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## **Section 5: Parking, Loading, and Queuing Requirements**

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### **5.1 Parking Area Requirements**

When any new development is constructed, when any *existing* development is enlarged, or when any *use* is changed, off-street vehicular *parking spaces* shall be provided in accordance with the standards of this By-law.

### **5.2 Exclusive Nature of *Parking Space***

A *parking space* required by this By-law must be available for parking purposes and used exclusively for that purpose.

### **5.3 Size of *Parking Space***

The minimum size of an off-street *parking space* shall be in accordance with the following:

#### **5.3.1 Required *Parking Spaces Within Private Garages***

(As amended by By-law 23-2025)

All required *parking spaces* within a *private garage* shall have a minimum width of 3.1 metres and a minimum length of 6.5 metres free of any obstructions (\*1). Where more than one required *parking space* is provided within a *private garage*, all subsequent *parking spaces* provided shall have a minimum width of 2.5 metres. A step of not higher than 20 centimeters and not deeper than 25 centimetres shall be permitted to encroach into the edge of the required *parking space*. In addition, a maximum 0.1 metre encroachment into the edge of the required *parking space* for a maximum of 20% of the wall length shall be permitted for the purposes of accommodating mechanical works.

(\*1) This shall not apply to residential plans of subdivision that are draft approved prior to October 31, 2006 and residential site plans with site plan agreements executed prior to October 31, 2006. In these cases, *parking spaces* within a *private garage* shall have a minimum width of 2.7 meters and a minimum length of 5.7 metres, free of any obstructions

#### **5.3.2 Required *Parking Spaces Other Than Within Private Garages***

(Amended by By-laws 86-2005, 38-2008, 27-2021)

All required off-street *parking spaces* except those within a *private garage*, shall have a minimum width of 2.6 metres and a minimum length of 5.5 metres. A parallel *parking space* shall have a minimum length of 6.7 metres and a minimum width of 2.5 metres. With the exception of *parking spaces* in residential *driveways*, where the side of a required *parking space* is obstructed by any part of a fixed object such as a wall, column, bollard or fence, the minimum width of the required *parking space* shall be

increased by 0.3 metres for each side of the *parking space* that is obstructed. The minimum vertical clearance for all *parking spaces* is 2.0 metres, unless otherwise specified in this By-law.

The width of the adjacent aisle shall also be in accordance with the following standards:

Table 1: Minimum Perpendicular Aisle Widths based on *Parking Space Angle*

<b>Angle of <i>Parking Space</i> Aisle</b>	<b>Minimum Perpendicular Width of Aisle</b>
60 to 90 degrees	6.7 metres
59 to 45 degrees	5.5 metres
44 degrees or less	4.5 metres
No adjacent parking	4.5 metres one direction only 7.0 metres two directions

Access to a *parking space* with an angle of 44 degrees or less shall be from one direction only.

#### **5.4 Location of *Use* and Parking**

Parking facilities shall be located in accordance with the following:

- i) *Parking spaces* shall be located on the same *lot* as the *lot* on which the *use* is located unless otherwise specified in this By-law.
- ii) (As amended by By-laws 86-2005, 27-2021, 23-2025)  
Notwithstanding any other Section of this By-law, in any Residential Zone or other zone permitting single-use residential development, where the garage, a *building* wall or any other built feature of a *dwelling unit* is located closer than 5.5 metres to a *lot line*, required *parking spaces* may include part of the *public street* or *road* to a maximum distance of 2.5 metres but shall not include any part of the sidewalk or travelled section of the *public street* or *road*.
- iii) (As amended by By-law 149-2004) Notwithstanding any other Section of this By-law, in any Commercial or Employment Zone, *parking spaces* may be provided within the limits of the zone in which the *use* is located and not more than 150 metres from the *principal building(s)* subject to an Agreement being registered on title between the owners of the affected properties, with the Town of Ajax as a party to such Agreement.
- iv) In the Prestige Employment (PE) Zone, no parking shall be permitted in the *front yard* or *exterior side yard* except for a maximum of 20% of the required spaces provided that the spaces

in the *front* or *exterior side yard* are used exclusively for visitor parking and are arranged in a single row.

