

# PARKING, LOADING

## 01-3-1 PARKING AND LOADING REQUIREMENTS - GENERAL PROVISIONS

1. The owner of every building erected, altered or used for any purpose shall provide and maintain off-street parking for the use of occupants, employees and visitors.
  2. Where a building or structure has insufficient parking at the time of the passing of this By-law to comply with the parking requirements herein, an addition may be made to the building or structure provided that there is sufficient parking provided for the addition in accordance with the requirements of this By-law.
  3. Except as otherwise provided in this By-law, where a building or structure or building complex contains more than one type of permitted use, the parking requirements shall be the sum of the requirements for each individual use. In the case of multi-use buildings or multi-use building complexes where parking is provided in common parking areas, an application may be made to the Committee of Adjustment for reduction of the total parking requirements, where it can be demonstrated that the parking area will be used at different times and no conflicting parking demands would result.
  4. Where applicable, cash payment in lieu of required parking may be provided to the Corporation pursuant to the Cash-in-Lieu of Parking By-law/Committee of Adjustment decisions.
  5. All parking spaces, whether required or not, are subject to the appropriate parking standards as set out in this By-law. Where a proposed development is governed by the Site Plan Control By-law or other development agreement, additional or more stringent parking requirements may be provided for in the agreement.
- 050/96
6. Notwithstanding any other provisions of this Section, the parking standards for the Caisse Populaire de Cornwall property at the southeast corner of Montreal Road and Arthur Street, legally described as Part of Lots 73 and 101 of Registered Plan 16, and more specifically Parts 5, 6, 7, 8 and 9 of Reference Plan 52R-543 shall be as follows:
    - i. no landscaping strip shall be required along Arthur Street;
    - ii. the required aisle width shall be minimum 20 feet;
    - iii. the required parking space area shall be minimum 162 square feet.
- 062/04
7. Notwithstanding any other requirements of this section, the subject use will be exempt from on-site parking for the specific counselling service use at 227-229-231 Prince Albert Street. In addition, satellite parking will be encouraged to meet such additional needs.

### **01-3-2 LOCATION OF PARKING**

1. Parking spaces, parking areas and parking stalls shall not be located on any part of a municipal right-of-way.
2. Except as otherwise provided in this By-law, all parking spaces shall be provided and maintained on the same lot and in the same zone as the main building or use.
3. The following cases are not required to provide off-street parking on the same lot as the main use or building:
  - a. A place of assembly (see Section 01-3-10 Institutional and Quasi Public) provided that the parking lot is located no greater a distance than 150 metres (492.1 feet) from the lot containing the main building or use.

146/03

- b. Any permitted non-residential use located in a commercial zone and institutional zone and Institutional Zone provided that the parking lot for satellite parking is located no greater than 150 metres (492.1 feet) from the lot containing the main building or use under same ownership.

### **01-3-3 FRONT YARD PARKING**

1. Required front yards, side yards or the projection of side yards into required rear yards abutting a street shall not be used for parking with the exception of a shopping centre, any commercial use, industrial use, institutional use, or any mixed project (containing no more than 50% residential) subject to a landscape strip of at least 3 metres (9.8 feet) in width being provided, which as a minimum standard should be sodded or have interlocking brick that cannot be used for parking or vehicular movement along the front and side yards excluding designated entrances. As well, all other provisions of this By-law shall be satisfied.

038/02

2. On corner lots, the driveway shall only be permitted in the interior side or rear yard, but may be permitted in the yard leading to a garage or carport. All the area of the required front yard or required exterior side (flankage) yard not to be legally used for parking and/or storage shall be landscaped.

### **01-3-4 PARKING RESTRICTIONS IN YARDS**

1. No required parking or storage of vehicles shall be permitted in any lawn area, six (6) metre sight triangle, landscaping area or any non-allocated parking area.

