

Town of Caledon
Planning & Development Services
Community Services Department
6311 Old Church Road
Caledon, ON, L7C 1J6

**TOWN OF CALEDON
PLANNING
RECEIVED**
October 29, 2020

Attention: Adam Wendland
Community Development Planner

RE: PARKING ASSESSMENT LETTER
12476 HIGHWAY 50 (SPA 20-44)
BOLTON, TOWN OF CALEDON

Dear Adam,

C.F. Crozier & Associates Inc. (Crozier) was retained by BVD Petroleum Inc. to undertake a parking assessment in support of the Site Plan Application (SPA 20-44) for the proposed development located at 12476 Highway 50, Bolton, in the Town of Caledon.

Per the Town of Caledon letter dated October 14th, 2020 regarding the site plan application package submitted September 30th, 2020; a Parking Justification Study has been requested. This letter incorporates the latest site plan dated September 11th, 2020.

1.0 Development Proposal

The development illustrates a proposed five-storey hotel with 119 rooms as well as an existing 8-pump gasoline fuel station and convenience store (120 m²) located on the southeast corner of the site. A combined total of 124 parking spaces are proposed at grade, consisting of 119 new spaces for the hotel and five (5) existing spaces for the gasoline fuel station.

The existing right-in only access at Highway 50 and the full-moves access at George Bolton Parkway will remain to serve the entire site. The right-in only access will mainly serve the existing gasoline fuel station and also serve as a fire route to the hotel. Refer to the attachments for the site plan prepared by Antrix Architect Inc., dated September 11th, 2020.

2.0 Parking Requirements and Demand Forecast

2.1 Zoning By-Law Parking Requirements

The latest update of the Town of Caledon Zoning By-Law 2006-50 (2015) was used to calculate the parking requirement for the proposed development. Section 5, Table 5.2 of the Zoning By-Law specifies the parking requirements for the proposed hotel and the existing gas station with convenience store.

Table 1 summarizes the Town of Caledon Zoning By-Law 2006-50 parking requirements for the proposed development. Relevant Zoning By-Law excerpts are appended to this letter.

Table 1: Zoning By-Law Parking Requirements

Land Use	Quantity	Parking Criteria	Parking Required
Hotel (Proposed)	119 rooms	1 space per room, plus 1 space per 10 m ² GFA devoted to meeting, dining & banquet	119 spaces
Motor Vehicle Gas Bar with Convenience Store (Existing)	8 pumps & 120 m ² GFA of store	1 space per 20 m ² GFA of the retail portion	6 spaces

As outlined in Table 1, a total of 119 parking spaces are required for the proposed hotel. The proposed parking supply of 119 spaces for the hotel satisfies the Zoning By-Law requirement. It is noted that, although the floor plan includes a breakfast area, this area will only be used by hotel guests and will not be open for external use. Therefore, additional parking for the accessory dining area has been excluded as parking requirements are fully captured in the parking supply provided for the hotel guests.

The existing convenience store associated with the fuel station has five (5) parking spaces, which will be retained per the site plan proposal. Therefore, the existing convenience store is deficient by one (1) parking space compared to the Zoning By-Law requirement. It is noted that this is an existing condition and no reductions are proposed.

2.2 Accessible Parking, Delivery, and Loading Space Requirements

The Town of Caledon Zoning By-Law 2006-50 (2015) does not explicitly state accessible parking requirements. However, it is expected that conformance to the "Accessibility for Ontarians with Disabilities Act (AODA, 2005)" requirements is adequate.

Section 80.36 of the AODA requirements illustrates the requirements for number of parking spaces to be allocated as accessible spaces. As presented in Table 2, given the site's total parking supply of 124 spaces (including both the proposed hotel and existing gas station), five (5) accessible parking spaces are required. The site proposes five (5) barrier-free accessible parking spaces which satisfy the requirement.