- v) Notwithstanding any other Section of this By-law, in any Employment Zone, no parking other than a single row of visitor parking, shall be permitted on that section of a *lot*:
  - Between an arterial road and the exterior face of the principal building;
  - Between Highway 401 and the exterior face of the principal building; and
  - Fronting onto Highway 401.
- vi) (Incorporated by By-law 86-2005) Notwithstanding any other Section of this By-law, for any non-residential development (excluding the Ajax Pickering Health Centre *principal building* and expansions thereto), residential mixed-use development, or apartment development in any Downtown Central Area Zone, no parking, *driveways* or other service related components shall be permitted in any part of the *building's front yard* and/or *exterior side yard* that is located between the front and/or exterior side face of the *building* and the *front and/or exterior side lot line*.
- vii) (Incorporated by By-law 38-2008) Notwithstanding any other Section of this By-law, for any development in any Village Core Mixed Use Zone other than a *detached dwelling* or a *detached dwelling* converted to accommodate commercial or residential mixed-use purposes, no parking, *driveways* or other service related components shall be permitted in any part of a *building's front yard* and/or *exterior side yard* that is located between the front and/or exterior side face of the *building* and the *front and/or exterior side lot line*.

#### **5.4.1 Tandem Parking Spaces**

(New Section as incorporated by By-law 23-2025)

- i) *Tandem parking spaces* shall generally be prohibited except for scenarios where they are provided:
  - a) On a residential *lot* containing four or less *dwelling units*; or
  - b) In support of a residential use of more than four *dwelling units* where the *tandem parking space* and the abutting *parking space* causing the obstruction are sold, leased or assigned to the same *dwelling unit*.
- ii) Notwithstanding Section 5.3.1, where a *tandem parking space* is located within a *private garage*, the *tandem parking space* shall have a minimum length of 5.5 metres.

## 5.5 More Than One *Use* on a *Lot*

The parking requirements for more than one primary or secondary *use* on a single *lot* or for a *building* containing more than one *use* shall be the sum of the parking requirements for each of the individual component *uses* unless otherwise specified in this Zoning By-law.

## 5.6 Parking Area Location on a *Lot* in a Residential Zone

(Amended by By-law 27-2021)

- i) Unless otherwise specified in this By-law, in any Residential Zone, not more than 30% of the aggregate area of the *side yards* and *rear yard* of any *lot* shall be occupied by *parking spaces* with the exception of *parking spaces* accessed by a *rear lane*.
- ii) (Amended by By-law 108-2006, 27-2021) In any Residential Zone, not including Multiple Residential Zones, the parking of a *motor vehicle(s)* in the *front yard* shall be restricted to within the limits of the permitted *driveway* and *driveway-way adjacent walkway*.
- iii) (As incorporated by By-law 27-2021) In any Multiple Residential Zone, the parking of a *motor vehicle(s)* shall be restricted to within the limits of the *driveway* or an area identified as a parking area within an approved site plan or development agreement.

## 5.7 Parking of Oversized Vehicles

(As amended by By-law 86-2005, 38-2008) No *person* shall *use* any *lot* in any Residential Zone or any *lot* in a Downtown Central Area Zone or Village Core Mixed *Use* Zone developed for residential purposes for the parking or storage of any *motor vehicle* in excess of one tonne capacity or in excess of 7 metres in length.

## 5.8 Parking of Inoperative Vehicles

(Amended by By-law 86-2005, 38-2008) The parking or storage of boats, trailers or any vehicle that does not have current license plates is not permitted in any Residential Zone or on any *lot* in a Downtown Central Area Zone or Village Core Mixed *Use* Zone used for residential purposes, unless wholly located within a *private garage* and provided that such storage does not occupy a *parking space* otherwise required by this By-law.

## 5.9 Calculation of Parking Requirements

Where the minimum number of *parking spaces* is calculated on the basis of a rate or ratio, the required number of spaces shall be rounded to the higher whole number.

## 5.10 Parking Requirements

Off street parking facilities shall be provided in accordance with Sections 5.10.1 and 5.10.2.