146/03

2. Parking spaces related site access, aisles and circulation areas shall have the necessary landscaped strip provided for any shopping centre, commercial use, industrial use or institutional use or any mixed project (containing no more than 50% residential) may locate in any yard with the provision of a landscape strip of at least 3 metres (9.8 feet) in width along any street or street line and the provision of a 1 metre (3.28 feet) landscape strip along any other property line. These landscape strips shall consist of topsoil and sod plus one or more landscaping elements. In the case of multiple dwelling projects there shall be no front yard parking permitted however a 1 metre (3.28 feet) landscape strip adjacent to side and rear yard property lines is required.

- 067/17  
103/10
3. In the case of a dwelling containing one (1) to four (4) dwelling units the following provisions shall apply to parking spaces and driveways.
- a) That adequate landscaping ratios are applicable if possible, and as determined by Planning Division Staff, to a property if a Legal non-conforming non-residential use is converted back to a Residential Use in a Residential Zone. A Site Plan demonstrating reconfiguration of the front yard parking area is to be approved by the Planning Division and the City's Traffic Engineer.
  - b) The total area occupied by driveways, walkways and surface parking shall not exceed 40% of the area of the entire front yard defined by the main wall of the building from the front property line or required flankage of the yard adjoining the street, except in the case of interior street townhouses where 60% may be used on lots up to 20 feet wide, 50% on lots of over 20 feet wide. In no case shall these provisions reduce the allowable driveway below 10 feet wide. On lots with converging lot lines (pie shaped lots), the permitted ratio of hard surfacing to landscape area is permitted to be changed 50%
  - c) All the remaining area of the front yard or required frontage yard shall be landscaped and shall not be used for required parking purposes.
  - d) The maximum width of any driveway shall be 6 metres (19.6 feet) except where the driveway leads to a garage or carport, it may equal the width of that garage or carport.
  - e) No sight triangle area shall be used for any parking purposes.
  - f) In the case of a two (2) to four (4) unit dwelling each parking space or portion thereof of driveway used for parking, shall be accessible without the necessity of having to move another vehicle (tandem parking not permitted).
- 092/98
4. Circular driveways may be provided for temporary or second car parking only, in a required front yard or flankage yard provided that the foregoing provisions can be met and the driveway is paved with suitable hard surface material or decorative pavers.
5. In the case of dwellings containing one (1) and two (2) dwelling units, the driveway leading from the roadway in a required front yard or flankage yard may be used for temporary or second car parking. Such temporary or second car parking shall not be used to calculate any required "Home Occupation" parking spaces.
- 021/01  
038/02
6. Nothing in this By-law shall apply to prevent the location of an underground parking area to be limited to a setback of 0 in any yard of a lot provided the structure is completely below grade and landscaped as yard. If any portion of the underground parking structure is above grade, it must comply with the main building setback.
7. In residential zones, the parking of Recreation Vehicles/Fifth Wheels and school buses shall not be permitted in the required front yard setback.
- 103/17
8. In Residential Zones, Contractor and Utility Trailers are not permitted to be stored in a front yard setback if used for permanent storage purposes. The trailers are to be well maintained and plated with a valid permit as required under the Highway Traffic Act at all times.

**01-3-5 PARKING STANDARDS - GENERAL**

1. Each parking space shall have a minimum width of 2.75 metres (9 feet), a minimum length of 5.5 metres (18 feet), and an area of at least 16.7 square meters (180 square feet). In addition, a maximum 0.6 metre (2 feet) overhang, over a hard landscaped or curbed parking area or lot, not used for parking, walkways or sidewalks shall be permitted as part of the required area for a parking space. The subject curbing and overhang situation shall not exceed 15 centimetres (6 inches) above the pavement elevation.
2. Where this By-law requires more than four (4) parking spaces, all such spaces shall be suitably demarcated with paint or other material. Where a parking area is redesigned, the parking space markings which no longer apply shall be completely removed.
3. All required parking spaces shall have direct, unobstructed access from a parking aisle or driveway and shall be accessible, unobstructed and usable.
- 038/02 4. Private residential driveways for one (1) and two (2) dwelling unit structures shall have a minimum width of 3 metres (9.8 feet) and a maximum width of 6 metres (19.6 feet), at street line; except as otherwise stated in the By-law.
5. Parking aisles shall be in conformity with the following developmental standards:

