</i> are located on a <i>lot</i> in all other Commercial <i>Zones</i>	a) 1.0 per 18.0 m <sup>2</sup> <i>net floor area</i> for the first 2,500.0 m <sup>2</sup> <i>net floor area</i> ; plus, b) 1.0 per 22.0 m <sup>2</sup> <i>net floor area</i> for any additional <i>net floor area</i>
On a <i>lot</i> in the Office Employment (E1), Business Employment (E2), and Industrial (E3) <i>Zones</i> where: a) The <i>lot</i> has a minimum of five <i>premises</i> ; b) The <i>lot</i> has a minimum of 5,000.0 m <sup>2</sup> total <i>floor area</i> ; c) No <i>use</i> cumulatively occupies more than 50% of the <i>net floor area</i> on the <i>lot</i> ; d) None of the following <i>uses</i> , where permitted, together cumulatively occupy no more than 20% of the <i>net floor area</i> on the <i>lot</i> : <ul style="list-style-type: none"> <li>• <i>Financial institutions</i>;</li> <li>• <i>Restaurants</i>; and,</li> <li>• <i>Service commercial establishments</i>;</li> </ul> e) A <i>hotel</i> is not located on the <i>lot</i> ; and, f) The maximum number of <i>storeys</i> is two.	The lesser of the sum total of the requirements for each of the component uses or 1.0 per 50.0 m <sup>2</sup> <i>net floor area</i>
On a <i>lot</i> in the Business Commercial (E4) <i>Zone</i> where: a) The <i>lot</i> has a minimum of three <i>premises</i> ; b) A minimum of two <i>uses</i> occur on the <i>lot</i> ; c) A <i>hotel</i> is not located on the <i>lot</i> ; and, d) The maximum number of <i>storeys</i> is two.	The lesser of the sum total of the requirements for each of the component uses or 1.0 per 40.0 m <sup>2</sup> <i>net floor area</i>
<b>Residential Uses</b>	
<i>Apartment dwelling</i> (2021-068)	a) 1.0 per <i>dwelling</i> where the unit has less than 75.0 square metres <i>net floor area</i> ; b) 1.5 per <i>dwelling</i> for all other units (1)(2a)(3)
<i>Back-to-back townhouse dwelling</i>	2.0 per <i>dwelling</i>
<i>Detached dwelling</i>	2.0 per <i>dwelling</i>
<i>Dormitory</i>	0.2 per bed (1)
<i>Duplex dwelling</i>	2.0 per <i>dwelling</i>
<i>Long term care facility</i>	0.25 per bed
<i>Multiple dwelling</i>	1.5 per <i>dwelling</i> (1)(2)
<i>Retirement home</i>	0.33 per <i>assisted living unit</i> and <i>dwelling unit</i>
<i>Semi-detached dwelling</i>	2.0 per <i>dwelling</i>
<i>Stacked townhouse dwelling</i>	1.5 per <i>dwelling</i> (1)(3)
<i>Townhouse dwelling</i>	2.0 per <i>dwelling</i> (1)(2)

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<b>Table 5.2.1: Ratios of Minimum Number of Parking Spaces</b>	
<b>Use</b>	<b>Minimum Number of Parking Spaces</b>
<b>Accessory Residential Uses</b>	
<i>Accessory dwelling unit (2023-024)</i>	1.0 additional <i>parking space</i>
<i>Bed and breakfast establishment</i>	1.0 additional <i>parking space</i> per <i>lodging unit</i>
<i>Day care</i>	<See “Institutional and Community Uses” row>
<i>Home occupation</i>	No minimum requirement
<i>Lodging house</i>	1.0 additional <i>parking space</i> per <i>lodging unit</i>
<i>Private home day care</i>	No minimum requirement
<i>Short-term accommodation</i>	1.0 additional <i>parking space</i> (5)
<b>Retail Uses</b>	
<i>Retail propane transfer facility</i>	1.0 per 40.0 m <sup>2</sup> <i>net floor area</i>
<i>Retail store</i> or any other “store” permitted by this By-law	1.0 per 18.0 m <sup>2</sup> <i>net floor area</i>
<b>Service Commercial Uses</b>	
<i>Adult entertainment establishment</i>	1.0 per 18.0 m <sup>2</sup> <i>net floor area</i>
<i>Commercial school</i>	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>
<i>Dry cleaning/laundry</i>	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>
<i>Financial institution</i>	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>
<i>Food production</i>	1.0 per 40.0 m <sup>2</sup> <i>net floor area</i>
<i>Funeral home</i>	1.0 per 14.0 m <sup>2</sup> <i>net floor area</i>
<i>Pet care establishment</i>	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>
<i>Place of entertainment</i>	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>
<i>Rental establishment</i>	1.0 per 18.0 m <sup>2</sup> <i>net floor area</i>
<i>Restaurant</i>	1.0 per 10.0 m <sup>2</sup> <i>net floor area</i>
<i>Service commercial establishment</i>	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>
<i>Sports facility</i>	a) 1.0 per 18.0 m <sup>2</sup> <i>net floor area</i> ; plus, b) 4 <i>parking spaces</i> per outdoor playing court; plus, c) 12 <i>parking spaces</i> per outdoor playing field
<i>Taxi dispatch</i>	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>
<i>Veterinary clinic</i>	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>
<b>Office Uses</b>	
<i>Business office</i>	1.0 per 35.0 m <sup>2</sup> <i>net floor area</i> (4)
<i>Medical office</i>	a) For the first 60% of the <i>net floor area</i> on the <i>lot</i> occupied by <i>medical offices</i> , 1.0 per 35.0 m <sup>2</sup> <i>net floor area</i> b) Where <i>medical offices</i> occupy greater than 60% of the <i>net floor area</i> of the <i>building</i> , 1.0 per 18.0 m <sup>2</sup> <i>net floor area</i> for the entire <i>building</i>