### 5.10.1 Residential Parking Requirements

(Amended by By-laws 86-2005, 114-2013, 23-2025)

The off-street parking requirements for residential *uses* shall be as follows:

Table 2: Minimum Off-Street Parking Requirements for Residential *Uses*

Type or Nature of <i>Use</i>	Off-Street Parking Requirements
<i>Detached Dwelling, Semi-Detached Dwelling, Linked Villa Dwelling, Live-Work Units, Street Townhouse Dwelling, Back-to-Back Townhouse Dwelling on a public street</i>	Minimum: 2 spaces per unit
<i>Apartment Dwelling; Maisonette Dwelling, Block Townhouse Dwelling, Back-to-Back Townhouse Dwelling on a private road; Stacked Townhouse Dwelling, Back-to-Back Stacked Townhouse Dwelling</i>	<p>All areas excluding Downtown Central Area Zones and the Village Core Mixed <i>Use</i> Zones:</p> <p>Minimum: 1.5 spaces per unit for the exclusive use of the occupants in addition to 0.25 space per unit for the exclusive use of visitors</p> <p>Downtown Central Area Zones and Village Core Mixed <i>Use</i> Zones:</p> <p>Minimum: 1.25 spaces per unit for the exclusive use of the occupants in addition to 0.25 spaces per unit for the exclusive use of visitors;</p> <p>Downtown Central Area Zones:</p> <p>Maximum: same as Minimum for all areas outside of Downtown Central Area Zones</p>
<i>Duplex Dwelling, Triplex Dwelling, Quadruplex Dwelling</i>	Minimum: 1 space per unit

<b>Type or Nature of Use</b>	<b>Off-Street Parking Requirements</b>
<i>Attached Accessory Dwelling Unit, Detached Accessory Dwelling Unit</i>	Minimum: For the first <i>accessory dwelling unit</i> established on the <i>lot</i> , no additional spaces required beyond the requirements of the principal <i>dwelling unit</i> . For each additional <i>accessory dwelling unit</i> beyond the first, 1 space per <i>dwelling unit</i> is required.
<i>Bed And Breakfast Establishment</i>	Minimum: 1 space for every room or each suite for the purposes of lodging for the travelling public, in addition to the required parking for the <i>dwelling</i>
<i>Group Home</i>	Minimum: 2 spaces plus the requirements of the <i>dwelling</i>
<i>Home Based Business</i>	Minimum: 1 <i>parking space</i> in addition to the parking requirements for the <i>dwelling</i> ; however, no <i>parking spaces</i> beyond what are necessary for the <i>dwelling</i> are required if the <i>home based business</i> is located in a <i>Live-Work Unit</i>
<i>Lodging House</i>	Minimum 2 spaces for the <i>building</i> NOTE: Additional <i>parking spaces</i> for the <i>lodging units</i> are required in the Lodging House Licensing By-law.
Senior Citizens' Home, <i>Seniors' Apartment</i>	Minimum: 1 <i>parking space</i> per <i>dwelling unit</i> , or 1 space per 38.0 m <sup>2</sup> , whichever is greater

### 5.10.2 Parking Requirements for Non-Residential Uses

(Amended by By-law 86-2005)

Table 3: Minimum Off-Street Parking Requirements for Non-Residential Uses

<b>Type or Nature of Use</b>	<b>Off-Street Parking Requirements</b>
<i>Accessory Retail Sales Outlet</i>	Minimum: 1 space per 28.0 m <sup>2</sup> dedicated to <i>accessory retail sales</i>  Maximum: Only in a Downtown Central Area Zone – 4.25 spaces per 100.0 m <sup>2</sup> dedicated to <i>accessory retail sales</i>

Type or Nature of Use	Off-Street Parking Requirements
<i>Banquet Facility</i>	Minimum: the greater of 1 space per 3 seat capacity or 1 space per 12.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Boarding Kennel, Veterinary Clinic</i>	Minimum: 1 space per 30.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Commercial Fitness Centre</i>	<p>All areas excluding Downtown Central Area Zones and Village Core Mixed Use Zones:</p> <p>Minimum: 1 space per 20.0 m<sup>2</sup> of <i>gross floor area</i></p> <p>Downtown Central Area Zones and Village Core Mixed Use Zones:</p> <p>Minimum: 3.75 spaces per 100.0 m<sup>2</sup> of <i>gross floor area</i></p> <p>Downtown Central Area Zones:</p> <p>Maximum: 4.5 spaces per 100.0 m<sup>2</sup> of <i>gross floor area</i></p>
<i>Commercial School</i>	<p>All areas excluding Downtown Central Area Zones and Village Core Mixed Use Zones:</p> <p>Minimum: 1 space per 20.0 m<sup>2</sup> of <i>gross floor area</i></p> <p>Downtown Central Area Zones and Village Core Mixed Use Zones:</p> <p>Minimum: 3.75 spaces per 100.0 m<sup>2</sup> of <i>gross floor area</i></p> <p>Downtown Central Area Zones:</p> <p>Maximum: 4.25 spaces per 100.0 m<sup>2</sup> of <i>gross floor area</i></p>

