

---



---

## SECTION 5

### PARKING, LOADING AND DELIVERY STANDARDS

---



---

#### 5.1 APPLICABILITY OF THIS SECTION

- a) The *parking, loading and delivery space* requirements of this section of the 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 or if the *building or structure* is used for a purpose that requires more *parking spaces*.
- b) If an addition is made to the *building* that increases the *floor area*, additional *parking, loading and delivery spaces* shall be provided for the additional *floor area* only, as required by the regulations of this By-law.

#### 5.2 PARKING

##### 5.2.1 Restriction On Use Of Land, *Buildings And Structures*

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 of the By-law.

##### 5.2.2 Residential *Parking Requirements*

The number of *parking spaces* required for residential *uses* shall be calculated in accordance with the standards set out in **Table 5.1**:

**TABLE 5.1**

| Type or Nature of Use   | Minimum Off-Street <i>Parking Requirements</i>  |
|---|---|
| - <i>Dwelling, Detached</i><br>- <i>Dwelling, Semi-Detached</i><br>- <i>Dwelling, Duplex</i><br>- <i>Dwelling, Linked</i> | 2 <i>parking spaces</i> per <i>dwelling unit</i> .  |
| - <i>Dwelling, Townhouse</i>  | 2 <i>parking spaces</i> per <i>dwelling unit</i> + 0.25 <i>parking spaces</i> per unit for visitors on a <i>lot</i> with four or more <i>dwelling units</i>   |
| - <i>Building, Apartment,</i><br>- <i>Seniors Retirement Facility</i>   | 1.5 <i>parking spaces</i> per <i>dwelling unit</i> + 0.25 <i>parking spaces</i> per unit for visitor parking in a designated visitor <i>parking area</i> .  |
| - <i>Apartment, Accessory Dwelling Unit, Accessory</i>  | 1 <i>parking space</i> per each 70m <sup>2</sup> or portion thereof to a maximum of 2 <i>parking spaces</i>   |
| - <i>Home Occupation</i><br>- <i>Home Industry</i>  | <i>Parking spaces</i> in addition to the required parking for the residential <i>use</i> shall be provided in accordance with the following:<br><ul style="list-style-type: none"> <li>➤ 0-10m<sup>2</sup> - no additional <i>parking spaces</i></li> <li>➤ &gt;10m<sup>2</sup> - 1 <i>parking space</i></li> </ul> |
| - <i>Day Care, Private Home</i>   | No requirement  |
| - <i>Bed &amp; Breakfast Establishment</i>  | 1 <i>parking space</i> per <i>guest room</i>  |

### 5.2.3 Non-Residential *Parking* Requirements

The number of *parking spaces* required for non-residential *uses* shall be calculated in accordance with the standards set out in **Table 5.2**:

**TABLE 5.2**

| Type or Nature of Use   | Minimum Off-Street <i>Parking</i> Requirements   |
|---|--|
| -Adult Day Centre,<br>- Day Nursery   | 1 <i>parking space</i> per staff member + 1 <i>parking space</i> per 30 m <sup>2</sup> of <i>net floor area</i> or portion thereof   |
| -Art Gallery<br>- Artisan Operation<br>-Artist Studio & Gallery<br>-Museum            | 1 <i>parking space</i> per 100 m <sup>2</sup> of <i>net floor area</i> or portion thereof where no retail; 1 per 60 m <sup>2</sup> or portion thereof where retail component.  |
| -Business Office,<br>-Research Establishment<br>- Library                             | 1 <i>parking space</i> per 30 m <sup>2</sup> of <i>net floor area</i> or portion thereof   |
| -Community Centre<br>- Sports Arena<br>- Wellness Centre<br>- Fitness Centre<br>-Club | 1 <i>parking space</i> per 15m <sup>2</sup> of <i>net floor area</i> or portion thereof  |
| -Financial Institution  | 1 <i>parking space</i> per 25 m <sup>2</sup> of <i>net floor area</i> or portion thereof   |
| -Funeral Home   | 1 <i>parking space</i> per 20 m <sup>2</sup> of <i>net floor area</i> or portion thereof   |
| -Golf Course  | 12 <i>parking spaces</i> per hole  |
| -Hospital   | 1.5 <i>parking spaces</i> per bed  |
| -Hotel<br>- Motel   | 1 <i>parking space</i> per <i>guest room</i> , plus 1 <i>parking space</i> per 10 m <sup>2</sup> or portion thereof of <i>net floor area</i> or portion thereof devoted to meeting, dining and banquet facilities.   |
| -Industrial Use   | <p>a) If accessory office and retail <i>net floor areas</i> are 15% or less of the total <i>net floor area</i>:</p> <p>Up to 5,000 m<sup>2</sup> – 1 <i>parking space</i> per 60 m<sup>2</sup> <i>net floor area</i> or portion thereof</p> <p>5,000 to 10,000 m<sup>2</sup> – 83 <i>parking spaces</i>, plus 1 <i>parking space</i> per 90 m<sup>2</sup> of <i>net floor area</i> or portion thereof over 5,000 m<sup>2</sup></p> <p>Over 10,000 m<sup>2</sup> – 139 <i>parking spaces</i>, plus 1 <i>parking space</i> per 170 m<sup>2</sup> or portion thereof of <i>net floor area</i> or portion thereof over 10,000 m<sup>2</sup></p> <p>b) If associated office and retail <i>net floor areas</i> are more than 15% of the total <i>net floor area</i>:</p> <p>In addition to the standards contained above in (a), the applicable <i>net floor areas</i> exceeding 15% shall be subject to the applicable office or retail parking requirements.</p> |
| -Dry Cleaning or Laundry Plant<br>- Dry Cleaning or Laundry                           | 1 <i>parking space</i> per 20 m <sup>2</sup> of <i>net floor area</i> or portion thereof   |

