Parking and Loading Regulations

5.1 Parking Standards

Town staff interpret the Zoning By-law such that a cumulative minimum number of parking spaces is calculated when additional floor area is added on a lot or a change in use occurs. Contact Planning Services or Building Services for more information.

5.1.1 General *(2023-025)*

5.1.1.1 Requirement for Parking

No person shall use any land, *building* or *structure* in any *Zone* for any purpose permitted by this By-law, unless *parking spaces* are provided in accordance with the provisions of this Section.

5.1.1.2 Parking of Vehicles Associated with Residential Uses

No person shall park a *vehicle* outdoors on any *lot* with a residential *use* unless the *vehicle* is parked entirely on a *driveway*, *surface parking area*, or the roof of a *parking garage*.

5.1.2 Number of Parking Spaces

5.1.2.1 Number of Spaces

The number of *parking spaces* required shall be calculated in accordance with the standards set out in the following Parking Standards Tables 5.1A, 5.1B and 5.2.

5.1.2.2 Rounding Provision

Where the application of ratios results in a fraction of a *parking space,* the required number of spaces shall be increased to the next highest whole number.

5.1.3 Location of Parking Spaces *(2023-025)*

Any *parking space*, accessible *parking space*, *bicycle parking space*, and *loading dock* required by this By-law shall be located on the same *lot* on which the *use* is located.

5.1.4 Cash-in-Lieu of Parking

Notwithstanding the provisions of Section 5.1.2.1, and where requested by the owner, the Municipality may, in any zone, enter into an agreement exempting an owner or occupant from the requirement of providing or maintaining some or all of the required minimum *parking spaces* and such an agreement shall provide for the making of one or more payments to the Municipality in lieu of the provision of parking.

5.1.5 Heritage Buildings

Any use in a designated heritage *building* shall not be required to provide parking.

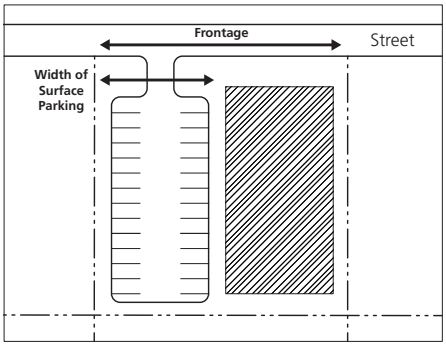
Parking and Loading Regulations

5.1.6 Surface Parking Area Location

Where *surface parking areas* are permitted on *lots* which abut Trafalgar Road, the maximum *lot frontage* or *flankage* on Trafalgar Road occupied by *surface parking area* shall be:

Office building	50%
Mixed use and *apartment buildings*	20%
Commercial buildings	20%
Parking garage	5%
Institutional building	5%
Hotel	5%
Commercial/Residential buildings	5%

This shall be measured as the maximum percentage of *lot frontage* or *flankage* occupied by *surface parking area* where no *building* edge is located within 6 metres of the Trafalgar Road *lot frontage* or *flankage*. The only exception shall be where the By-law permits a greater *front yard* or *flankage setback*, in which case that setback shall apply.



Surface Parking Frontage.

5.1.7 Hardscape Surface Treatment *(2022-007)*

All *parking spaces*, *tandem parking spaces*, *parking pad*, *loading dock*, aisles and *driveways* in any Zone other than a Natural Heritage 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.