Table 2: Accessible Parking Requirements

Proposed Total Parking	AODA Accessible Parking Criteria	Accessible Parking Required
124 spaces	1 space, plus 3% of total parking spaces (for total spaces between: 101 and 200)	5 spaces

It is our understanding that based on verbal comments provided by Town staff in the pre-consultation meeting dated February 20th, 2020, the provision to include one (1) delivery space for each of the hotel and the convenience store is acceptable. Accordingly, the site plan proposes one (1) delivery space for the hotel and retained the existing single delivery space for the convenience store.

No loading space requirements are identified by the Town's Zoning By-Law for the gas station, however, one (1) has been provided based on discussions with Town staff.

Conclusions

This letter has reviewed the Town of Caledon Zoning By-Law parking requirements and assessed the adequacy of the parking supply for the proposed development at 12476 Highway 50 in the Town of Caledon. The assessment herein has resulted in the following findings:

- The proposed 119 room hotel requires a total of 119 parking spaces according to the Town of Caledon Zoning By-Law 2006-50. The proposed parking supply of 119 parking spaces for the hotel satisfies the Zoning By-Law parking requirement.
- The existing gas station with convenience retail store (to remain) requires a total of 6 parking spaces according to the Town of Caledon Zoning By-Law 2006-50. The existing convenience store has five (5) spaces (to remain) and is expected to operate similarly as under existing conditions.
- The proposed supply of five (5) barrier free accessible parking spaces satisfy the Accessibility for Ontarians with Disabilities Act (AODA).
- The site provides one (1) delivery space each for the hotel and convenience store, as discussed with the Town.
- The site provides one (1) loading space, which is not a Zoning By-Law requirement, but was requested by Town staff.

Based on the parking assessment herein, the proposed development at the 12476 Highway 50 site can be supported from a parking justification perspective. Questions regarding this letter can be addressed to the undersigned.

Sincerely,

C.F. CROZIER & ASSOCIATES INC.



Peter Apashore, M.A.Sc., P.Eng.
Project Engineer

C.F. CROZIER & ASSOCIATES INC.



Ryan MacLaughlan, M.Eng., P.Eng.
Project Engineer

Enclosed:

1. Site Location
2. Site Plan
3. Caledon Zoning By-Law excerpts

/PA
N:\1700\1716 - BVD Petroleum Inc\5554 - 12476 Hwy 50\Letters\2020.10.26_Highway 50 George Bolton (Parking Letter).docx