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<b>Table 5.2.1: Ratios of Minimum Number of Parking Spaces</b>	
<b>Use</b>	<b>Minimum Number of Parking Spaces</b>
<b>Employment Uses</b>	
<i>Bulk storage facility</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i>
<i>Commercial self-storage</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i> , to a maximum minimum requirement of 8 <i>parking spaces</i>
<i>Contractors establishment</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i>
<i>Manufacturing</i>	a) 1.0 per 100.0 m <sup>2</sup> <i>net floor area</i> for the first 7,500.0 m <sup>2</sup> <i>net floor area</i> ; plus, b) 1.0 per 200.0 m <sup>2</sup> <i>net floor area</i> for any additional <i>net floor area</i>
<i>Public works yard</i>	No minimum requirement
<i>Repair shop</i>	a) 1.0 per 100.0 m <sup>2</sup> <i>net floor area</i> for the first 7,500.0 m <sup>2</sup> <i>net floor area</i> ; plus, b) 1.0 per 200.0 m <sup>2</sup> <i>net floor area</i> for any additional <i>net floor area</i>
<i>Transportation terminal</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i>
<i>Training facility</i>	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>
<i>Warehousing</i>	a) 1.0 per 100.0 m <sup>2</sup> <i>net floor area</i> for the first 7,500.0 m <sup>2</sup> <i>net floor area</i> ; plus, b) 1.0 per 200.0 m <sup>2</sup> <i>net floor area</i> for any additional <i>net floor area</i>
<i>Waste processing station</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i>
<i>Waste transfer station</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i>
<i>Wholesaling</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i>
<b>Institutional and Community Uses</b>	
<i>Art gallery</i>	1.0 per 28.0 m <sup>2</sup> <i>net floor area</i>
<i>Community centre</i>	1.0 per 22.0 m <sup>2</sup> <i>net floor area</i>
<i>Day care</i>	1.0 per 40.0 m <sup>2</sup> <i>net floor area</i>
<i>Emergency service facility</i>	No minimum requirement
<i>Emergency shelter (PL140317)</i>	1.0 per 4.0 <i>beds</i>
<i>Food bank</i>	1.0 per 40.0 m <sup>2</sup> <i>net floor area</i>
<i>Hospital</i>	1.0 per 50.0 m <sup>2</sup> <i>net floor area</i>
<i>Library</i>	1.0 per 28.0 m <sup>2</sup> <i>net floor area</i>
<i>Marina</i>	0.6 spaces per berth
<i>Museum</i>	1.0 per 28.0 m <sup>2</sup> <i>net floor area</i>
<i>Place of worship</i>	a) 1.0 per 5 persons capacity for the <i>place of worship area of worship</i> ; plus, b) 1.0 per 22.0 m <sup>2</sup> <i>net floor area</i> for any additional <i>accessory assembly area</i>
<i>School, post-secondary</i>	No minimum requirement

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Table 5.2.1: Ratios of Minimum Number of Parking Spaces	
Use	Minimum Number of Parking Spaces
<ul style="list-style-type: none"> <li>• <i>School, private</i></li> <li>• <i>School, public</i></li> </ul>	a) For elementary schools, 1.5 per classroom, not including any portables b) For secondary schools, 4.0 per classroom, not including any portables
<b>Open Space Uses</b>	
<i>Agriculture</i>	No minimum requirement
<i>Boarding kennel</i>	1.0 per 35.0 m <sup>2</sup> <i>net floor area</i> , to a maximum minimum requirement of 6 <i>parking spaces</i>
<i>Cemetery</i>	No minimum requirement
<i>Conservation use</i>	No minimum requirement
<i>Golf course</i>	a) 6.0 per hole; plus, b) 1.0 per 22.0 m <sup>2</sup> <i>net floor area</i> for any <i>accessory uses</i>
<i>Outdoor miniature golf course</i>	1.0 per hole
<ul style="list-style-type: none"> <li>• <i>Park, private</i></li> <li>• <i>Park, public</i></li> </ul>	No minimum requirement
<b>Hospitality Uses</b>	
<i>Hotel</i>	a) 1.0 per <i>lodging unit</i> ; plus, b) 1.0 per 30.0 m <sup>2</sup> <i>net floor area</i> outside of a <i>lodging unit</i>
<i>Public hall</i>	1.0 per 18.0 m <sup>2</sup> <i>net floor area</i>
<b>Motor Vehicle Uses</b>	
<i>Motor vehicle body shop</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i>
<i>Motor vehicle dealership</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i>
<i>Motor vehicle rental facility</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i>
<i>Motor vehicle repair facility</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i>
<i>Motor vehicle service station</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i>
<i>Motor vehicle storage compound</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i>
<i>Motor vehicle washing facility</i>	1.0 per 100.0 m <sup>2</sup> <i>net floor area</i>

*A “classroom” includes teaching rooms such as a library or gymnasium.*

### Additional Regulations for Minimum Parking Ratios Table 5.2.1

(2017-025)

1. Of the total number of *parking spaces* required, 0.25 of the *parking spaces* required per *dwelling* shall be designated as visitors *parking spaces*.
2.
  - a) The location of visitors *parking spaces* shall be in accordance with Section 5.1.9. (2017-025)
  - b) The visitors *parking spaces* for a *multiple* or *townhouse dwelling* shall only be required in a *condominium* and shall be located on a parcel of land tied to a *common element condominium*. (2017-025)

*Inventory motor vehicles are not to be parked in required parking spaces, per Section 5.1.2 of this By-law.*



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3. A minimum of 50% of the minimum *parking spaces* shall be provided within a *private garage*, *carport*, or *parking structure*.
4.
  - a) Where a *business office* is provided *accessory* to a different main permitted *use* in the Office Employment (E1), Business Employment (E2), and Industrial (E3) *Zones*, the parking rate for the main permitted *use* shall apply to any *floor area* occupied by a *business office* provided the *business office* occupies an area equal to or less than 25% of the total *net floor area* on the *lot*.
  - b) The *business office* ratio shall apply for all *net floor area* occupied by a *business office* where the *business office* occupies greater than 25% of the total *net floor area* on the *lot*.
5. An additional *parking space* is not required when the additional parking can be accommodated in an existing visitor *parking space*.