Table 5.1A - Parking Requirements For Residential Uses

(1)	*Single* and *Semi-detached dwellings*, foster homes, and shared accommodation for five or fewer residents licensed or approved under Provincial statute, including any *dwelling* where a maximum of 3 *lodgers* reside	Outside the Trafalgar, Dundas, Neyagawa and Palermo Village North Urban Core Zones 2 *parking spaces* per *dwelling unit* minimum.
(2)	*Duplex and, triplex*	1 *parking space* per *dwelling unit* minimum.
(3)	*Apartment* - 4 storeys or less	Up to 1.25 *parking spaces* per *dwelling unit*, plus 0.2 *parking spaces* per *dwelling unit* for visitors. Additional *parking spaces* shall not be permitted.
(4)	*Apartment* - More than 4 storeys	Up to 1.25 *parking spaces* per *dwelling unit*, plus 0.2 *parking spaces* per *dwelling unit* for visitors. Additional *parking spaces* shall not be permitted. In the Trafalgar Urban Core Zone, no *parking spaces* shall be permitted in a *surface parking area*, with the exception of visitor *parking spaces* which may be located underground, in a *parking garage* or in a *surface parking area.*
(5)	*Townhouse dwellings* including *back-to-back townhouse dwellings* and *stacked townhouses*	Outside the Trafalgar Urban Core Zone 1 *parking spaces* per *dwelling unit* minimum; For lands within the Trafalgar Urban Core Zone, 1 *parking spaces* per *dwelling unit* minimum and only 2 *parking spaces* per *dwelling unit* maximum shall be permitted for *back-to-back townhouse dwelling units* and in all other zones 3 *parking spaces* per *back-to-back townhouse dwelling unit* maximum shall be permitted.

Parking and Loading Regulations

Table 5.1A - Parking Requirements For Residential Uses		
(6)	*Nursing Home* *Retirement home*	Outside the Trafalgar, Dundas, Neyagawa and Palermo Village North Urban Core Zones 0.5 *parking spaces* minimum per *dwelling unit* or *suite*. For lands in the Trafalgar, Dundas, Neyagawa and Palermo Village North Urban Core Zones 0.5 *parking spaces* minimum per *dwelling unit* or *suite*. In the Trafalgar Urban Core Zone a maximum of 50% of the required *parking spaces* may be permitted in a *surface parking area*.
(7)	*Bed and breakfast establishment* *Group Home*	The *parking spaces* required for a *single detached dwelling* plus 1 *parking space* per *suite* minimum. No additional *parking spaces* shall be permitted other than the required spaces.
(8)	*Short-Term Accommodation (2018-038)*	The *parking spaces* required for the *dwelling unit* plus 1 *parking space*. An additional *parking space* is not required when the additional parking can be accommodated in an existing visitor *parking space*.
(9)	*Attached* or *detached additional residential unit/Home occupation (2023-025) (2024-112)*	No additional *parking spaces* required.
(10)	Other *residential uses* not specified above in this Table	1 *parking space* per *dwelling unit* minimum.

Table 5.1B - Parking Requirements For Non-Residential Uses		
(1)	Arena; Stadium; or, Theatre	Outside the Trafalgar, Dundas, Neyagawa and Palermo Village North Urban Core *Zones* 1 *parking space* per 6 seats minimum and 1 *parking space* per 5 seats maximum. For lands in the Trafalgar, Dundas, Neyagawa and Palermo Village North Urban Core *Zones* 1 *parking space* per 7 seats minimum and 1 *parking space* per 6 seats maximum. In the Trafalgar Urban Core *Zone* a maximum of 50% of the required *parking spaces* may be permitted at *grade*. For the purposes of this By-law, where the seating is provided by open benches, every 50 centimetres of bench length shall be considered as one seat.
(2)	*Art gallery*; *Museum*; or, *Library*	Outside the Trafalgar, Dundas, Neyagawa and Palermo Village North Urban Core *Zones* 1 *parking space* per 30 square metres of *leasable floor area* minimum and 1 *parking space* per 25 square metres maximum. For lands in the Trafalgar, Dundas, Neyagawa and Palermo Village North Urban Core Zones 1 *parking space* per 93 square metres of *leasable floor area* minimum and 1 *parking space* per 30 square metres maximum.
(3)	*Vehicle Dealership;* and/or *Vehicle Repair Use*	4 *parking spaces* for each repair bay minimum plus 2 parking spaces minimum for each 100 square metres of *leasable floor area* exclusive of repair bays, and a maximum area equal to 10 parking spaces for outside display areas. However, a maximum of 30 surface *parking spaces* shall be permitted, in addition to the permitted outside display areas.