ATTACHMENTS



COMMERCIAL DEVELOPMENT
12476 HIGHWAY 50
BOLTON, TOWN OF CALEDON

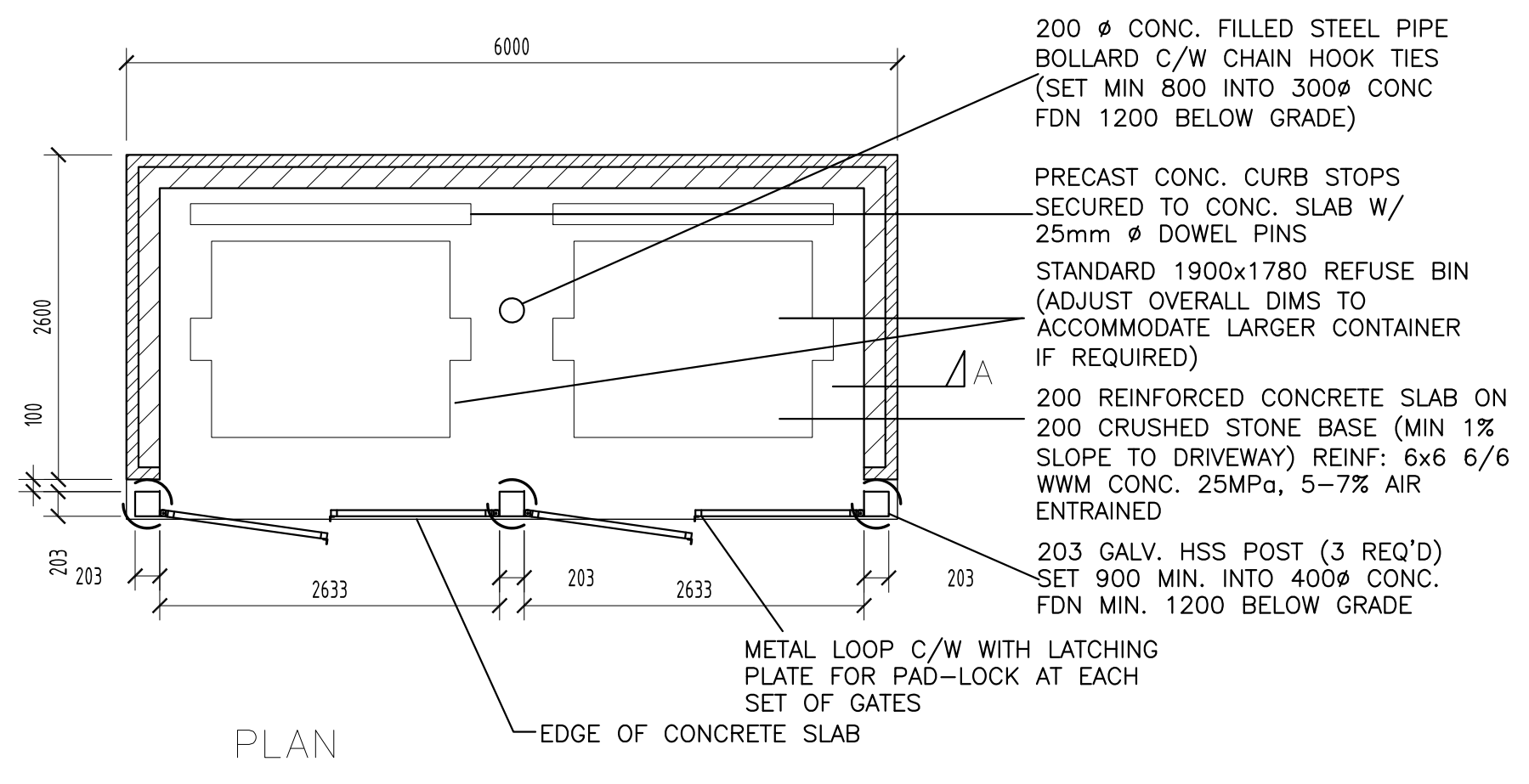
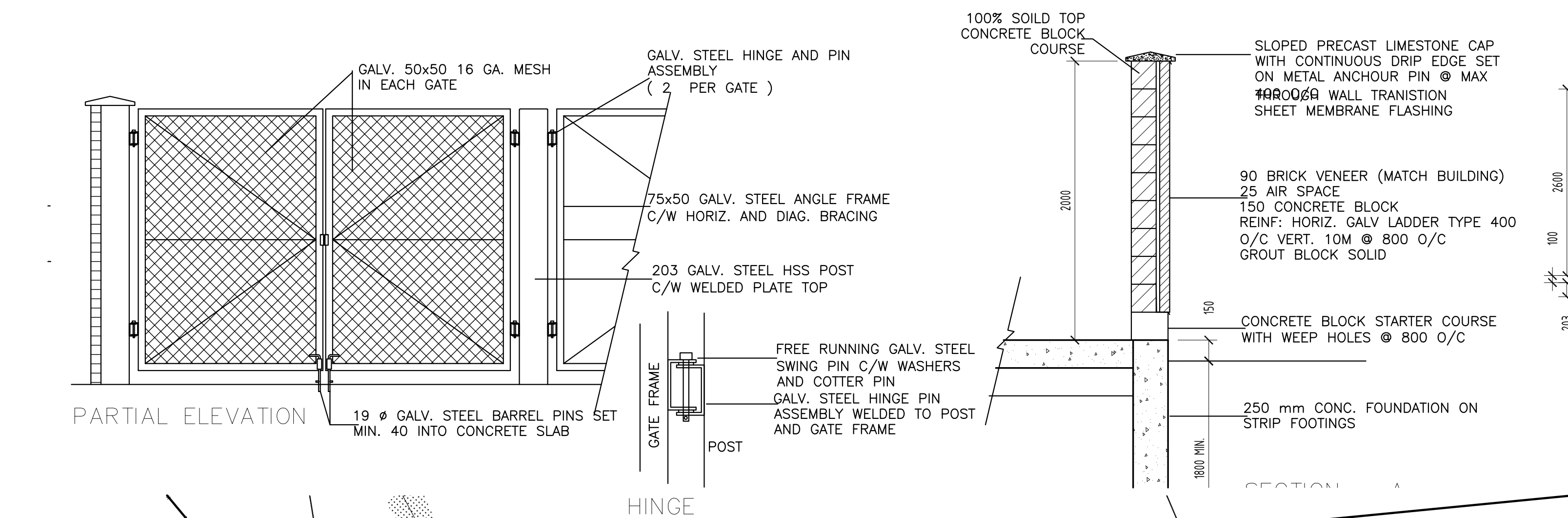
SITE LOCATION