### 5.2.2 Minimum Number of Parking Spaces in Mixed Use Zones

The minimum number of *parking spaces* required for *uses* permitted by this By-law in any Mixed Use *Zone* are established and calculated in accordance with the ratios set out in Table 5.2.2, below:

*In the Growth Areas, the minimum number of parking spaces required are reduced to support the Town's strategic and policy objectives related to transit, growth management, and design.*

Table 5.2.2: Ratios of Minimum Number of Parking Spaces for Mixed Use Zones	
Use	Minimum Number of Parking Spaces
<b>Residential Uses</b>	
<i>Apartment dwelling (2021-068)</i>	a) 1.0 per <i>dwelling</i> where the unit has less than 75.0 square metres <i>net floor area</i> ; b) 1.25 per <i>dwelling</i> for all other units (1)(2a)(3)
<i>Back-to-back townhouse dwelling</i>	1.5 per <i>dwelling</i>
<i>Detached dwelling</i>	2.0 per <i>dwelling</i>
<i>Dormitory</i>	No minimum requirement
<i>Live-work dwelling</i>	a) 2.0 for the residential component; plus, b) 1.0 per 40.0 m <sup>2</sup> <i>net floor area</i> for the commercial component (4)
<i>Long term care facility</i>	0.25 per bed
<i>Multiple dwelling</i>	1.25 per <i>dwelling</i> (1)(2)
<i>Retirement home</i>	0.33 per <i>assisted living unit</i> and <i>dwelling unit</i>
<i>Semi-detached dwelling</i>	2.0 per <i>dwelling</i>
<i>Stacked townhouse dwelling</i>	1.25 per <i>dwelling</i> (1)(3)
<i>Townhouse dwelling</i>	1.5 per <i>dwelling</i> (1)(2)
<b>Accessory Residential Uses</b>	
<i>Accessory dwelling unit (2023-024)</i>	1.0 additional <i>parking space</i>
<i>Bed and breakfast establishment</i>	1.0 additional <i>parking space</i> per <i>lodging unit</i>
<i>Home occupation</i>	No minimum requirement
<i>Private home day care</i>	No minimum requirement
<i>Short-term accommodation</i>	1.0 additional <i>parking space</i> (5)

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<b>Table 5.2.2: Ratios of Minimum Number of Parking Spaces for Mixed Use Zones</b>	
<b>Use</b>	<b>Minimum Number of Parking Spaces</b>
<b>Hospitality Uses</b>	
<i>Hotel</i>	a) 1.0 per <i>lodging unit</i> ; plus, b) 1.0 per 40.0 m <sup>2</sup> <i>net floor area</i> outside of a <i>lodging unit</i>
<i>Public hall</i>	1.0 per 20.0 m <sup>2</sup> <i>net floor area</i>
<b>All Non-Residential Uses</b>	
<ul style="list-style-type: none"> <li>• All other permitted non-residential <i>uses</i> in a Mixed Use Zone on Map 19(2a) [Bronte Village]</li> <li>• All other permitted non-residential <i>uses</i> in a Mixed Use Zone on Map 19(7a) [Kerr Village]</li> </ul>	1.0 per 40.0 m <sup>2</sup> <i>net floor area</i>
All other permitted non-residential <i>uses</i> in a Mixed Use Zone on Map 19(8a) [Downtown Oakville]	No minimum requirement
<ul style="list-style-type: none"> <li>• All other permitted non-residential <i>uses</i> in a Mixed Use Zone on Map 19(19a) [Palermo Village]</li> <li>• All other permitted non-residential <i>uses</i> in a Mixed Use Zone on Map 19(22a) [Uptown Core]</li> </ul>	a) 1.0 per 24.0 m <sup>2</sup> <i>net floor area</i> on the <i>first storey</i> ; plus, b) 1.0 per 40.0 m <sup>2</sup> <i>net floor area</i> above the <i>first storey</i> occupied by non-residential <i>uses</i> c) Notwithstanding this, where <i>medical offices</i> cumulatively occupy any <i>net floor area</i> on the <i>first storey</i> or greater than 60% of the <i>net floor area</i> of the <i>building</i> , the minimum number of parking spaces shall be 1.0 per 18.0 m <sup>2</sup> <i>net floor area</i> occupied by <i>medical offices</i>
<b>All Other Uses</b>	
Any other <i>use</i> not otherwise accommodated by Table 5.2.2	Shall be the ratio provided in Table 5.2.1

### Additional Regulations for Growth Area Parking Spaces Table

#### 5.2.2 (2017-025)

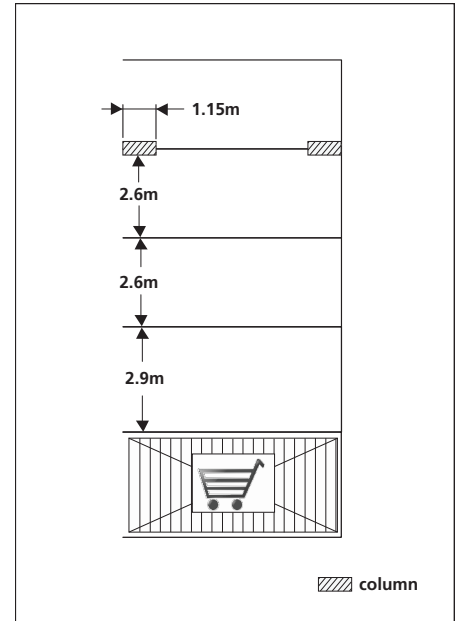
1. Where a minimum of 5 *parking spaces* are required on a lot of the total number of *parking spaces* required, 0.2 of the *parking spaces* required per *dwelling* shall be designated as visitors *parking spaces*. (2015-018)
2.
  - a) The location of visitors *parking spaces* shall be in accordance with Section 5.1.9 (2017-025)
  - b) The visitors *parking spaces* for a *multiple* or *townhouse dwelling* shall only be required in a *condominium* and shall be located on a parcel of land tied to a *common element condominium*.
3. A minimum of 50% of the minimum *parking spaces* shall be provided within a *private garage*, *carport*, or *parking structure*.
4. A *parking space* is not permitted in a *front* or *side yard*.
5. An additional *parking space* is not required when the additional parking can be accommodated in an existing visitor *parking space*.