| Type or Nature of Use   | Minimum Off-Street <i>Parking</i> Requirements   |
|---|--|
| <b>Outlet</b><br><b>- Laundromat</b>  |  |
| <b>-Long Term Care Facility</b>   | 0.5 <i>parking spaces</i> per bed  |
| <b>-Clinic</b><br><b>- Veterinary Hospital</b><br><b>- Animal Hospital</b><br><b>- Medical Laboratory</b><br><b>-Medical Centre</b>   | 1 <i>parking space</i> per 16.5 m <sup>2</sup> <i>net floor area</i> or portion thereof  |
| <b>-Motor Vehicle Body Shop</b><br><b>-Motor Vehicle Repair Facility</b><br><b>-Motor Vehicle Service Centre</b>  | 3 <i>parking spaces</i> per service bay plus 1 <i>parking space</i> per 20 m <sup>2</sup> or portion thereof of <i>net floor area</i> or portion thereof for the office and any retail use.  |
| <b>-Motor Vehicle Gas Bar</b>   | 1 <i>parking space</i> per 20 m <sup>2</sup> or portion thereof of <i>net floor area</i> exclusive of fuel dispensing spaces   |
| <b>-Motor Vehicle uses not otherwise listed</b>   | 1 <i>parking space</i> per 20 m <sup>2</sup> or portion thereof of <i>net floor area</i> exclusive of display and storage parking  |
| <b>-Park</b>  | 5 <i>parking spaces</i> per hectare or portion thereof   |
| <b>-Place of Entertainment</b>  | the greater of 1 <i>parking space</i> per 6 seats capacity or 1 <i>parking space</i> per 10 m <sup>2</sup> of <i>net floor area</i> or portion thereof   |
| <b>-Place of Worship</b>  | the greater of 1 <i>parking space</i> per 6 persons design capacity of the worship area or 1 <i>parking space</i> for 10 m <sup>2</sup> of <i>net floor area</i> or portion thereof of the worship areas and any <i>accessory use</i> areas, excluding residential uses.   |
| <b>-Recreational Use</b>  | 30 <i>parking spaces</i> per ball field<br>30 <i>parking spaces</i> per soccer field<br>4 <i>parking spaces</i> per tennis court   |
| <b>-Restaurant, Place of Assembly</b>   | 1 <i>parking space</i> per 15 m <sup>2</sup> of <i>net floor area</i> or portion thereof   |
| <b>-Retail Store</b><br><b>- Sales Service and Repair Shop</b><br><b>- Personal Service Shop</b><br><b>-Factory Outlet</b><br><b>- Merchandise Service Shop,</b><br><b>-Light Equipment Rental Establishment,</b><br><b>- Bakery</b><br><b>- Printing &amp; Processing Service Shop</b> | 1 <i>parking space</i> per 20 m <sup>2</sup> of <i>net floor area</i> or portion thereof   |
| <b>-School</b>  | Elementary – 1 <i>parking space</i> per 100 m <sup>2</sup> of <i>gross floor area</i> or portion thereof and 1 <i>parking space</i> per portable<br>Secondary – 1.5 <i>parking spaces</i> per 100 m <sup>2</sup> of <i>gross floor area</i> or portion thereof and 1 <i>parking space</i> per portable classroom |
| <b>-Training Facility</b>   | 1 <i>parking space</i> per 30 m <sup>2</sup> of <i>net floor area</i> or portion thereof   |
| <b>-Warehouse</b><br><b>-Transportation Depot</b>   | a) If associated office or retail <i>net floor areas</i> are 15% or less of the total <i>net floor area</i> :<br><br>Up to 7,000 m <sup>2</sup> – 1 <i>parking space</i> per 90 m <sup>2</sup> <i>net floor area</i>   |