**CROZIER
& ASSOCIATES**
Consulting Engineers

211 Yonge Street
Suite 301
Toronto, ON M5B 1M4
416-477-3392 T
www.cfcrozier.ca

Drawn	A.K.	Design	Project No.	1716-5554
Check	P.A.	Check	Scale	N.T.S.
			Dwg.	FIG. 01



- NOTES:
- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83-CSR5 (2010) ADJUSTMENT.
 - DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999700.

METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND

BENCHMARK:
STATION No. 758056: CONCRETE BRIDGE CARRYING HIGHWAY 50 OVER CPR, 2.0 KM SOUTH OF JUNCTION OF HIGHWAY 50 AND KING STREET IN THE TOWN OF CALEDON (BOLTON) AND 0.4 KM NORTH OF SOUTH JUNCTION OF HIGHWAY 50 AND HEALY ROAD. TABLET IS SET HORIZONTALLY IN N.E. FACE OF FOOTING OF PIER COLUMN (2ND SOUTH EAST OF TRACKS), 1.4m BELOW TOP OF FOOTING, 1.8m SOUTH EAST OF NORTH WEST. END, 73 CM ABOVE GROUND LEVEL AND 4.3 KM EAST OF CENTERLINE OF HIGHWAY 50.

VERTICAL (GEOIDAL) CONTROL DATA:
DATUM: CGVD28-28
VERTICAL ORDER: FIRST ORDER
ELEVATION: 251.263m

TB1 = CUT CROSS IN SIDEWALK, 239.58m
TBM2 = CUT CROSS IN SIDEWALK, 238.59m

SITE INFORMATION: - CHB ZONING		
	REQUIREMENTS	PROPOSED
MIN. LOT AREA	2750 SQ.M.	12,616 SQ.M.
MIN. LOT FRONTAGE (HIGHWAY 50)	40.0 M	52.5 M
MAX. BUILDING AREA	30%	10.53 % (120+1209.4 SQM)
MIN. FRONT YARD SETBACK (HIGHWAY 50)	18 M	20.0 M (EXISTING)
MIN. EXTERIOR SIDE YARD (GEORGE BOLTON PARKWAY)	18 M	3 M (EXISTING)
MIN. REAR SETBACK	10.5 M	22.5 M
MIN. INTERIOR SIDE YARD SETBACK	7.5 M	23.7 M
MOTOR VEHICLE GAS BAR SETBACK		
FROM ANY LOT LINE	6.0 M	6.0 M
FROM ANY SIGHT ANGLE	3.0 M	7.0 M
MAX. BUILDING HEIGHT	10.5 M	20.32 M
LANDSCAPING AREA (MINIMUM)	20% (2523.2 SQM)	32.1% (4050 SQM)
RETAIL STORE, ACCESSORY	93 SQM	120 SQM (EXISTING)
PLANTING STRIP LOCATION	-	FRONT AND EXTERIOR LOT LINE
MIN. PLANTING STRIP WIDTH	6.0 M	3.0 M (EXISTING)
MIN. PARKING SPACE SETBACKS		
FROM ANY STREET LINE	6.0 M	3.0 M (EXISTING)
FROM ANY OTHER LOT LINE	1.5 M	1.5 M
MIN. PARKING SPACES PER USE:		
HOTEL - @ 1 SPACE PER ROOM, FOR 119 ROOMS	119 SPACES + 6 SPACES	119 SPACES (PROPOSED)
MOTOR VEHICLE GAS BAR - @ 1 SPACE PER 20 SQM FOR 120 SQM (EXISTING)	= 125 SPACES	+ 5 SPACES (EXISTING)
		= 124 SPACES
MIN. LOADING SPACES	1	1
MIN. DELIVERY SPACES	1	1