Parking and Loading Regulations

Table 5.1B - Parking Requirements For Non-Residential Uses		
(4)	*Café*	No *parking spaces* shall be required and a maximum of 1 *parking space* per 20 square metres of *leasable floor area* shall be permitted. In the Trafalgar, Dundas, Neyagawa and Palermo Village North Urban Core *Zones*, no additional *parking spaces* above the minimum shall be permitted, unless such parking is located in a *parking garage* or on-*street*.
(5)	*Club*	1 *parking space* per 30 square metres of *leasable floor area* minimum; and, 1 *parking space* per 20 square metres of *leasable floor area* maximum. In the Trafalgar Urban Core *Zone*, no additional *parking spaces* above the minimum shall be permitted, unless such parking is located in a *parking garage*.
(6)	*Commercial fitness centre*; or, *Place of amusement*	1 *parking space* per 30 square metres of *leasable floor area* minimum; and, 1 *parking space* per 20 square metres of *leasable floor area* maximum. In the Trafalgar Urban Core *Zone*, no additional *parking spaces* above the minimum shall be permitted, unless such parking is located in a *parking garage*.
(7)	*Commercial residential -combined* (mixed use)	The applicable regulations for *non-residential uses* apply to the non-residential *floor area*, while the applicable residential regulations apply to the *dwelling units*.
(8)	*Commercial residential -connected* (live-work)	Residential Component: 1 *parking space* minimum and 2 *parking spaces* maximum per *dwelling unit* which may be provided in tandem; and, *Commercial* Component: i) up to 90 square metres - 2 *parking spaces* ii) over 90 square metres - the applicable regulations for non-residential *uses* apply to the non-residential *floor area*
(9)	*Commercial school*	1 *parking space* per 30 square metres of *leasable floor area* minimum; and, 1 *parking space* per 20 square metres of *leasable floor area* maximum. In the Trafalgar Urban Core *Zone*, no additional *parking spaces* above the minimum shall be permitted, unless such parking is located in a *parking garage.*
(10)	*Commercial self storage*	1 *parking space* per 650 square metres of *leasable floor area* minimum.

Parking and Loading Regulations

Table 5.1B - Parking Requirements For Non-Residential Uses		
(11)	*Community centre*	1 *parking space* per 30 square metres of *leasable floor area* minimum; and, 1 *parking space* per 20 square metres of *leasable floor area* maximum. In the Trafalgar Urban Core *Zone*, no additional *parking spaces* above the minimum shall be permitted, unless such parking is located in a *parking garage*. Notwithstanding the foregoing, where a *community centre* includes, or is located adjacent to, an arena, the parking requirements for the arena portion of the facility shall be those established for an arena, not the requirements for a *community centre*.
(12)	*Convenience store*	1 *parking space* per 30 square metres of *leasable floor area* minimum; and, 1 *parking space* per 20 square metres of *leasable floor area* maximum
(13)	*Day care* centre *(2024-112)*	1 *parking space* per 40 square metres of *leasable floor area* minimum; 1 *parking space* per 30 square metres of *leasable floor area* maximum; and; 1 queued *parking space* maximum per every five pupil capacity. In the Trafalgar Urban Core *Zone*, no additional *parking spaces* above the minimum shall be permitted, unless such parking is located in a *parking garage*.
(14)	*Funeral home*	Minimum of 1 *parking space* per 20 square metres of *leasable floor area* or 1 *parking space* per 6 seats in a chapel, whichever is greater; and, Maximum of 1 *parking space* per 13 square metres of *leasable floor area* or 1 *parking space* per 4 seats in a chapel, whichever is greater In the Trafalgar Urban Core *Zone*, no additional *parking spaces* above the minimum shall be permitted, unless such parking is located in a *parking garage*. For the purposes of this standard, each 50 centimetres of bench length equals 1 seat.
(15)	Hospital	Minimum of 1 *parking space* per 40 square metres of *leasable floor area* minimum, and only 20% of the parking may be permitted in *surface parking areas*; and, Maximum of 1 *parking space* per 30 square metres of *leasable floor area* whichever is greater, and only 20% of the parking may be permitted in *surface parking areas*. In the Trafalgar Urban Core *Zone*, no additional *parking spaces* above the minimum shall be permitted, unless such parking is located in a *parking garage*.