Type or Nature of Use	Off-Street Parking Requirements
<i>Convenience Store</i>	<p>All areas excluding Downtown Central Area Zones and Village Core Mixed Use Zones:</p> <p>Minimum: 1 space per 20.0 m<sup>2</sup> of gross floor area</p> <p>Downtown Central Area Zones and Village Core Mixed Use Zones:</p> <p>Minimum: 3.75 spaces per 100.0 m<sup>2</sup> of gross floor area</p> <p>Downtown Central Area Zones:</p> <p>Maximum: 4.25 spaces per 100.0 m<sup>2</sup> of gross floor area</p>
<i>Day Care Facility</i>	<p>Minimum: 2 spaces per classroom plus 1 additional <i>parking space</i> for every 4 children licensed capacity</p>
<i>Crisis Care Facility</i>	<p>Minimum: 2 spaces in addition to the parking requirements of the <i>dwelling</i> or if not located in a <i>dwelling unit</i>, 1 space per 38.0 m<sup>2</sup> of gross floor area</p>
<i>Restaurant, Drive-Thru</i>	<p>Minimum: 1 space per 15.0 m<sup>2</sup> of gross floor area</p>
<i>Drive-Thru Facility (All Other Types)</i>	<p>Minimum: 1 space per 20.0 m<sup>2</sup> of gross floor area</p>
<i>Financial Institution</i>	<p>All areas excluding Downtown Central Area Zones and Village Core Mixed Use Zones:</p> <p>Minimum: 1 space per 20.0 m<sup>2</sup> of gross floor area</p> <p>Downtown Central Area Zones and Village Core Mixed Use Zones:</p> <p>Minimum: 3.75 spaces per 100.0 m<sup>2</sup> of gross floor area</p> <p>Downtown Central Area Zones:</p> <p>Maximum: 4.25 spaces per 100.0 m<sup>2</sup> of gross floor area</p>

<b>Type or Nature of Use</b>	<b>Off-Street Parking Requirements</b>
<i>Funeral Home</i>	Minimum: 30 <i>parking spaces</i> for the first 30.0 m <sup>2</sup> of <i>gross floor area</i> plus 1 space for each additional 15.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Garden Centre</i>	Minimum: 1 space per 30.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Golf Course</i>	Minimum: 12 spaces per golf hole plus 1 space per 15.0 m <sup>2</sup> of <i>gross floor area</i> dedicated to <i>accessory uses</i>
<i>Golf Driving Range, Miniature Golf Course</i>	Minimum: 1.5 spaces per golf hole plus 1.5 spaces per tee on the <i>driving range</i>
<i>Hospital</i>	Minimum: 1 space per 49.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Hotel, Motel</i>	Minimum: 1 space per guest room in addition to 1 space per 12.0 m <sup>2</sup> of <i>gross floor area</i> dedicated to administrative, meeting and <i>banquet facilities</i>
<i>Manufacturing;- Manufacturing, Light</i>	Minimum: 1 space per 40.0 m <sup>2</sup> of <i>gross floor area</i> in addition to the parking requirements for any associated <i>accessory retail sales</i> outlet
<i>Medical Clinic</i>	All areas excluding Downtown Central Area Zones and Village Core Mixed Use Zones: Minimum: 1 space per 20.0 m <sup>2</sup> of <i>gross floor area</i> Downtown Central Area Zones and Village Core Mixed Use Zones: Minimum: 3.5 spaces per 100.0 m <sup>2</sup> of <i>gross floor area</i> Downtown Central Area Zones: Maximum: 5.0 spaces per 100.0 m <sup>2</sup> of <i>gross floor area</i>