<b>ANGLE OF PARKING</b>		<b>WIDTH OF PARKING AISLE</b>
a)	Parallel Parking on one side of aisle	3 metres (9.8 feet)
b)	Diagonal parking up to 70 degrees	5.0 metres (16.4 feet)
c)	Over 70 degrees and up to and including 90 degrees	6.7 metres (22.0 feet)
<b>NOTE</b> 092/98	<ul style="list-style-type: none"> <li>• Combination of parking, greater standards will apply.</li> <li>• Where parallel parking is provided, a 2.5 metre gap shall be provided between every second parking space.</li> </ul>	

- 188/08 6. Minor encroachments into parking spaces, such as pillars window wells, steps, shall be permitted as long as the functionality of the parking space is not hindered.

**01-3-6 PROHIBITED PARKING**

The parking and/or storage of heavy commercial vehicles over 4,500 kg gross vehicle weight, except school buses, in areas zoned residential or on a lot used for residential purposes only shall be prohibited.

### **01-3-7 OFF STREET LOADING**

1. Every building, the use of which requires frequent loading and unloading of goods, shall be provided with an off-street loading space not included in the required parking area or lot.
2. Access/egress to and from off-street loading spaces shall not require vehicles to use the public right-of-way or boulevard in whole or in part, to manoeuvre and/or park.

### **01-3-8 LOADING SPACE REQUIREMENTS**

1. Off-street loading spaces shall be provided in accordance with the standards of this By-law in any zone where a building or use requires frequent shipping, loading and unloading of goods, materials and articles or merchandise such as is normally the case for a manufacturing plant, warehouse or storage facility, retail store, department store, supermarket, shopping centre, wholesale market, freight or express or parcel terminal, hotel, hospital, funeral home, apartment building over three storeys in height or similar uses.
2. Notwithstanding any other provisions in this By-law, at least one (1) loading space shall be required for every two (2) units in a multi-tenant industrial building mall.
3. Each off-street loading space shall be at least 3.7 metres by 10.7 metres (12 feet by 35 feet) and shall have a minimum height clearance of 4.3 metres (14 feet).
4. Off-street loading spaces shall not be located in any front yard or yard adjoining a street and shall be located, arranged, buffered or screened to reduce the visual impact from any street and any adjacent lot in a Residential, Open Space or Institutional zone.
5. No part of an off-street loading space or required manoeuvring area shall be used for vehicular parking or outdoor storage.
6. Where a loading space is located in a yard abutting a lot in a Residential, Institutional or Open Space zone, a minimum landscape strip of at least 3 meters (9.8 feet) in width shall be provided and maintained on the lot along any abutting lot line.
7. Loading spaces and driveways leading thereto shall be constructed of and maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. Where a loading space and associated driveway is located in a yard which abuts a lot in a Residential Zone, the loading space or driveway shall be paved with a hard surface material.
8. Unobstructed driveways providing ingress and egress from adjacent streets to loading areas shall be provided and shall have a minimum width of 3.7 metres (12 feet) for one-way traffic and 6 meters (19.6 feet) for two-way traffic.

9. Lighting used for any loading area shall be designed so as to deflect direct illumination and glare away from adjacent properties and streets.
10. The loading space requirements herein shall not apply to any floor area in existence at the passing of this By-law but shall apply to additions made thereafter.

**01-3-9 MINIMUM REQUIREMENTS FOR LOADING SPACES**

1	Hotel	Two Loading Spaces
2	Funeral Home	One Loading Space
3	Manufacturing, Institutional, Professional and Business, Office Building, Industrial, Warehouse, Department Store, Supermarket, Shopping Centre, Wholesale Market	Loading spaces shall be provided at the rate of one (1) space for every 2800 square meters (30,000 square feet) of gross floor area or part thereof, but no greater than six (6) loading spaces shall be required by this By-law. The provision of an off-street loading space for a building containing less than 200 square meters (2,000 square feet) of gross floor area is optional.