Parking and Loading Regulations

Table 5.1B - Parking Requirements For Non-Residential Uses		
(16)	*Hotel*	0.65 *parking spaces* per *suite* plus 1 *parking space* for every 10 square metres of *leasable floor area* devoted to public hall uses minimum; and, 1 *parking space* per *suite* plus 1 *parking space* for every 10 square metres of *leasable floor area* devoted to *public hall* uses maximum. In the Trafalgar Urban Core *Zone*, no additional *parking spaces* above the minimum shall be permitted, unless such parking is located in a *parking garage*.
(17)	*Industrial use (Light or General)* with the exception of *industrial warehouses*: a. *leasable floor area* of each premises 7500 sq. m. or less b. *leasable floor area* of each premises in excess of 7500 sq. m.	 1 *parking space* per 100 square metres of *leasable floor area* minimum. 1 *parking space* per 200 square metres of *leasable floor area* minimum
(18)	*Industrial warehouse*: a. with a *leasable floor area* of less than 5,000 sq. m. b. with a *leasable floor area* of 5,000 sq. m. or greater	 1 *parking space* per 100 square metres of *leasable floor area* minimum. 1 *parking space* per 200 square metres of *leasable floor area* minimum
(19)	*Office use, General*; *Financial institution*; Call centre; or Information processing *Research and Development*	1 *parking space* per 37 square metres of *leasable floor area* minimum; and, 1 *parking space* per 30 square metres of *leasable floor area* maximum except for a call centre where the maximum may be 1 *parking space* per 20 square metres of *leasable floor area*. In the Trafalgar Urban Core *Zone*, no additional *parking spaces* above the minimum shall be permitted, unless such parking is located in a *parking garage*.
(20)	*Office, Medical*	1 *parking space* per 20 square metres of *leasable floor area* minimum; and, 1 *parking space* per 15 square metres of *leasable floor area* maximum. In the Trafalgar, Dundas, Neyagawa and Palermo Village North Urban Core *Zones*, no additional *parking spaces* above the minimum shall be required or permitted unless such parking is located in a *parking garage*.
(21)	*Service commercial* other than *veterinary clinic* and *funeral home;* or *Service establishment* *(2023-025)*	1 *parking space* per 30 square metres of *leasable floor area* minimum; and, 1 *parking space* per 20 square metres of *leasable floor area* maximum. In the Trafalgar Urban Core *Zone*, no additional *parking spaces* above the minimum shall be required or permitted, unless such parking is located in a *parking garage*.

Parking and Loading Regulations

Table 5.1B - Parking Requirements For Non-Residential Uses		
(22)	*Place of worship*	Outside the Trafalgar Urban Core *Zone* a maximum of 1 *parking space* per 10 square metres of *leasable floor area* or 1 *parking space* per 4 seats, whichever is greater; and, For lands in the Trafalgar Urban Core *Zone* a maximum of 1 *parking space* per 15 square metres of *leasable floor area* or 1 *parking space* per 6 seats, whichever is greater and, Where the seating is provided by open benches, every 50 cm of bench length shall be considered as one seat for the purpose of this By-law.
(23)	*Public hall* or *Night club*	1 *parking space* per 10 square metres of *leasable floor area* minimum; and, 1 *parking space* per 5.5 square metres of *leasable floor area* maximum. In the Trafalgar Urban Core *Zone*, no additional *parking spaces* above the minimum shall be permitted, unless such parking is located in a *parking garage*.
(24)	*Public school* elementary or *Private school*, elementary	1 *parking space* per classroom minimum; and, 2 *parking spaces* per classroom maximum.
(25)	*Public school* secondary or *Private school*, secondary	1 *parking spaces* per classroom minimum; and, 3 *parking spaces* per classroom maximum
(26)	*Restaurant* (all types with the exception of *Cafés*)	Outside the Trafalgar Urban Core *Zone*, a minimum of 1 *parking space* per 9 square metres of *leasable floor area* and, a maximum of 1 *parking space* per 6 square metres of *leasable floor area.* For lands within the Trafalgar Urban Core *Zone*, a minimum of 1 *parking space* per 20 square metres of *leasable floor area and a* maximum of 1 *parking space* per 15 square metres of *leasable floor area.* Any *outdoor patio* area associated with a *restaurant* not exceeding 50 percent of the total *leasable floor area* of the *restaurant* shall be exempt from the parking requirements. *Outdoor patio* area in excess of 50 percent of the total *leasable floor area* of the *restaurant* shall require parking at the above rates.
(27)	*Retail* store	1 *parking space* per 30 square metres of *leasable floor area* minimum 1 *parking space* per 20 square metres of *leasable floor area* maximum; and, In the Trafalgar Urban Core *Zone*, no additional *parking spaces* above the minimum shall be required or permitted, unless such parking is located in a *parking garage*.
(28)	*Gas Bar*	1 *parking space* per 30 square metres of *leasable floor area* minimum; and, 1 *parking space* per 20 square metres of *leasable floor area* maximum.
(29)	*Transportation terminal*	A minimum of 1 space per 30 square metres of *leasable floor area* and 1 *parking space* for every 150 square metres of *leasable floor area* for the non-office component.