Type or Nature of Use	Off-Street Parking Requirements
<i>Motor Vehicle Repair Facility</i>	Minimum: 3 spaces per service bay
<i>Motor Vehicle Service Centre</i>	Minimum: 1 <i>parking space</i> for every 45.0 m <sup>2</sup> of floor space dedicated to <i>accessory retail sales</i>
<i>Nursing Home</i>	All areas excluding Downtown Central Area Zones: Minimum: 1 Space per 38.0 m <sup>2</sup> of <i>gross floor area</i> Downtown Central Area Zones: Minimum: 0.6 spaces per 100.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Office</i>	All areas excluding Downtown Central Area Zones and Village core Mixed Use Zones: Minimum: 1 space per 28.0 m <sup>2</sup> of <i>gross floor area</i> Downtown Central Area Zones: Minimum: 2.0 spaces per 100.0 m <sup>2</sup> of <i>gross floor area</i> Maximum: 3.0 spaces per 100.0 m <sup>2</sup> of <i>gross floor area</i> Village Core Mixed Use Zones: Minimum: 3.0 spaces per 100.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Outdoor Display and Sales Area</i>	Minimum: 1 <i>parking space</i> per 20.0 m <sup>2</sup> dedicated to accessory outdoor sales
<i>Personal Service Shop</i>	Minimum: 1 space per 30.0 m <sup>2</sup> of <i>gross floor area</i> Maximum: Only in a Downtown Central Area Zone and a Village Core Mixed Use Zone: 4.25 spaces per 100.0 m <sup>2</sup> of <i>gross floor area</i>

Type or Nature of Use	Off-Street Parking Requirements
<i>Place Of Assembly</i>	Minimum: the greater of 1 space per 3 seat capacity or 1 space 12.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Place Of Entertainment</i>	Minimum: the greater of 1 space per 5 seat capacity or 1 space per 12.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Place Of Worship</i>	Minimum: 1 <i>parking space</i> per every 4 <i>persons</i> maximum capacity in the largest room of assembly
<i>Restaurant</i>	<p>All areas excluding Downtown Central Area Zones and Village Core Mixed Use Zones:</p> <p>Minimum: 1 space per 10.0 m<sup>2</sup> of <i>gross floor area</i></p> <p>Downtown Central Area Zones and Village Core Mixed Use Zones:</p> <p>Minimum: 6.0 spaces per 100.0 m<sup>2</sup> of <i>gross floor area</i></p> <p>Downtown Central Area Zones:</p> <p>Maximum: 7.0 spaces per 100.0 m<sup>2</sup> of <i>gross floor area</i></p>
<i>Retail Store</i>	<p>Minimum: 1 space per 28.0 m<sup>2</sup> of <i>gross floor area</i> for <i>retail stores</i> with a total <i>gross floor area</i> up to 6000.0 m<sup>2</sup> (For any <i>retail stores</i> with a total <i>gross floor area</i> in excess of 6,000.0 m<sup>2</sup>, the <i>Shopping centre</i> parking requirement shall apply.)</p> <p>Maximum: Only in a Downtown Central Area Zone: 4.25 spaces per 100.0 m<sup>2</sup> of <i>gross floor area</i> for <i>retail stores</i> with a total <i>gross floor area</i> in excess of 6,000.0 m<sup>2</sup>, (for any <i>retail stores</i> with a total <i>gross floor area</i> in excess of 6,000.0 m<sup>2</sup>, the <i>Shopping Centre</i> parking requirement shall apply)</p>

<b>Type or Nature of Use</b>	<b>Off-Street Parking Requirements</b>
<i>Retail Warehouse</i>	Minimum: 1 space per 20.0 m <sup>2</sup> of <i>gross floor area</i> for <i>retail stores</i> with a total <i>gross floor area</i> greater than 6000.0 m <sup>2</sup>
<i>School, Elementary</i>	Minimum: 6 spaces for the <i>use</i> of visitors in addition to 1.5 <i>parking spaces</i> per classroom
<i>School, Secondary</i>	Minimum: 8 spaces for the <i>use</i> of visitors in addition to 4 <i>parking spaces</i> per classroom
<i>Laundromat, Self Serve Dry Cleaning Depot</i>	Minimum: the greater of 1 space for every 2 washing machines or 1 space per 20.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Service or Repair Shop</i>	Minimum: 1 space per 28.0 m <sup>2</sup> of <i>gross floor area</i> and there shall not be less than 2 <i>parking spaces</i>  Maximum: Only in a Downtown Central Area Zone: 4.25 spaces per 100.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Shopping Centre</i>	All areas excluding Downtown Central Area Zones:  Minimum: 1 <i>parking space</i> per 19.0 m <sup>2</sup> of <i>gross floor area</i>  Downtown Central Area Zones:  Minimum: 3.75 spaces per 100.0 m <sup>2</sup> of <i>gross floor area</i>  Maximum: 4.25 spaces per 100.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Sports Arena</i>	Minimum: The greater of 1 space per 10.0 m <sup>2</sup> of <i>gross floor area</i> or 1 space for every 5 fixed seats of seating capacity
<i>Transportation Depot</i>	Minimum: 1 space per 20.0 m <sup>2</sup> of <i>gross floor area</i>
<i>Warehouse/ Distribution Centre</i>	Minimum: 1 space per 500.0 m <sup>2</sup>