**01-3-10 PARKING RATIOS**

Except as otherwise required in this By-law, required unobstructed off-street parking for all uses shall hereafter be calculated on the basis of the following parking ratios. Where buildings have multiple tenancies more than one (1) parking standard may apply to the development. The C.B.D. and Le Village Business Areas may be subject to ½ of the specific parking requirements in the parking ratios for commercial uses; they are noted in the ratios. For the purposes of this section, C.B.D. shall be defined to be the area zoned C.B.D. up to and including uses having frontage on Fourth Street. Le Village shall be defined to be the Commercial 70 zone boundaries.

188/08

<b>RESIDENTIAL</b>	
<b>TYPE OF BUILDING OR USE</b>	<b>MINIMUM PARKING REQUIRED</b>
Single Family Dwelling	One (1) parking space
Two-unit, Duplex, Semi-detached and Street Townhouses	One (1) parking space per unit (tandem parking not permitted for required spaces)
Triplex	Three (3) spaces
Fourplex	Four (4) paces plus one (1) visitor space
Fiveplex	Five (5) spaces plus one (1) visitor space

<b>RESIDENTIAL</b>	
<b>TYPE OF BUILDING OR USE</b>	<b>MINIMUM PARKING REQUIRED</b>
Sixplex	Six (6) spaces plus two (2) visitor spaces
Cluster Townhouses, Group Dwellings and Multiple Dwellings	1.33 spaces for each dwelling unit
Boarding and Rooming House and Tourist Home	<p><b>"New Build"</b> - One (1) parking space for the main dwelling unit plus one (1) additional parking space for each person (renter). Associated parking lots will be subject to site plan approval.</p> <p><b>"Conversion"</b> - One (1) parking space for the main dwelling unit plus one (1) additional technical parking space for each Boarding or Rooming Unit. Associated parking lots will be subject to site plan approval."</p> <p><b>"NOTE"</b> - These standards are exclusive of children under the age of 18, therefore, a parent or guardian renting 2 or 3 rooms for example, are not required to provide technical parking for those children under the age of 18."</p>
Senior Citizen Dwelling (Buildings built and administered exclusively for senior citizens)	1 space for those units with cooking facilities, integral to the unit 1 space per 2 units where no cooking facilities, integral to the unit, are provided
Group Home	A minimum of two (2) parking spaces to be provided on the lot or one (1) parking space for every staff, on duty at any time, whichever is greater
Home Occupation and Physicians or Dentist Offices in Residential Zones	One (1) on-site parking space at the general commercial rate of one (1) space per 28 square metres (300 square feet), or part thereof, used or intended for the Home Occupation, in addition to the requirement for any dwelling. A minimum of 3 spaces for Physicians or Dentist offices

<b>COMMERCIAL</b>	
<b>TYPE OF BUILDING OR USE</b>	<b>MINIMUM PARKING REQUIRED</b>
<p>General Commercial/Retail Uses: (High intensity)</p> <p>Retail; Department; Retail Food; Convenience and Automotive Accessories Stores and Banks</p>	<p>One (1) parking space for every 28 square metres (300 square feet) of floor area used or intended for retail sales and display, exclusive of storage and service areas. Parking spaces may be on the same lot, or on land under the same ownership within 150 metres (492.1 feet) of the lot and within a Commercial or Institutional zone, which is commonly referred to as "Satellite Parking".</p> <p>CBD and Le Village 50% of standards.</p>
2011-023 - Commercial Shopping Centres and Supermarkets, including Level 1 Community Shopping Centre (CSC), Level 2 Regional Shopping Centre (RSC)	Parking shall be provided at the rate of 5.5 spaces per every 100 square metres (1,076 square feet) of Gross Leasable Area (GLA). Where cinemas are built in the shopping centre, the parking shall be considered at a rate of one (1) parking space for every six (6) seats, or part thereof.