Parking and Loading Regulations

Table 5.1B - Parking Requirements For Non-Residential Uses		
(30)	*Veterinary clinic*	1 *parking space* per 30 square metres of *leasable floor area* minimum; and, 1 *parking space* per 15 square metres of *leasable floor area* maximum. In the Trafalgar Urban Core *Zone*, no additional *parking spaces* above the minimum shall be required or permitted, unless such parking is located in a *parking garage*.
(31)	Any *use* not specified above	1 *parking space* per 30 square metres of *leasable floor area* maximum.

Parking and Loading Regulations

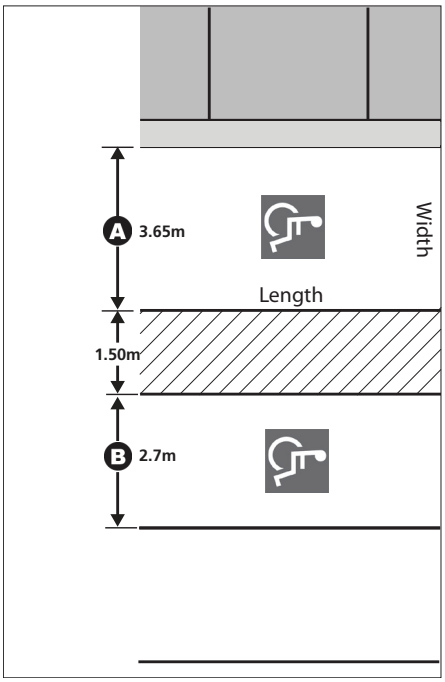
5.2 Accessible Parking

5.2.1 Number of Accessible Parking Spaces Required *(2022-007)*

Accessible *parking spaces* are required for non-residential uses in accordance with the following table:

Table 5.2 - Accessible Parking

Total number of Parking Spaces in all Parking Areas on the Lot *(2023-025)*	Number of Accessible Parking Spaces Required in Column A
COLUMN A	**COLUMN B**
Less than 10	0
11 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of the total
1001 and over	20 plus 1 for each 100 over 1000



Additional consideration should be given to providing a barrier-free path of travel between two accessible parking spots. Two barrier-free parking spaces, regardless of width, can share a barrier-free path of travel.

5.2.2 Dimensions and Paths of Travel *(2022-007)*

a. The minimum dimensions for an accessible *parking space* shall be in accordance with the dimensions of Table 5.2.2, below:

Table 5.2.2 - Dimensions of Accessible Parking Spaces

Type	Width	Length
Type A	3.65m	5.20m
Type B	2.70m	5.20m

b. Where the minimum number of accessible *parking spaces* required is even, an equal number of Type A and Type B accessible *parking spaces* shall be required.

c. Where the minimum number of accessible *parking spaces* required is odd, the additional accessible parking space remaining shall be a Type B accessible *parking space*. Where the minimum number of accessible *parking spaces* is one, the accessible *parking space* shall be a Type A accessible *parking space*. *(2023-025)*

Parking and Loading Regulations

d. An accessible path of travel 1.5 metres in width is required abutting the entire length of the longest side of an accessible *parking space*. A path of travel can be shared by two accessible *parking spaces*.