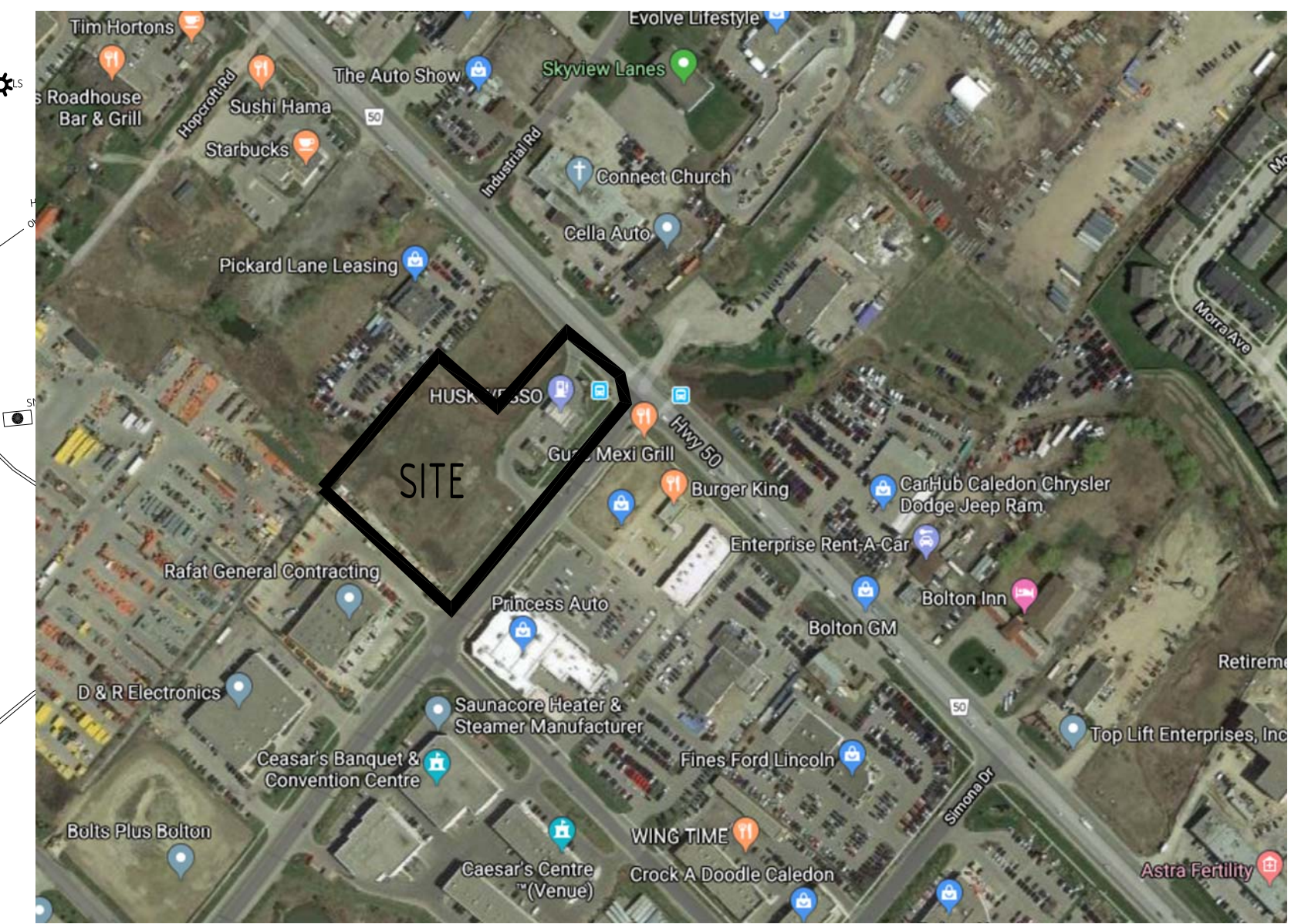
- ▲ DENOTES ENTRY/EXIT TO BUILDING
● DENOTES CATCH BASIN MANHOLE
■ DENOTES CATCH BASIN
○ DENOTES SANITARY MANHOLE
- DENOTES TACTILE SURFACE (1220X610)
▨ PAINTED LINES ON ASPHALT SURFACE
LS ○ DENOTES LIGHT STANDARD
100 ○ DENOTES HEAVY DUTY ASPHALT