## COMMERCIAL

TYPE OF BUILDING OR USE	MINIMUM PARKING REQUIRED
General Commercial Uses: (Low intensity) Building Supply Centre, Home Improvement Centre, Automobile Sales Establishment or Showroom Furniture, Appliance or Carpet Stores, Equipment Rental Store, Garden Centre and Monument Sales Outlet	One (1) parking space for every 50 square metres (538 square feet) of Gross Leasable Area (GLA).  CBD and Le Village 50% of standards.
Personal Service Shops; Video Stores; Dry Cleaning and Laundry Depot; Business and Professional Offices; Government and Public Offices; Medical Clinics and Offices; Printing Newspaper Establishments; Animal Hospital, Clinic or Veterinary establishment; and Contractors establishment.	One (1) parking space for every 28 square metres (300 square feet) of Gross Leasable Area.  CBD and Le Village 50% of standards
Hotels	One (1) parking space for every guest room located on the same lot, plus one (1) space for every ten (10) square metres (107 square feet) of floor area devoted to public use, such as dining room, restaurant, beverage room, lounge, banquet and conference room, exclusive of any lobby
Motel and Tourist Court	One (1) parking space for each guest room or unit, located on the same lot
Restaurants; Refreshment Rooms and Bakeshops; Bar and Taverns	One (1) parking space for every six (6) seats of approved or licensed customer accommodation or one (1) space for each 5.5 square metres (59.2 square feet) devoted for patron use, whichever is greater. <b>CBD and Le Village 50% of standards.</b>
Funeral Parlour	One (1) parking space for every eight (8) seats in the chapel, but not less than ten (10) parking spaces in total
Billiard, Pool Hall and Amusement Arcade	One (1) parking space for each table, or one (1) parking space for every 10 square metres (107 square feet)
Curling Rink / Bowling Alley	<i>Four (4) parking spaces for each curling sheet or bowling lane plus additional parking space for other uses in accordance with relevant requirements of this By-law</i>
Squash, racquetball, tennis and badminton club; roller-skating arena; gymnasium or similar athletic centers	Two (2) parking spaces for each court or one (1) arena; gymnasium or square or floor area devoted to athletic use whichever is the greater plus additional spaces for any spectator seating, at the rate of one (1) parking space for each five (5) seats
Golf Course	<i>No less than twenty-five (25) parking spaces</i>
Miniature Golf	No less than ten (10) parking spaces
Driving Range	One (1) parking space for each pad
Laundromat	One (1) parking space for every three (3) washing machines
Car Wash	<i>One (1) parking space for attendant</i>



<b>COMMERCIAL</b>	
<b>TYPE OF BUILDING OR USE</b>	<b>MINIMUM PARKING REQUIRED</b>
Amusement and Theme Park; Fairground; and Tourist Attraction	Twenty (20) parking spaces for every hectare of land used for such purposes
Builder's Retail Yard; Scrap Yard; Vehicle Sales; Mobile Home Sales; and Trailer Sales	A minimum of five (5) parking spaces, plus an additional parking space for every 50 square metres (538 square feet) of gross floor area
All other Commercial uses not defined in this section, except for outdoor patio areas	One (1) parking space every 28 square metres (300 square feet). CBD and Le Village 50% of standards
Call Centre (149/07)	One (1) parking space for every 20 square metres (215 square feet).