5.3 Shared Parking

Where there is more than one use on a *lot*, parking for *residential uses* shall be provided in accordance with the requirements of Table 5.1A, while parking for non-*residential uses* may be provided in accordance with Table 5.1B or at a minimum of 1 parking space per 30 square metres *leasable floor area* and a maximum of 1 *parking space* per 20 square metres *leasable floor area* provided that *restaurants*, excluding *cafes*, occupy no more than 20% of the total *leasable floor area* of all *buildings* on the site. Where *restaurants*, excluding *cafes*, occupy more than 20% of the *leasable floor area*, parking for the additional *leasable floor area* for *restaurants* shall be provided on the basis of a minimum of 1 *parking space* per 9 square metres of *leasable floor area.*

5.4 Parking Area and Driveway Regulations

5.4.1 Regulations for Parking Areas

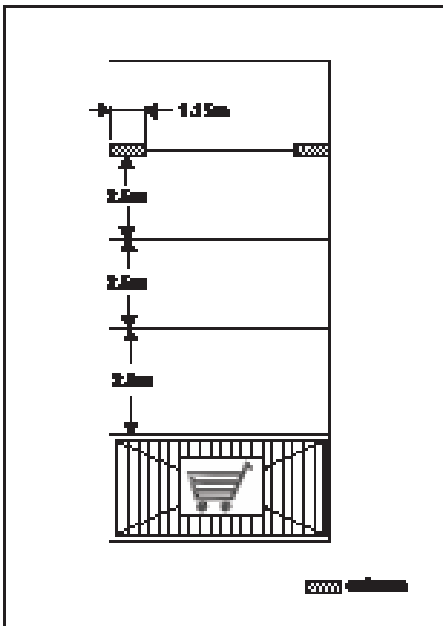
5.4.1.1 Number of required parking spaces permitted on a driveway

No more than one required *parking space* associated with a *single detached dwelling, semi-detached dwelling unit, triplex dwelling, duplex dwelling* or street-related *townhouse dwelling unit* shall be located on a *driveway* within the *front yard* or the *flankage* yard of a *lot*.

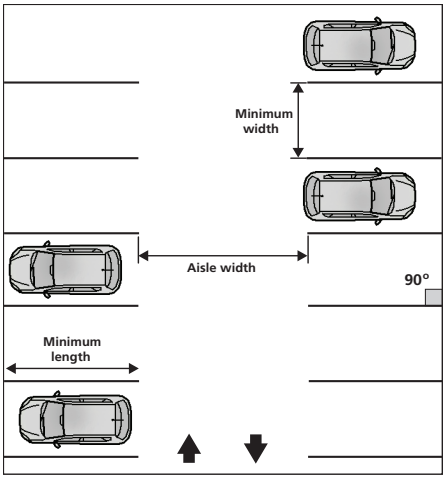
5.4.1.2 Size of required parking spaces in a private garage

Each required *parking space* in a *private garage* for *single detached dwelling, semi-detached dwelling unit, triplex dwelling, duplex dwelling* or street-related *townhouse dwelling unit*, *back-to-back* and *stacked townhouses* shall have an unobstructed area with a width of not less than 3.0 metres and a length of not less than 5.5 metres for a single car *private garage* and a width of not less than 5.6 metres and a length of not less than 5.5 metres for a double car *private garage*. However, one step may encroach into the length of the *parking space* at the end of the *parking space*. In addition, obstructions within 1.15 metres of either stall end and not greater than 0.3 metres in width are permitted.

For a required *parking space* located exterior to a *parking garage* for a *single detached dwelling, semi-detached dwelling, triplex dwelling, duplex dwelling* or *stacked, back-to-back* or *street town-house dwelling unit*, the minimum *parking space* size shall be a width of 2.6 metres and a length of 5.2 metres. Obstructions within 1.15 metres of either stall end and not greater than 0.3 metres in width are permitted.