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## 5.2.3 Motor Vehicle Parking Space Dimensions (2017-025)

- a) The minimum dimensions of a *parking space* not located in a *private garage* shall be 2.7 metres in width and 5.7 metres in length.
- b) The minimum dimensions of a *parking space* located in a *private garage* shall be 5.7 metres in length and:
  - i) Where one *parking space* is provided, 3.0 m in width;
  - ii) Where two *parking spaces* are provided side-by-side, 2.8 m in width per *parking space*, or 5.6 m in total combined width;
  - iii) Where *tandem parking spaces* are provided, 3.0 m in width per *parking space*; and,
  - iv) Where *stacked parking spaces* are provided, 3.0 m in width for either the *parking space* on or below the vehicle elevating device
- c) The minimum dimensions of a *parking space* provided with the length parallel to the *aisle* or *driveway* shall be 2.7 metres in width and 7.0 metres in length.
- d) Where a wall, column, or other obstruction is located abutting or within any *parking space*, the minimum width of the *parking space* shall be increased by 0.3 metres for each side that is obstructed. Obstructions within 1.15 metres of either stall end do not require an increase in *parking space* width, provided the obstruction projects no more than 0.15 metres into the *parking space*. (2015-018)
- e) Where two *parking spaces* are provided in tandem, the minimum cumulative dimensions of the *parking spaces* shall be 2.7 metres in width and 11.7 metres in length.



Where a wall, column, or other obstruction is next to a parking space, this By-law may require the parking space to be wider.

## 5.3 Barrier-free Parking Spaces

### 5.3.1 Ratios for Minimum Number of Spaces

- a) *Barrier-free parking spaces* shall be required for all non-residential uses.
- b) *Barrier-free parking spaces* shall additionally be required for visitor *parking spaces* for the following residential uses. The total number of *parking spaces* in the left column of Table 5.3.1 shall be calculated using only the total number of visitor *parking spaces* on the lot: (2015-018)
  - i) *Apartment dwelling*;
  - ii) *Dormitory*; and,
  - iii) *Stacked townhouse dwelling*.
- c) The minimum number of *barrier-free parking spaces* required shall be calculated in accordance with the ratios set out in Table 5.3.1, below.

Total Number of Parking Spaces in all Parking Areas on the Lot	Minimum Number of Barrier-free Parking Spaces
3 to 25 (2015-018)	1
26 to 100 (2015-018)	4% of the total number of <i>parking spaces</i> in the <i>parking area</i>

# Parking, Loading, & Stacking Lane Provisions

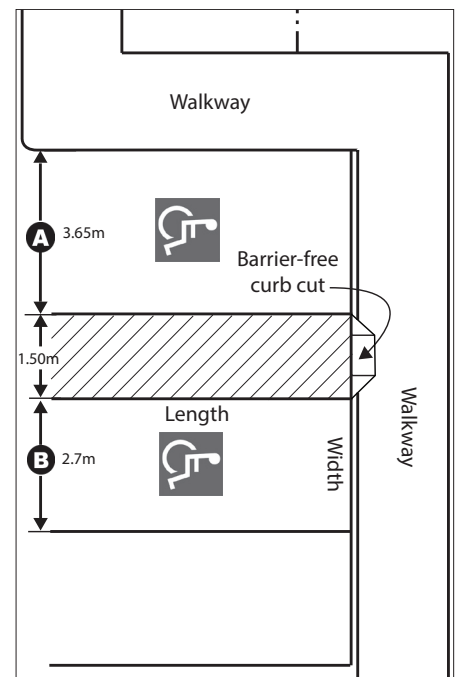
Total Number of Parking Spaces in all Parking Areas on the Lot	Minimum Number of Barrier-free Parking Spaces
101 to 200	1, plus 3% of the total number of <i>parking spaces</i> in the <i>parking area</i>
201 to 1000	2, plus 2% of the total number of <i>parking spaces</i> in the <i>parking area</i>
1,001 or greater	11, plus 1% of the total number of <i>parking spaces</i> in the <i>parking area</i>

### 5.3.2 Dimensions and Paths of Travel

- a) The minimum dimensions for a *barrier-free parking space* shall be in accordance with the dimensions of Table 5.3.2, below.

Type	Width	Length
Type A	3.65 m	5.7 m
Type B	2.7 m	5.7 m

- b) Where the minimum number of *barrier-free parking spaces* required is even, an equal number of Type A and Type B *barrier-free parking spaces* shall be required.
- c) Where the minimum number of *barrier-free parking spaces* required is odd, the additional *barrier-free parking space* remaining shall be a Type B *barrier-free parking space*. Where the minimum number of *barrier-free parking spaces* is one, the *barrier-free parking space* shall be a Type A *barrier-free parking space*. (2023-024)
- d) A *barrier-free path of travel* 1.5 metres in width is required abutting the entire length of the longest side of a *barrier-free parking space*. A path of travel can be shared by two *barrier-free parking spaces*. (2015-018)



Two barrier-free parking spaces, regardless of width, can share a barrier-free path of travel.

## 5.4 Bicycle Parking Spaces

### 5.4.1 Minimum Number of Bicycle Parking Spaces

- a) The minimum number of *bicycle parking spaces* required for uses permitted by this By-law are established and calculated in accordance with the ratios set out in Table 5.4.1, below.
- b) In no circumstance shall the number of minimum *bicycle parking spaces* required on a *lot* be greater than 30.