| Type or Nature of Use  | Minimum Off-Street <i>Parking</i> Requirements   |
|--|--|
|  | <p>or portion thereof</p> <p>7,000 to 20,000 m<sup>2</sup> – 78 <i>parking spaces</i>, plus 1 <i>parking space</i> per 145 m<sup>2</sup> of <i>net floor area</i> or portion thereof over 7000 m<sup>2</sup></p> <p>Over 20,000 m<sup>2</sup> – 168 <i>parking spaces</i>, plus 1 <i>parking space</i> per 170 m<sup>2</sup> of <i>net floor area</i> or portion thereof over 20,000 m<sup>2</sup></p> <p>b) If associated office or retail <i>net floor areas</i> are more than 15% of the total <i>net floor area</i>:</p> <p>In addition to the standards contained above in (a), the applicable <i>net floor areas</i> exceeding 15% shall be subject to the applicable office or retail parking requirements.</p> |
| <b>-Warehouse, Public Self-Storage</b>                                     | 1 <i>parking space</i> per 30 m <sup>2</sup> of <i>net floor area</i> or portion thereof within the office; plus 1 <i>parking space</i> per 100 m <sup>2</sup> of <i>net floor area</i> or portion thereof of the <i>building</i> .  |
| <b>-Warehouse, Retail</b>  | 1 <i>parking space</i> per 30 m <sup>2</sup> <i>net floor area</i> or portion thereof  |
| <b>-Warehouse, Wholesale</b>   | 1 space per 80 m <sup>2</sup> <i>net floor area</i> or portion thereof   |
| <b>Uses permitted by this By-law other than those listed in this Table</b> | 1 <i>parking space</i> per 45 m <sup>2</sup> of total <i>floor area</i> or portion thereof   |

Where the minimum parking requirement in an Exception *Zone* is different from the above requirements, the applicable minimum *parking* provisions of the Exception *Zone* shall apply.

#### 5.2.4 Calculation Of *Parking, Loading and Delivery* Requirements

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

#### 5.2.5 More Than One Use On A Lot

The parking requirements for more than one *use* on a single *lot* or for a *building* containing more than one *use*, shall be the sum total of the parking requirements for each of the component *uses*, unless otherwise noted.

#### 5.2.6 Barrier-Free *Parking*

Barrier-free *parking spaces* shall be provided in accordance with the provisions of the barrier-free access requirements in Town of Caledon By-law 2006-138, as may be amended from time to time.

#### 5.2.7 Exclusive Use Of A *Parking, Loading or Delivery Space*

Any required *parking, loading or delivery space* shall be unobstructed and available for parking, delivery or loading purposes and used exclusively for that purpose at all times, unless otherwise specified in this By-law.

#### 5.2.8 Location Of Required *Parking, Loading and Delivery Spaces*

Required *parking, loading and delivery spaces* shall be located on the same *lot* as the *use* that requires the *parking, loading or delivery space*. Notwithstanding the above, required *parking, loading and delivery spaces* for any commercial use permitted within the **CC** and **CV Zones** may

be located on another *lot* within 150 metres of the *lot* on which *parking, loading or delivery spaces* would be required for a *use*, provided the off-site *parking, loading or delivery spaces* are located on a *lot* in a Commercial zone and subject to the applicant/proponent executing an Off-Site Parking, Loading and/or Delivery Agreement with the Town.

#### **5.2.9 Cash-In Lieu Of *Parking***

*Parking spaces* required by Subsections 5.2.2 and 5.2.3 of this By-law shall not be required within the Bolton Core Area subject to the owner obtaining Minor Variance approval for the *parking space* deficiency and executing an Agreement with the Town respecting the payment of cash-in-lieu of some or all of the parking required in accordance with the applicable Town of Caledon By-law.

#### **5.2.10 *Parking* Required For *Outdoor Patios***

*Parking spaces* are not required for any *outdoor patio* that is less than 40% of the *net floor area* of the *restaurant* it serves. The standard *restaurant* ratio shall apply to any area over 40%.