Where a wall, column, stairs, or other obstruction is located next to a parking space, additional width may be required.



The aisle width required where parking spaces are perpendicular to the drive aisle is 7.0 metres.

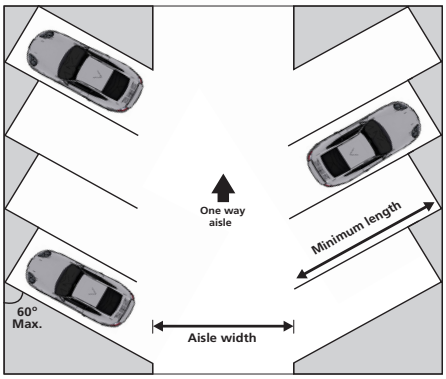
Parking and Loading Regulations

5.4.1.3 Size of required parking spaces in a parking garage or parking lot and minimum aisle widths

Each required *parking space* in a *parking garage* or *parking lot* shall have a width of not less than 2.6 metres and a length of not less than 5.2 metres. *(2022-007)*

Where a wall, column or other obstruction is located immediately adjacent to a stall, the width of the stall 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 stall width.

Parking spaces shall be accessed with a minimum parking aisle width of 7 metres for 90 degree angle parking. For angles 60 degrees or less and providing one-way travel access, the minimum aisle width may be reduced to 5.5m. *(2022-007)*



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

5.4.1.4 Setbacks for parking garages below grade

No *setbacks* or *yards* shall be required for any portion of a *parking garage* if it is constructed completely below the *established grade*. This exemption shall also apply to ventilation shafts and housings, stairways and other similar facilities associated with the below *grade parking garage*, except abutting a *residential zone* when the *setback* shall be 1 metre.

Parking and Loading Regulations

5.4.1.5 Regulations for tandem parking spaces

Tandem parking spaces are permitted for *residential buildings* containing no more than 2 *dwelling units* and for a street-related *townhouse dwelling unit* and *stacked townhouses* and *back-to-back dwelling units*.

5.4.1.6 Parking access

Parking area access shall be provided by at least one entrance *lane* and one exit *lane*. If separate, each access *lane* shall be minimum width of 3 metres. If combined, the access *lane* shall be a minimum width of 5.5 metres.

5.5 Commercial Vehicles, Motor Homes, Recreational Trailers/Vehicles and Boats

No person shall *use* any parking area or *parking space* on any residential *lot*, except in accordance with the following provisions:

i. *Commercial Vehicle* Parking/Storage

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

- does not exceed a gross weight of 3000 kg;
- registered with the Province;
- does not exceed a maximum length of 6 metres;
- does not exceed a maximum height of 2.3 metres;
- is used for the resident's transportation to and from a place of employment.

b. Parking and storage of the following vehicles are prohibited on all residential *lots*:

- unlicensed *vehicles*;
- *vehicles* equipped with more than 3 axles, excluding space wheels
- designed to support the *vehicle* when parked or stored;
- buses;
- *vehicles* designed to run only on rails;
- farm tractors;
- construction *vehicles*;
- tracked *vehicles*, except for snowmobiles; and,
- vehicles in a wrecked, dismantled or inoperative condition.

ii. *Recreational Vehicles*

The following regulations shall apply to parking of *trailers* and *recreational vehicles* in *residential zones*:

a. Any *trailer* or *recreational vehicle* which does not exceed a *height* of 2m, may be parked or stored in any *interior side yard*

or *rear yard*, however if located within a *flankage yard* it must be screened from public view from the *street* by a fence, wall or hedge with a minimum *height* of 2m.

b. Any *trailer* or *recreational vehicle*, which exceeds a *height* of 2m, may be parked or stored in any *side* or *rear yard* between May 1st and October 31st provided it is located in any *interior side* or *rear yard*, however it shall not be permitted within 10.5 metres of a *flankage*.