<b>INDUSTRIAL</b>	
<b>TYPE OF BUILDING OR USE</b>	<b>MINIMUM PARKING REQUIRED</b>
Warehouse; Wholesale Establishment; Commercial Storage Garage; Commercial Storage Facility; Trucking Terminal; and including accessory office space	One (1) parking space for each 100 square metres (1,076 square feet) of gross floor area then one (1) additional space for each 300 square metres (3,229 square feet) of gross floor area in excess of 2,800 square metres (30,140 square feet)
Factory Outlet alone or in combination with an industrial use	One (1) parking space for every 28 square metres (300 square feet) used for retail sales
All other industrial uses not defined in this section, such as: Industrial Mall; Cleaning or Laundry Plant; Custom Workshop; Photographic Establishment; Food or Service Industry; Light Industrial other than warehousing	One (1) parking space for every 50 square metres (538 square feet) of gross floor area or part thereof, then (021/01) one (1) additional parking space for every 200 square metres (2,152 square feet) of gross floor area in excess of 260 square metres (2,800 square feet)

<b>INSTITUTIONAL AND QUASI PUBLIC</b>	
<b>TYPE OF BUILDING OR USE</b>	<b>MINIMUM PARKING REQUIRED</b>
Places of Assembly such as: Churches, Church Halls; Meeting and Dance Halls, Arenas, Banquet or Convention Rooms, Auditorium, Cinemas, Theatres, Bus Terminal, Restaurants, Bars and Taverns	One (1) parking space for each 6 seats or designed capacity of each 5.5 square metres (59.2 square feet) of assembly space, whichever is the greater
Nursery or Elementary School and School Gymnasium	Two (2) parking spaces for each teaching classroom or equivalent plus additional space for any place of assembly as required in accordance with this section of the By-law. Ten (10) parking spaces will be required for gymnasium use
High School, Colleges, Trade School, Commercial School	Five (5) parking spaces for each teaching classroom or lab plus additional parking spaces for any place of assembly, as required.
Museums; Library; Non-Commercial Art Gallery;	One (1) parking space for each 50 square metres (538 square feet)

<b>INSTITUTIONAL AND QUASI PUBLIC</b>	
<b>TYPE OF BUILDING OR USE</b>	<b>MINIMUM PARKING REQUIRED</b>
Observatory; Plant Conservatory or similar Cultural uses	of gross floor area plus additional parking spaces for any place of assembly as described in this section
Hospitals; Nursing Homes; Homes for the Aged; Rest Homes and similar Care Facilities and Institutional Residences	One (1) parking space for each four (4) beds or for every 40 square metres (430 square feet) of gross floor area, whichever is greater
Community Centre; YMCA/YWCA; Service Club Facility/Recreational Centre	One (1) parking space for every 50 square metres (538 square feet) in general use plus additional parking spaces for any swimming pool, athletic facility or other uses in accordance with the applicable standards
Indoor Swimming Complex	One (1) parking space for five (5) persons of design capacity, plus additional parking spaces for seating areas and athletic uses in accordance with the By-law
Community Centre; YMCA/YWCA; Service Club Facility/Recreational Centre	One (1) parking space for every 50 square metres (538 square feet) in general use plus additional parking spaces for any swimming pool, athletic facility or other uses in accordance with the applicable standards
Indoor Swimming Complex	One (1) parking space for five (5) persons of design capacity, plus additional parking spaces for seating areas and athletic uses in accordance with the By-law
Public Hockey or Ice Skating Arena	One (1) parking space for five (5) seats of design capacity, plus additional parking spaces for seating areas and athletic uses in accordance with the By-law
All other Institutional Uses not defined in this Section	One (1) parking space for every 50 square metres (538 square feet) of gross floor area plus additional parking spaces for any place of assembly

**01-3-11 OUTDOOR PATIO FACILITY**

Outdoor patio facilities when ancillary to a restaurant, refreshment room, bakeshop or similar use shall not be required to provide parking where:

- a. The outdoor patio does not exceed fifty (50) seats provided such outdoor patio is not used for more than six (6) months in any year. Beyond that time and size, the outdoor patio is required to provide parking spaces at the rate of 1 per every 6 seats.

**01-3-12 PARKING AREA AND PARKING LOTS - ACCESS**

- 1. Access driveways shall have a minimum width of 6 metres (19.6 feet) for two-way traffic and a minimum width of 3.7 metres (12 feet) for one-way traffic or separate entrance and exit driveways.