REFER TO THE SITE GRADING PLAN PREPARED BY FLORA DESIGN INC.
ALL INFORMATION, WORKS, AND FEATURES ARE TO BE COORDINATED WITH THE ARCHITECTURAL SITE PLAN, SITE GRADING AND SERVICING PLAN, AND LANDSCAPE PLAN BY GC PRIOR TO STARTING OF CONSTRUCTION.



- GENERAL NOTES:
- REFER TO GEO TECHNICAL REPORT FOR HEAVY/MEDIUM/LIGHT DUTY ASPHALT SURFACE CONSTRUCTION
- ALL GRANULAR FILL MATERIAL SHALL BE COMPACTED TO 98% SPMD.
 - TOPSOIL, DEBRIS & LOOSE MATERIALS TO BE REMOVED FROM ALL SUBBASE MATERIALS.
 - WHERE NEW PAVING ABUTS EXISTING ASPHALT PAVING, MATCH FINISH GRADE AND SLOPE.
 - PROVIDE PAVEMENT MARKINGS, SYMBOLS, DIRECTION ARROWS, AS INDICATED ON PLAN.
 - SHOULD THE PROPOSED ROADS BE CONSTRUCTED DURING WET SEASONS, THE GRANULAR SUB/BASE SHOULD BE REPLACED BY AN EQUAL THICKNESS OF COMPACTED SIZE 50mm CRUSHER-RUN LIMESTONE.

PROPOSED SITE PLAN
SCALE: 1:300



PLAN OF SURVEY WITH TOPOGRAPHIC INFORMATION
PART OF LOT 3,
CONCESSION 6
GEOGRAPHIC TOWNSHIP OF ALBION
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL


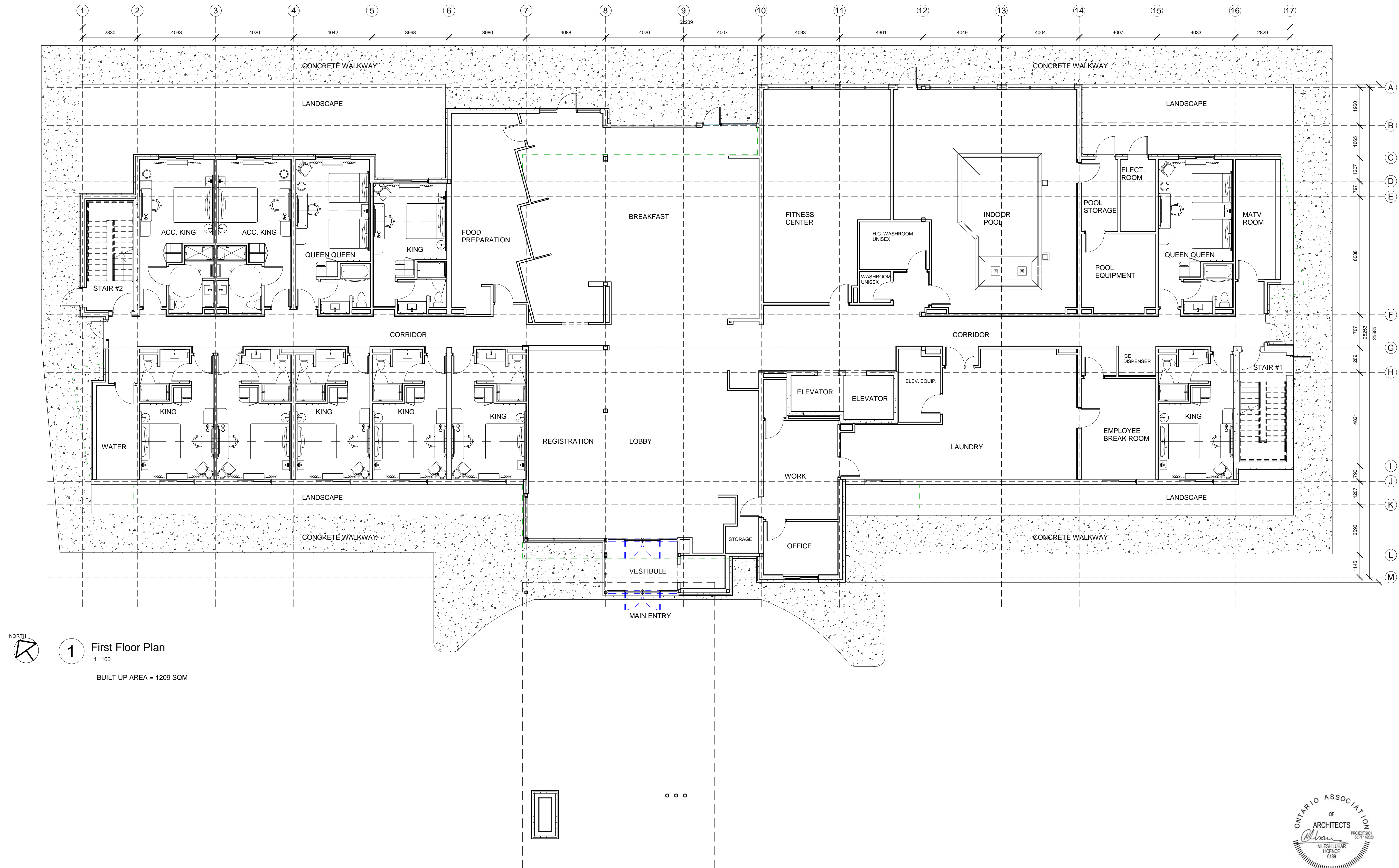
PROPOSED KEY PLAN
SCALE: 1:75



ANTRIX
ARCHITECTS INC.
1109 BRITANNIA RD E, MISSISSAUGA
ON L4W 3X1 PHONE 905 564 1154
FAX 888 501 0265

ALL INFORMATION AND DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE. DO NOT SCALE DRAWINGS. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE. THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF THE DESIGNER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

ISSUED FOR SPA	09-11-2023
PROJECT	PROPOSED MARRIOTT HOTEL
12476 HIGHWAY 50 CALEDON, ON	
DRAWN BY	NL
SCALE	
PROJECT NO.	2001
DRAWING TITLE & NO.	PROPOSED FLOOR PLANS
	A000

[illegible]

Type or Nature of Use	Minimum Off-Street <i>Parking</i> Requirements
-Day Care, Private Home	No requirement
-Bed & Breakfast Establishment	1 <i>parking space</i> per guest room