5.6 Loading Dock Requirements

5.6.1 Number of Loading Docks Required

Loading docks may be permitted, but shall not be required for any *uses*, with the exception of industrial uses. *Loading docks* shall be provided for all industrial *uses* in accordance with the standards below:

i. If the *use*, or a combination of *uses*, has a *leasable floor area* of less than 1,000 square metres, no *loading docks* are required.

ii. If the *use*, or a combination of *uses*, has a *leasable floor area* of between 1,000 and 2,300 square metres, one *loading dock* is required.

iii. If the use, or a combination of uses, has a *leasable floor area* greater than 2,300 square metres, a minimum of two *loading docks* are required.

5.6.2 Loading Dock Regulations

A *loading dock*, when required or provided, shall satisfy the following requirements:

i. Each *loading dock* shall have a minimum length of 9 metres;

ii. Unobstructed access to a *loading dock* must be provided from an aisle, *driveway*, or lane that leads directly to a *street*.

5.6.3 Permitted Location for Loading Docks

Loading docks when required or provided, shall be located only in an *interior side yard, flankage* or *rear yard* and on the same *lot* as the *use*, or combination of *uses*, for which the *loading docks* are required or are being provided. However, where *loading docks* are located in any *yard* abutting a *residential zone* or a *street*, they must be screened from view by an opaque screen with a minimum height of 1.5 metres.

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5.7 Bicycle Parking and End-of-Trip Requirements

i. The number of *bicycle parking spaces* required shall be calculated in accordance with the standards set out in Tables 5.7A and 5.7B. Tables 5.7A and 5.7B establish the minimum amount of bicycle parking required for *residential uses* and non-residential *uses* respectively.

ii. Where a *building* contains *residential* and non-residential *uses*, *bicycle parking spaces* must be provided for that *building* in accordance with the proportion of the *building* occupied by each use based on the rates set out in Tables 5.7A and 5.7B.

iii. *Bicycle parking spaces* must be located on the same *lot* as the use or *building* for which it is provided.

iv. Notwithstanding Sections i. and ii., a maximum of 200 *bicycle parking spaces* shall be required.

v. Where the application of ratios results in a fraction of a *bicycle parking space*, the required number of spaces shall be increased to the next highest whole number.

5.7.1 Bicycle Parking Ratios

Table 5.7A - Minimum Number of Bicycle Parking Spaces Required

Land Use	Bicycle Parking Spaces—Occupant	Bicycle Parking Spaces—Visitor
Residential uses	0.75 per *dwelling unit*	0.25 per *dwelling unit*
Nursing Homes and *Retirement Homes*	N/A	0.25 per *dwelling unit* or *suite* to a maximum of 30 spaces required

5.7.1.1 Residential Use Exemptions

No bicycle parking requirement applies to residential *buildings* with 20 or less *suites* or *dwelling units*, *townhouse dwelling units*, or *group homes*.

Table 5.7B - Non-residential Uses: Minimum Requirements

Land Use	Minimum Requirement
Non-*Residential uses* that require 15 or more non-residential *parking spaces*, as specified in the Zoning By-Law	*Bicycle Parking Spaces* required at a rate of 7% of automobile *parking spaces*, as required by the Zoning Bylaw, including a minimum of 5 *Bicycle Parking Spaces-Visitor*
An *office building* or hospital where the combined *leasable floor area*, excluding the uses listed in 5.7.1.4, is equal to or greater than 20,000 square metres.	1 shower-change facility for each gender

5.7.1.2 Non-residential Use Exemptions

No bicycle parking requirement applies for the following *uses* specified in the Zoning By-law:

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Golf driving range, *funeral home, hotel, vehicle dealership, vehicle repair facility, gas bar,* nursery/garden centre, *commercial self-storage* and *veterinary clinic*.

5.7.2 Cash-in-lieu of Bicycle Parking

Notwithstanding the provisions of Section 5.7.1, and where requested by the owner, the Municipality may, in any *zone*, enter into an agreement exempting an owner or occupant from the requirement of providing or maintaining some or all of the required *bicycle parking spaces-visitor* and such an agreement shall provide for the making of one or more payments to the Municipality in lieu of the provision of *bicycle parking spaces-visitor.*