2. Each parking area or lot designed for not more than twenty (20) parking spaces shall have access from the street by at least one (1) driveway not less than 3.7 meters (12 feet) in width: provided that an existing building altered or used for any purpose for which a parking lot is required may be severed by a driveway 3 meters (9.8 feet) in width if a greater width is not possible.
3. "Vehicle access to or from Monroe Avenue to the lands herein described is prohibited." as detailed in By-law 1136/71.

### **01-3-13 PARKING AREAS AND PARKING LOTS - STANDARDS**

Where more than four (4) parking spaces are required to accommodate a development, the parking lot will be subject to a Site Plan Approval:

1. An overall parking layout plan showing sufficient detail to determine conformity with the standards of this By-law shall be provided prior to submitting a building permit application.
2. The parking area or lot including circulation areas and driveways shall be paved with suitable hard surface materials such as asphalt, concrete or decorative pavers within 1 year of occupancy. Exceptions to this standard are provided below and in such cases the parking area or lot shall be graded and surfaced with a stable material so as to prevent the raising of dust or loose materials:
  - a) In an Industrial Zone, or industrial type facility, where the area is used only for truck parking or storage provided that the yard where the truck parking is located does not abut any street or any lot in a Residential, Open Space or Institutional zone or where an adequate buffer (150 foot treed buffer) is provided;
  - b) In an Open Space Zone or an Environmental Constraint Area Zone, where the parking is intended solely to serve outdoor recreational uses or conservation uses;
  - c) Where a parking lot is a permitted use of land and is approved for a specified, temporary period of time by either City Council or the Committee of Adjustment.
3. All parking spaces and parking aisles shall be clearly demarcated and readily distinguishable. The type and function of the parking aisle (e.g. major vs. minor aisle, one-way vs. two-way) shall be identified through appropriate signs, markings, pavements and curbs.
4. Lights used for the illumination of any parking area or lot shall be designed so as to deflect direct illumination or glare away from adjacent properties and/or streets.
5. In the case of multiple unit dwelling projects containing over ten (10) dwelling units, visitor parking shall be clearly identified.
6. Where residential uses are provided in commercial buildings or form part of a multi-use complex, the parking spaces required for each use shall be clearly identified, including required visitor parking for the residential component.

7. A surface parking area or lot may contain a structure for a parking attendant provided that it is not greater than 2.7m (8.9 ft.) in height or 7 square meters (75 sq. ft.) in area.
8. A driveway leading to a parking area or lot may be obstructed by a gate, chain or other temporary barrier used solely to restrict access and designed to be opened or removed when necessary to permit passage of a vehicle.
9. Where a shopping centre parking area provides two hundred (200) or more parking spaces, provision shall be made for pedestrian paths and crossings, and right-of-ways within the parking area.
10. Temporary uses such as Christmas Tree Sales, Garden Centre Sales or such other uses located in parking lots, will be permitted in accordance with the licensing provisions for a 60-day annual maximum, provided that it can be demonstrated that the temporary use does not interfere with the parking demand of the primary use.

**01-3-14 PARKING SPACES FOR THE PHYSICALLY CHALLENGED**

1. Notwithstanding anything else in this By-law, each parking space set aside for physically challenged persons shall have a minimum width of 3.5 meters (11.5 feet) and a minimum length of 6 meters (19.6 feet).
- 092/98
2. Where this By-law requires fifty (50) parking spaces or more, parking spaces for the physically challenged shall be provided at the rate of one (1) parking space for every fifty (50) required spaces and shall be taken from the total parking spaces required by this section. In the case of dedicated seniors' residential housing development the ratio shall be twenty (20), as opposed to fifty (50).
  3. Parking spaces for physically challenged persons shall be paved with a hard surface material, shall be reasonably level and as accessible to the building entrance(s) as possible. Such parking spaces shall be identified by appropriate signs as per the regulations of the Highway Traffic Act and the Traffic and Parking By-law.