Use	Minimum Number of Bicycle Parking Spaces
<b>Blended Rates for Lots with Multiple Premises</b>	
Where multiple <i>premises</i> are located on a <i>lot</i> in any non-residential zone	The greater of 2 or 1.0 per 1,000.0 m <sup>2</sup> <i>net floor area</i> , plus the minimum number of <i>bicycle parking spaces</i> for the <i>dwellings</i>
<b>Residential Uses</b>	
<i>Apartment dwelling</i>	1.0 per <i>dwelling</i> (1)(2)

## Parking, Loading, & Stacking Lane Provisions

<b>Table 5.4.1: Ratios of Minimum Number Bicycle Parking Spaces</b>	
<b>Use</b>	<b>Minimum Number of Bicycle Parking Spaces</b>
<i>Dormitory</i>	1.0 per <i>lodging unit</i> (1)(2)
<i>Long term care facility</i>	The lesser of 5 or 0.25 per <i>assisted living unit</i> or <i>dwelling unit</i> (1)
<i>Stacked townhouse dwelling</i>	1.0 per <i>dwelling</i> (1)(2)
<b>Retail Uses</b>	
<i>Retail store</i>	The greater of 2 or 1.0 per 1,000.0 m <sup>2</sup> <i>net floor area</i>
<b>Service Commercial Uses</b>	
<i>Adult entertainment establishment</i>	No minimum requirement
<i>Commercial self-storage</i>	No minimum requirement
<i>Funeral home</i>	No minimum requirement
All other <i>uses</i> permitted in a <i>zone</i> under the heading <i>Service Commercial Uses</i>	The greater of 2 or 1.0 per 1,000.0 m <sup>2</sup> <i>net floor area</i>
<b>Office Uses</b>	
<i>Business office</i>	The greater of 2 or 1.0 per 1,000.0 m <sup>2</sup> <i>net floor area</i> (3)
<i>Medical office</i>	The greater of 2 or 1.0 per 1,000.0 m <sup>2</sup> <i>net floor area</i>
<b>Employment Uses</b>	
All <i>uses</i> permitted in a <i>zone</i> under the heading <i>Employment Uses</i>	2, plus 0.25 per 1,000.0 square metres of <i>net floor area</i>
<b>Institutional and Community Uses</b>	
<i>Art gallery</i>	The greater of 2 or 1.0 per 1,000.0 m <sup>2</sup> <i>net floor area</i>
<i>Marina</i>	No minimum requirement
<i>School, post-secondary</i>	The greater of 3 or 2.0 per 100.0 m <sup>2</sup> of <i>net floor area</i>
<i>School, private</i> and <i>school, public</i>	a) For elementary schools, 0.25 per classroom, not including any portables. b) For secondary schools, 0.5 per classroom, not including any portables.
All other <i>uses</i> permitted in a <i>zone</i> under the heading <i>Institutional and Community Uses</i>	The greater of 2 or 1.0 per 500.0 m <sup>2</sup> of <i>net floor area</i>

### Additional Regulations for Minimum Bicycle Parking Ratios

**Table 5.4.1**

1. In a *building* having fewer than 20 *assisted living units* or *dwelling units*, the minimum number of *bicycle parking spaces* required shall be zero.
2. Of the total number of *bicycle parking spaces* required, 0.25 of the *bicycle parking spaces* required per *dwelling* shall be designated as *visitors bicycle parking spaces*
3. In the *Industrial E3 Zone*, the parking rate for the main permitted *use* shall apply to any *floor area* occupied by a *business office* provided the *business office* occupies an area equal to or less than 25% of the total *net floor area* on the *lot*. The *business office* ratio shall apply for all *net floor area* used for a *business office* where the *business office* occupies greater than 25% of the total *net floor area* on the *lot*.

# Parking, Loading, & Stacking Lane Provisions

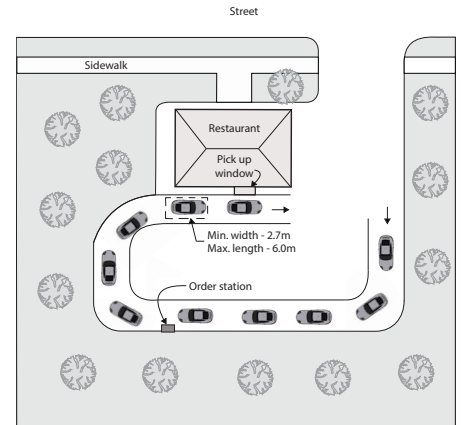
## 5.5 Drive-through Facilities and Stacking Lanes

### 5.5.1 Locations

- a) The minimum setback for all points of a *drive-through facility* from any *lot line* abutting any Residential Zone shall be 15.0 metres.
- b) A *stacking lane* shall be separate from an *aisle* or *driveway*.

### 5.5.2 Minimum Number of Stacking Spaces

- a) Each *stacking space* in a *stacking lane* shall have a minimum width of 2.7 metres and a minimum length of 6.0 metres.
- b) The minimum number of *stacking spaces* required in a *stacking lane* shall be calculated in accordance with the standards set out in Table 5.5, below.



Conceptual layout for a restaurant stacking lane.

Table 5.5: Stacking Space Requirements	
Use	Minimum Number of Stacking Spaces
Financial institution	4
Motor vehicle washing facility	8 (1)
Restaurant	10 (2)
Retail store	4
School, private	10 (3)
School, public	10 (3)
Service commercial establishment	4

### Additional Regulations for Stacking Spaces Table 5.5

1. An additional two *stacking spaces* are required at the exit of the *motor vehicle washing facility*.
2. Of these, seven *stacking spaces* shall be provided at or before the order station where an order station is provided.
3. Section 5.5.1 shall not apply.

## 5.6 Loading Spaces

Where a *loading space* is provided, the following regulations apply:

- a) The minimum dimensions of a *loading space* are 3.5 metres in width and 12.0 metres in length, with a minimum vertical clearance of 4.2 metres.
- b) A *loading space* shall abut the *building* for which the *loading space* is provided.
- c) A *loading space* shall be set back 7.5 metres from any Residential Zone, except if it is located entirely within a *structure*. This subsection does not apply to a *loading space* located in a Residential Zone.