Type or Nature of Use	Off-Street Parking Requirements
Uses permitted by this By-Law that are not included within this Table	Minimum: 1 space per 28.0 m <sup>2</sup> of gross floor area

### 5.11 Queuing Lane Requirements

Deferral  
No. D6

Where required by this By-law, *queuing lanes* for *drive-thru facilities* shall be provided in accordance with the following provisions:

#### 5.11.1 Queuing Space Requirements

Deferral  
No. D6

The minimum ingress and egress queuing space requirements shall be as follows:

Table 4: Minimum Queuing Requirements for *Drive-Thru Facilities*

<i>Drive-Thru Facility</i>	Minimum Queuing Spaces Leading to Service Window	Minimum Queuing Lane After the Service Window
<i>Drive-Thru Bank</i>	4	1
<i>Drive-Thru Restaurant</i>	15	1
<i>All Other Drive-Thru Facilities</i>	5	1

Table 5: Minimum Queuing Requirements for Automatic *Motor Vehicle Wash*

<i>Drive-Thru Facility</i>	Minimum Queuing Spaces Leading to Service Window	Minimum Queuing Lane After the Service Window
	Ingress	Egress
<i>Automatic Motor Vehicle Wash</i>	15	5

#### 5.11.2 Queuing Lane Requirements for More Than One Use on a Lot

Deferral  
No. D6

Where *queuing lanes* are required for more than one *use* on a *lot*, the minimum *queuing lane* requirement for the *lot* shall be the sum of the *queuing lane* requirements for each individual *use*.

#### 5.11.3 Size of Queuing Space

Deferral  
No. D6

All queuing spaces shall be rectangular in shape, with a minimum size of 6 metres in length and 4 metres in width. *Queuing lanes* shall be arranged in a single line in advance of and following the service window.

#### 5.11.4 Setback for *Queuing Lane*

Deferral  
No. D6

*Queuing lanes* shall be located in accordance with the following:

- i) No *queuing lane* shall be located closer than 10 metres to the vehicular access to a *lot* as measured from the *lot line* and shall not obstruct access to parking aisles or *parking spaces* on the *lot*.
- ii) No *queuing lane* shall be located closer than 10 metres to any Residential Zone.

#### 5.11.5 Delineation of *Queuing Lane* Requirements

Deferral  
No. D6

*Queuing lanes* shall be unobstructed and must be clearly delineated by pavement markings or physical barriers.

### 5.12 Parking requirements for *Persons with Disabilities*

In addition to the requirements of Section 5.10, off-street *parking spaces* for *persons* with disabilities shall be provided in accordance with the provisions of this By-law and the Highway Traffic Act. A minimum number of required *parking spaces* must be provided for *persons* with disabilities in accordance with the following:

#### 5.12.1 Parking Requirements for *Hospitals and Medical Clinics*

Table 6: Required Accessible *Parking Spaces* by Total Parking Supply - *Hospitals and Medical Clinics*

Required Number of <i>Parking spaces</i>	Number of Required Spaces Designated for Use by <i>Persons with Disabilities</i>
1 to 30	Minimum of 2 spaces
31 to 60	Minimum of 4 spaces
61 to 100	Minimum of 6 spaces
For each additional 30 spaces or part thereof above 100	A minimum of 2 spaces to a maximum of 40 additional spaces

#### 5.12.2 Parking Requirements for All Other *Uses*

Table 7: Required Accessible *Parking Spaces* by Total Parking Supply - All Other *Uses*

Required Number of <i>Parking Spaces</i>	Number of Required Spaces Designated for Use by <i>Persons with Disabilities</i>
2 to 19	Minimum of 1 space
20 to 200	Minimum of 2 spaces

<b>Required Number of <i>Parking Spaces</i></b>	<b>Number of Required Spaces Designated for Use by <i>Persons with Disabilities</i></b>
201 to 400	Minimum of 5 spaces
For each additional 400 spaces or part thereof	A minimum of 2 spaces to a maximum of 40 additional spaces

Where only 1 off-street *parking space* is required for a *use*, other than a residential *use*, that space shall satisfy the minimum size requirements for a *parking space* for *persons* with disabilities but shall not be designated as a *parking space* reserved for *persons* with disabilities.