#### **5.2.11 Location Of *Parking* On A *Lot* Used For Residential Purposes**

The parking of *motor vehicles* associated with a residential *use* is permitted only within a *parking garage, surface parking area, private garage, carport* or on a *driveway* accessing an individual *dwelling unit, a private garage or a carport*.

#### **5.2.12 Size Of *Parking Spaces***

- a) Where *parking spaces* are provided in a *surface parking area*, each *parking space* shall have width of not less than 2.75 metres and length of not less than 6.0 metres, with the exception of a barrier-free *parking space* which shall have a width and a length which complies with the Town's barrier-free parking requirements
- b) Where *parking spaces* are provided in an enclosed or underground *parking garage*, such *parking spaces* shall have width of not less than 2.6 metres and length of not less than 5.8 metres.
- c) The width and length of a parking space shall be measured exclusive of the width or length of any painted lines marking such parking space.

#### **5.2.13 Width Of *Aisles***

The minimum width of an *aisle* providing access to a *parking space* within a *parking area* shall be 6.0 metres, except in the case of angled off-street parking accessed by a one-way *aisle*, which shall be a minimum width of 4.5 metres.

#### **5.2.14 Width Of Access Ramps And *Driveways***

Access ramps and *driveways* accessing a *parking area* or *parking lot* shall be a minimum of 4.5 metres in width for one-way traffic and a minimum of 6.0 metres in width for two-way traffic. For a *Commercial or Municipal Parking Lot*, a minimum of 9.0 metres in width shall be required.

#### **5.2.15 Width Of *Driveways* Accessing Individual Residential Dwellings**

- i) In no case shall the width of an individual *driveway* accessing a single *detached, semi-detached, linked or townhouse dwelling* exceed the following at its widest point :

- for *semi-detached, link and townhouse dwellings*, a maximum width of 5.2 metres.
- for *detached dwellings*, a maximum of 6.0 metres for *lots* having a *lot frontage* of 12.0 metres or less and for *lots* with over 12.0 metres of *frontage*, up to 50% of the *lot frontage* to a maximum of 8.5 metres, whichever is less.

#### **5.2.16 Surface Treatment**

All required *parking spaces* and *parking areas* and all *driveways* to any *parking area* or *parking lot* shall be maintained with a stable surface which may include asphalt, concrete, concrete pavers, gravel or similar material which is treated so as to prevent the raising of dust or loose particles.

#### **5.2.17 Parking Garages**

*Parking garages* shall comply with the *Zone* provisions for the *main building* for the *Zone* in which it is located in accordance with this By-law. No *setbacks* or *yards* shall be required for any portion of a *parking garage* constructed completely below the established grade. This exemption shall also apply to ventilation shafts and housings, stairways and other similar facilities associated with below grade parking garages that extend from below established grade.

#### **5.2.18 Parking Area Location On A Non-Residential Lot**

Notwithstanding any other provisions of this By-law, *parking areas* shall be set back a minimum of 2.0 metres from any *building* or *structure*.

#### **5.2.19 Illumination**

Where *parking areas* are illuminated, the lighting fixtures shall be provided in accordance with the following provisions:

- i) No part of the lighting fixture shall be more than 9 metres above grade and no closer than 4.5m to any *lot line*; and,
- ii) Lighting fixtures shall be installed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture is projected below the lamp and onto the *lot* the lighting is intended to serve.

#### **5.2.20 Parking Of Commercial Motor Vehicles**

The parking or storage of one commercial *motor vehicle* within the meaning of the Highway Traffic Act per *dwelling unit* on a *lot* is permitted on any *lot* subject to Residential Zone provisions, provided the commercial *motor vehicle* has a registered gross vehicle weight of 3,000 kilograms or less. If the commercial *motor vehicle* is a school bus, it may exceed a weight of 3,000 kilograms.

### **5.3 LOADING**

#### **5.3.1 Restriction On Use Of Land, Buildings And Structures**

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

### 5.3.2 Loading Space Requirements

The minimum number of *loading spaces* required shall be calculated in accordance with the standards set out in **Table 5.3**:

**TABLE 5.3**

| <b>Uses</b>   | <b>For that Portion of the Net floor area that is:</b> | <b>Loading space Requirements (1)</b>  |
|---|--|--|
| <b>Airport, Building Supply Outlet, Bulk Storage Facility; Contractor's Facility; Dry Cleaning or Laundry Plant; Equipment Storage Building, Home Improvement Centre Industrial Use; Light Equipment Rental Establishment Maintenance Garage, Accessory; Motor Vehicle Body Shop; Motor Vehicle Repair Facility; Gravel Pit; Quarry; Research Establishment; Sanitary Landfill Site; Sewage Treatment Facility; Supermarket; Transportation Depot; Warehouse; Warehouse, Public Self-Storage; Warehouse, Wholesale; Waste Transfer Facility; Waste Processing Plant</b> | 300 m <sup>2</sup> or less                             | Nil  |
|   | 301 m <sup>2</sup> to 2,325 m <sup>2</sup>             | 1 <i>loading space</i>   |
|   | 2,326 m <sup>2</sup> to 7,440 m <sup>2</sup>           | 2 <i>loading spaces</i>  |
|   | 7,441 m <sup>2</sup> or greater                        | 3 <i>loading spaces</i> plus 1 additional <i>loading space</i> for each additional 9,300 m <sup>2</sup> or portion thereof in excess of 7,441 m <sup>2</sup> |

**Footnote to Table 5.3:**

(1) A *public use* with a *floor area* greater than 301m<sup>2</sup>, owned and operated by the Town, shall require a maximum of one *loading space*.

### 5.3.3 Size

Each *loading space* shall be at least 14 metres long, 3.5 metres wide and have a vertical clearance of at least 3.35 metres.

### 5.3.4 More Than One Use On A Lot

The minimum *loading space* requirements for more than one *use* on a *lot* or for a *building* containing more than one *use*, shall be the sum total of the *loading space* requirements for each of the component *uses*, unless otherwise noted.

### 5.3.5 Exclusive Use Of A Loading Space

Any required *loading space* shall be unobstructed and available for loading purposes and used exclusively for that purpose at all times, unless otherwise specified in this By-law.

### 5.3.6 Location Of Required *Loading Spaces*

Required *loading spaces* shall:

- a) not be permitted in the *front yard* or *exterior side yard*;
- b) not be located closer than 20 metres from any *street line* or Residential *Zone* boundary, but may be permitted within this area if the *loading space* is located entirely within a *structure* on a floor above the *first storey* or below established grade.

### 5.3.7 Surface Treatment

All required *loading spaces* and all *driveways* to any *loading space* shall be maintained with a stable surface which may include asphalt, concrete, concrete pavers, gravel or similar material which is treated so as to prevent the raising of dust or loose particles.

## 5.4 DELIVERY

### 5.4.1 Restriction on Use of Land, *Buildings* and *Structures*

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

### 5.4.2 *Delivery Space* Requirements

The minimum number of *delivery spaces* for the *uses* shown shall be calculated in accordance with the standards set out in **Table 5.4**:

**TABLE 5.4**

| <b>Uses</b>  | <b><i>Delivery Space</i> Requirements</b>                                  |
|--|--|
| <b><i>Adult Day Centre, Animal Hospital, Business Office, Community Centre, Clinic, Convenience Store, Crisis Care Facility, Day Care Facility, Day Nursery, Drive-Through Service Facility, Financial Institution, Fitness Centre, Grocery Store, Library, Long-Term Care Facility, Merchandise Service Shop, Museum, Place of Assembly, Place of Entertainment, Place of Worship, Private Club, Restaurant, Retail Store, Sports Arena, Training Facility, Wellness Centre</i></b> | 1 per <i>building</i> per <i>lot</i>                                       |
| <b><i>Funeral Home, Hospital, School</i></b>   | 2 per <i>lot</i>   |
| <b><i>Hotel, Motel</i></b>   | 1 for each 20 guest rooms or portion thereof                               |
| <b><i>Tourist Camp</i></b>   | 1 for each accessory management office plus 1 for each recreation building |

### 5.4.3 Size

Each *delivery space* shall be at least 9 metres long, 3.5 metres wide and have a vertical clearance of at least 3 metres.

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

The minimum *delivery space* requirements for more than one *use* on a single *lot* or for a building containing more than one *use*, shall be the sum total of the *delivery space* requirements for each of the component *uses*, unless otherwise noted.

#### **5.4.5 Exclusive Use of a Delivery Space**

Any required *delivery space* shall be unobstructed and available for delivery purposes and used exclusively for that purpose at all times, unless otherwise specified in this By-law.

#### **5.4.6 Location of Required Delivery Spaces**

Required *delivery spaces* shall be located a minimum of 3 metres from any *street line* and a minimum of 6 metres from any Residential *zone* boundary.

#### **5.4.7 Surface Treatment**

All required *delivery spaces* and all *driveways* to any *delivery space* shall be maintained with a stable surface which may include asphalt, concrete, concrete pavers, gravel or similar material which is treated so as to prevent the raising of dust or loose particles.