*There is no minimum number of loading spaces required by Zoning By-law 2014-014. Should loading spaces be provided, the following regulations apply to set appropriate dimensions and locations.*

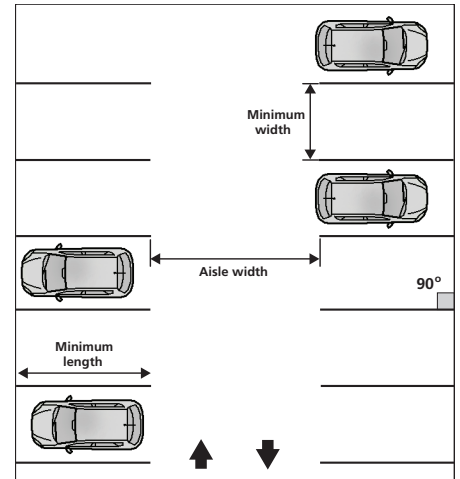
*A minimum requirement does apply in North Oakville.*

# Parking, Loading, & Stacking Lane Provisions

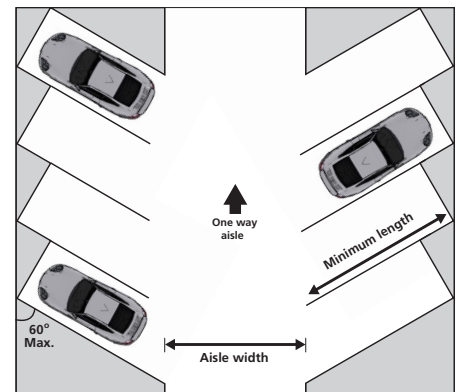
- d) A loading space is not permitted:
  - i) In any *minimum yard*;
  - ii) Between the *main wall* closest to the *flankage lot line* and the *flankage lot line* in a *flankage yard*; and,
  - iii) In any *front yard*.

## 5.7 Aisle Widths and Access Driveways

- a) The minimum width of an *aisle* providing access to a *parking space* within a *parking area* is 6.0 metres.
- b) Notwithstanding Subsection (a) above, the minimum width of an *aisle* providing one way travel access to a *parking space* within a *parking area* is 5.5 metres where the angle of access to the *parking space* is greater than or equal to 60 degrees.
- c) Notwithstanding Subsection (a) above, the minimum width of an *aisle* providing one way travel access to a *parking space* within a *parking area* is 4.0 metres where the angle of access to the *parking space* is less than 60 degrees.
- d) *Parking area* access shall be provided by at least one entrance *driveway* and one exit *driveway*. If separate, each *driveway* providing access to the *parking area* shall have a minimum width of 3.0 metres. If combined, the cumulative width of the *driveway* providing access to the *parking area* shall be a minimum of 5.5 metres.



The aisle width required where parking spaces are perpendicular to the drive aisle is 6.0 metres.



Aisle widths can be reduced where parking is provided at a 60 degree angle to the drive aisle.

# Parking, Loading, & Stacking Lane Provisions

## 5.8 Driveways and Private Garages Associated with Residential Uses

This Section applies to *driveways* and *private garages* associated with any *detached dwelling*, *semi-detached dwelling*, *duplex dwelling*, *linked dwelling*, *townhouse dwelling*, and *back-to-back townhouse dwelling* in any Residential or Mixed Use Zone.

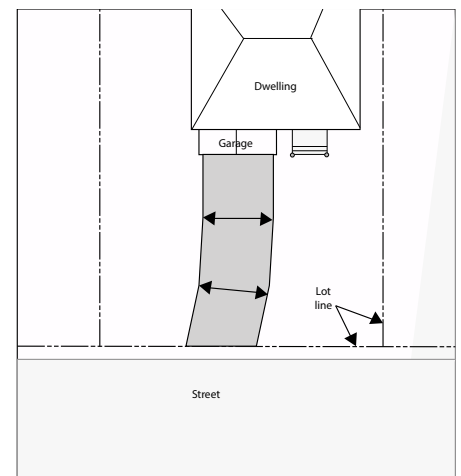
*A parked motor vehicle cannot encroach into any municipal right-of-way, including parallel parking at the bottom end of the driveway. This rule is enforced under the Town's Traffic By-law 1984-1, as amended.*

### 5.8.1 General Provisions (2017-025)

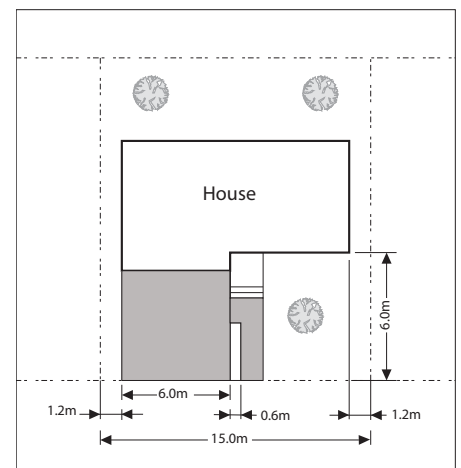
- A motor vehicle shall only be parked outdoors if it is entirely located on a *driveway*, *surface parking area*, or the roof of a *parking structure*.
- Required *parking spaces*, other than *stacked parking spaces* and *tandem parking spaces*, shall have direct and unobstructed access from a *driveway*, *aisle* or *lane*.
- The maximum setback from the *rear lot line* for a *parking space* accessed by a *rear lane* shall be 6.5 m.
- A maximum of one attached *private garage* per *dwelling* shall be permitted.

### 5.8.2 Driveway Width

- Notwithstanding any other provision of this By-law, the minimum width of a *driveway* shall be 3.0 metres.
- Notwithstanding subsection (a) above, the minimum width of a *driveway* shall be 2.4 metres in a *front* and *interior side yard* where a detached *private garage* is provided in a *rear yard*.
- The maximum width for a single *driveway* and the combined maximum width where more than one *driveway* is permitted shall be: (2021-068)
  - 6.0 metres for a *lot* having a *lot frontage* of 12.0 metres or less;
  - Equal to 50% of the *lot frontage* on a *lot* having greater than 12.0 metres and less than 18.0 metres of *lot frontage*; or,
  - 9.0 metres for a *lot* having a *lot frontage* equal to or greater than 18.0 metres.
- Notwithstanding subsection (c) above, the maximum width of a *driveway* crossing a *flankage lot line* in a *rear yard* or *flankage yard* shall be 9.0 metres. (2015-079)
- Notwithstanding subsections (c) and (d) above, a *hammerhead* legally existing on the effective date of this By-law shall be permitted to a maximum area and width of that which legally existed on the effective date of this By-law.
- The calculation of *driveway* width shall apply along the entire length of the *driveway*. The measurement shall be calculated including any continuous hard surface area or discontinuous hard surface area within 0.6 metres of the widest part of continuous hard surface area on the same *lot*, measured along the entire length of the *driveway* perpendicular from one edge of the continuous hard surface area.
- Notwithstanding subsection (f) above, one walkway access may be connected to each side of a *driveway*. The maximum width of the walkway access at the point of attachment shall be 1.8 metres.