### **5.12.3 Size of *Parking Space* for *Persons* with Disabilities**

(Amended by By-law 38-2008)

Each off-street *parking space* designated for *persons* with disabilities shall be a minimum of 6.0 metres long, 4.5 metres wide and have a vertical clearance of 2.75 metres. However, in Village Core Mixed Use Zones, each off-street *parking space* shall be a minimum of 5.7 metres long.

### **5.12.4 Required *Parking Spaces* Designated for Use by *Persons* with Disabilities in Downtown Central Area Zones**

(As incorporated by By-Law 86-2005)

For the purposes of calculating the required number of *parking spaces* to be designated for *use* by *persons* with disabilities for any *use* in any Downtown Central Area Zone, the amount of such parking shall be based on the number of standard *parking spaces* required as if the *use* in question was located outside of a Downtown Central Area Zone.

### **5.13 Loading Space Requirements**

(Amended by By-Laws 86-2005 and 38-2008)

In any Commercial or Employment Zone, or for any non-residential, non-institutional development in a Downtown Central Area Zone or Village Core Mixed Use Zone, off-street vehicular *loading spaces* shall be provided when any new development is constructed, when any *existing* development is enlarged, or when any *existing use* is changed in accordance with the following requirements:

Table 8: Required *Loading Spaces* based on *Gross Floor Area*

<b><i>Gross Floor Area of Building</i></b>	<b>Minimum Number of Required <i>Loading spaces</i></b>
Up to 1000.0 m <sup>2</sup>	None required

<b><i>Gross Floor Area of Building</i></b>	<b><i>Minimum Number of Required Loading spaces</i></b>
From 1000.0 m <sup>2</sup> up to and including 2,300 m <sup>2</sup>	1 <i>loading space</i>
Over 2,300 m <sup>2</sup> up to and including 7,500 m <sup>2</sup>	2 <i>loading spaces</i>
Over 7,500 m <sup>2</sup> up to and including 14,000 m <sup>2</sup>	3 <i>loading spaces</i>
Over 14,000 m <sup>2</sup> up to and including 22,500 m <sup>2</sup>	4 <i>loading spaces</i>
Over 22,500 m <sup>2</sup> up to and including 30,000 m <sup>2</sup>	5 <i>loading spaces</i>
Over 30,000 m <sup>2</sup> for each additional 9,500 m <sup>2</sup>	1 <i>loading space</i>

#### **5.13.1 Size of *Loading Space***

Each *loading space* shall be a minimum of 15 metres long, 3.6 metres wide with a vertical clearance of 4.5 metres on land with a slope not exceeding 8 percent.

#### **5.13.2 Location of *Loading Spaces***

*Loading spaces* must be provided on the same *lot* as the *use* or *building* for which they are required.

#### **5.13.3 Location on a *Lot***

*Loading spaces* are permitted in the *rear yard* or *interior side yard* only. Where a *lot* is located adjacent to Highway 401, no *loading spaces* are permitted in the area between the *building* face and Highway 401.

#### **5.13.4 Setbacks Abutting a Residential Zone or Single-Use/Mixed-Use Residential Development Site in a Downtown Central Area Zone or Village Core Mixed Use Zone**

(Amended by By-laws 86-2005, 38-2008)

In any Commercial or Employment Zone, or where any development site in a Downtown Central Area Zone or Village Core Mixed Use Zone features a loading area, no *loading space* shall be located closer than 10 metres to any interior *side lot line* or *rear lot line* that abuts a Residential Zone or single-use/mixed-use residential development site in a Downtown Central Area Zone or Village Core Mixed Use Zone.

#### **5.13.5 Additions to *Buildings***

The *loading space* requirements of this By-law shall not apply to any *building* in existence at the date of passing of this By-law so long as the floor area, as it existed at such date, is not increased. If an addition is

made to the *building* which increases the *gross floor area*, then additional *loading spaces* applicable to the additional floor area shall be provided as required by the regulations of this By-law.

**5.13.6 Access to *Loading spaces***

Access to a *loading space(s)* from a street shall be provided by means of a *driveway*, aisle, or maneuvering area, no part of which is to be for the temporary parking or storage of any *motor vehicle*.