*The maximum width of a driveway is measured along its entire length.*



*Hard surfaces (except for a maximum 1.8 metre-wide walkway attachment) shall be set back 0.6 metres from the edge of a driveway. Otherwise, the walkway is included as driveway surface.*



# Parking, Loading, & Stacking Lane Provisions

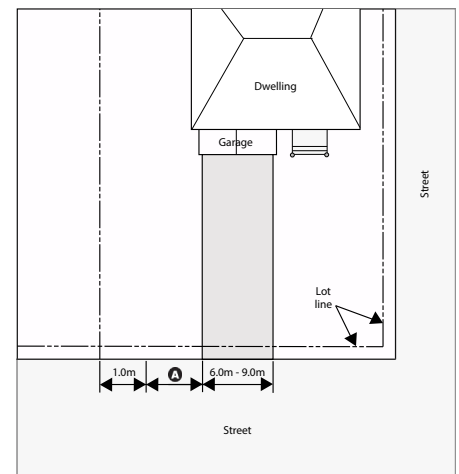
## 5.8.3 Maximum Number of Driveways

- a) A maximum of one *driveway* access is permitted to cross a *front lot line* or *flankage lot line* if the applicable *lot line* is less than 18.0 metres in width.
- b) Notwithstanding subsection (a) above and Section 6.10(a) of this By-law, one *driveway* per *dwelling* is permitted on a block designated for *semi-detached, townhouse, and back-to-back townhouse dwellings* provided the *driveway* meets all provisions of this By-law as they would apply to the future *lot*.
- c) Notwithstanding subsection (a) above, two *driveways* are permitted on a *lot* with a *duplex dwelling*.

## 5.8.4 Driveway Setbacks

- a) A *driveway* crossing a *front lot line* on a *corner lot* or *through corner lot* shall be located no further from the *interior side lot line* than a distance equal to the *minimum interior side yard* required for the *dwelling*, plus the maximum width of the *driveway* permitted on the lot, plus 1.0 metre, measured at the point of where the *driveway* crosses the *front lot line*. (2021-068)
- b) Subsection (a) above shall not apply where a *driveway* is located a minimum of 15.0 metres from the point of intersection of the *front* and *flankage lot lines* or where the *lot lines* do not intersect the point of intersection of the projection of the *front* and *flankage lot lines*, measured at the point of where the *driveway* crosses the *front* or *flankage lot line*. (2021-068)
- c) A *driveway* crossing a *flankage lot line* on a *corner lot* or *through corner lot* shall be located a minimum of 15.0 metres from the point of intersection of the *front* and *flankage lot lines* or where the *lot lines* do not intersect the point of intersection of the projection of the *front* and *flankage lot lines*, measured at the point of where the *driveway* crosses the *flankage lot line*. (2015-079) (2021-068)
- d) Notwithstanding subsection (a) above, a *driveway* crossing a *front lot line* on a lot with a *semi-detached, back-to-back townhouse, or townhouse dwelling* may be located on the same *interior side lot line* having the common wall shared between the two *dwellings*. (2015-018)
- e) Where a *private garage* is detached from the main *building* and is accessed by a *driveway* crossing the *flankage lot line*, the *driveway* shall be located no closer to the *rear lot line* than the applicable minimum setback required for the *private garage*, measured at the point where the *driveway* crosses the *flankage lot line*.
- f) Where a *private garage* is detached from the main *building* and is accessed by a *driveway* crossing the *front lot line*, the *driveway* shall be located no closer to the *side lot line* than the *minimum interior side yard* required for the *private garage*, measured at the point where the *driveway* crosses the *front lot line*.

Off the lot and on the Town or Regional road allowance, driveway aprons cannot cross the projection of the side lot line where it intersects the surfaced edge of the road. Contact the Engineering and Construction department for more information.



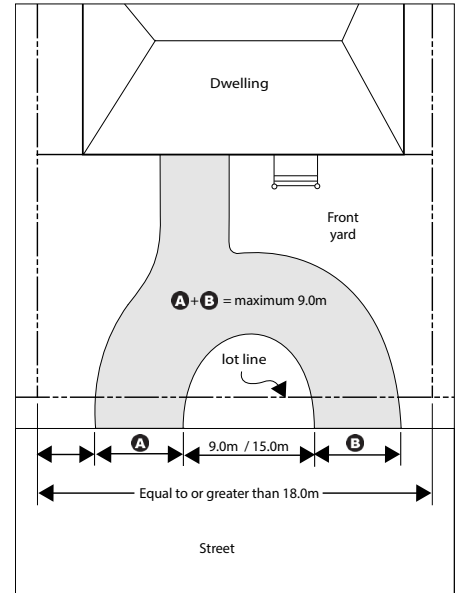
The maximum distance regulations for driveways on corner lots pull the driveway as far back from the intersection as possible.

These distances equal the maximum width of the driveway permitted on the applicable lots – 9.0 metres in the RL1 and RL2 Zones, with a sliding scale down to 6.0 metres in the other zones – plus the minimum interior side yard in the applicable zone (A), plus 1.0 metre.

# Parking, Loading, & Stacking Lane Provisions

## 5.8.5 Circular Driveways

- a) The maximum coverage of a circular *driveway* shall be 50% of the area of the *yard* in which the circular *driveway* is located.
- b) The maximum cumulative width of the *driveway* entrances, measured at the point of crossing the *front lot line* and *flankage lot line*, shall be 9.0 metres.
- c) The *separation distance* between two *driveway* entrances on the same *lot* that cross the same *lot line*, measured at the point of crossing the applicable *lot line*, shall be a minimum of:
  - i) 9.0 metres if the *driveway* has access to an *arterial road* or to a *collector road* that is within 75.0 metres of an *arterial road*; or,
  - ii) 15.0 metres if the *driveway* has access to a *local road* or a *collector road* that is greater than 75.0 metres from an *arterial road*.



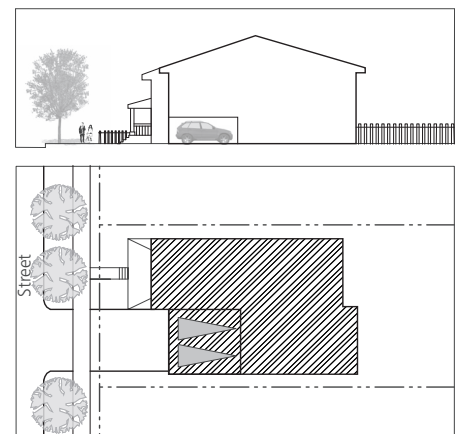
On larger lots, two driveway entrances are permitted in order to accommodate circular driveways.

## 5.8.6 Private Garage Maximum Sizes

- a) For *detached dwellings* on *lots* having less than 12.0 metres in *lot frontage*, the maximum total *floor area* for a *private garage* shall be 28.0 square metres.
- b) For *detached dwellings* on *lots* having greater than or equal to 12.0 metres in *lot frontage*, the maximum total *floor area* for a *private garage* shall be 45.0 square metres.
- c) Notwithstanding subsection (b) above, for *lots* located within the Residential Low (RL1) *Zone* the maximum total *floor area* for a *private garage* shall be 56.0 square metres and the maximum width of the entrance to the *private garage* shall be 9.0 metres.
- d) For *semi-detached dwellings*, the maximum total *floor area* for a *private garage* shall be 28.0 square metres.

## 5.8.7 Private Garage Setbacks and Projections

- a) Where a *private garage* has a vehicle entrance facing the *flankage lot line* or *front lot line* and the applicable *minimum yard* is less than 5.7 metres, the *private garage* shall be set back a minimum of 5.7 metres from the applicable *lot line*. (2017-025)
- b) Notwithstanding any other provision of this By-law, where a *private garage* is accessed by a *driveway* crossing a *rear lot line* from a *lane*, the *private garage* shall be permitted to be located a minimum of 0.75 metres from the *rear lot line*.
- c) Attached or detached *private garages* shall not project more than 1.5 metres from the face of the longest portion of the *main wall* containing *residential floor area* that is on the *first storey* of the *dwelling* oriented toward the *front lot line* or *flankage lot line*. (2016-013)
- d) Where the opening providing access for a *motor vehicle* of a *private garage* is oriented toward an *interior side lot line*, the *private garage* shall be set back 7.0 metres from the *interior side lot line*.



Where the minimum front or flankage yard required on a lot is less than 5.5 metres, the private garage must still be set back 5.7 metres from the applicable lot line.

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## Parking, Loading, & Stacking Lane Provisions

### 5.9 Parking Provisions for Other Vehicles Associated with Residential Uses

This Section applies to the parking of the applicable vehicles on any lands used for a *detached dwelling, semi-detached dwelling, duplex dwelling, linked dwelling, live-work dwelling, townhouse dwelling, back-to-back townhouse dwelling* in any Residential, Mixed Use or Environmental Zone.

#### 5.9.1 Commercial Vehicles

Parking in a *driveway* of one *commercial vehicle* is permitted provided the *commercial vehicle*:

- a) Does not exceed a gross weight of 4,500.0 kilograms registered with the Province; (2015-018)
- b) Does not exceed a maximum vehicle length of 6.0 metres; and,
- c) Does not exceed a maximum vehicle height of 2.3 metres.

#### 5.9.2 Trailers and Recreational Vehicles

The following regulations shall apply to parking of personal *trailers* and *recreational vehicles*:

- a) Any *trailer* or *recreational vehicle* that does not exceed a *height* of 2.3 metres and a maximum length of 7.0 metres exclusive of hitch or tongue may be parked in any *flankage yard, interior side yard* or *rear yard* year-round.
- b) Any *trailer* or *recreational vehicle* that does not exceed a *height* of 2.3 metres and a maximum length of 7.0 metres exclusive of hitch or tongue may be parked on a *driveway* only between May 1<sup>st</sup> and October 31<sup>st</sup>.
- c) Any *trailer* or *recreational vehicle* that exceeds a *height* of 2.3 metres and a maximum length of 7.0 metres exclusive of hitch or tongue may be parked on a *lot* only between May 1<sup>st</sup> and October 31<sup>st</sup> and only in any *flankage yard, interior side yard, or rear yard*. The *trailer* or *recreational vehicle* shall be set back 10.5 metres from the *flankage lot line*.
- d) The maximum total number of *trailers* and *recreational vehicles* permitted on a *lot* is 2.

*Any trailer or recreational vehicle may be parked in a private garage or accessory building year-round.*

*A parked trailer or recreational vehicle cannot encroach into any municipal right-of-way, including parallel parking at the bottom end of the driveway. This rule is enforced under the Town's Traffic By-law 1984-1, as amended.*

## Parking, Loading, & Stacking Lane Provisions

### 5.10 Surface Parking Area Setbacks

Notwithstanding any other provision of this By-law, a *surface parking area* excluding a *driveway* in the following *Zones* shall be set back a minimum of 1.8 metres from any *building* or *structure*:

- a) Any Residential Medium RM *Zone*;
- b) Residential High RH *Zone*;
- c) Any Mixed Use *Zone*;
- d) Any Commercial *Zone*;
- e) Any Employment *Zone*;
- f) Institutional I *Zone*;
- g) Community Use CU *Zone*; and,
- h) Any Open Space *Zone*.

### 5.11 Vehicles Prohibited in Residential and Mixed Use Zones

The parking and storage of the following vehicles are prohibited outside of a *building* on all *lots* in a Residential and Mixed Use *Zone*:

- a) Unlicensed *motor vehicles*;
- b) *Motor vehicles* equipped with more than three axles, excluding space wheels designed to support the vehicle when parked or stored;
- c) Buses;
- d) Vehicles designed to run only on rails;
- e) Farm tractors;
- f) Construction vehicles, except for those needed for construction uses permitted under Section 4.25.1 of this By-law;
- g) Tracked vehicles, except for snowmobiles; and,
- h) Vehicles in a wrecked, dismantled, or inoperative condition.