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 - Day Nursery	1 <i>parking space</i> per staff member + 1 <i>parking space</i> per 30 m ² of <i>net floor area</i> or portion thereof
-Art Gallery - Artisan Operation -Artist Studio & Gallery -Museum	1 <i>parking space</i> per 100 m ² of <i>net floor area</i> or portion thereof where no retail; 1 per 60 m ² or portion thereof where retail component.
-Business Office -Research Establishment - Library	1 <i>parking space</i> per 30 m ² of <i>net floor area</i> or portion thereof
-Community Centre - Sports Arena - Wellness Centre - Fitness Centre -Club	1 <i>parking space</i> per 15m ² of <i>net floor area</i> or portion thereof
-Financial Institution	1 <i>parking space</i> per 25m ² of <i>net floor area</i> or portion thereof
-Funeral Home	1 <i>parking space</i> per 20m ² 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 - Motel	1 <i>parking space</i> per guest room, plus 1 <i>parking space</i> per 10 m ² or portion thereof of <i>net floor area</i> devoted to meeting, dining and banquet facilities.
- Industrial Use - Medical Marihuana Production Facility	<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 m² – 1 <i>parking space</i> per 60 m² <i>net floor area</i> or portion thereof</p> <p>5,000 to 10,000 m² – 83 <i>parking spaces</i>, plus 1 <i>parking space</i> per 90 m² of <i>net floor area</i> or portion thereof over 5,000 m²</p> <p>Over 10,000 m² – 139 <i>parking spaces</i>, plus 1 <i>parking space</i> per 170 m² or portion thereof of <i>net floor area</i> or portion thereof over 10,000 m²</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>

Type or Nature of Use	Minimum Off-Street <i>Parking</i> Requirements
	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.
-Dry Cleaning or Laundry Plant - Dry Cleaning or Laundry Outlet - Laundromat	1 <i>parking space</i> per 20 m ² of <i>net floor area</i> or portion thereof
-Long Term Care Facility	0.5 <i>parking spaces</i> per bed
-Clinic - Veterinary Hospital - Animal Hospital - Medical Laboratory -Medical Centre	1 <i>parking space</i> per 16.5 m ² of <i>net floor area</i> or portion thereof
-Motor Vehicle Body Shop -Motor Vehicle Repair Facility -Motor Vehicle Service Centre	3 <i>parking spaces</i> per service bay plus 1 <i>parking space</i> per 20 m ² or portion thereof of <i>net floor area</i> for the office and any retail use.
-Motor Vehicle Gas Bar	1 <i>parking space</i> per 20 m ² or portion thereof of <i>net floor area</i> exclusive of fuel dispensing spaces
-Motor Vehicle uses not otherwise listed	1 <i>parking space</i> per 20 m ² or portion thereof of <i>net floor area</i> exclusive of display and storage parking
-Park	5 <i>parking spaces</i> per hectare or portion thereof
-Place of Entertainment	the greater of 1 <i>parking space</i> per 6 seats capacity or 1 <i>parking space</i> per 10m ² of <i>net floor area</i> or portion thereof
-Place of Worship	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 ² of <i>net floor area</i> or portion thereof of the worship areas and any <i>accessory use</i> areas, excluding residential uses.
-Recreational Use	30 <i>parking spaces</i> per ball field 30 <i>parking spaces</i> per soccer field 4 <i>parking spaces</i> per tennis court
-Restaurant -Place of Assembly	1 <i>parking space</i> per 15 m ² of <i>net floor area</i> or portion thereof
-Retail Store - Sales Service and Repair Shop - Personal Service Shop -Factory Outlet - Merchandise Service Shop -Light Equipment Rental Establishment - Bakery - Printing & Processing Service Shop	1 <i>parking space</i> per 20 m ² of <i>net floor area</i> or portion thereof
-School	Elementary – 1 <i>parking space</i> per 100 m ² of <i>gross floor area</i> or portion thereof and 1 <i>parking space</i> per portable Secondary – 1.5 <i>parking spaces</i> per 100 m ² of <i>gross floor area</i> or portion thereof and 1 <i>parking space</i> per portable

Type or Nature of Use	Minimum Off-Street <i>Parking</i> Requirements
	classroom
-Training Facility	1 <i>parking space</i> per 30 m ² of <i>net floor area</i> or portion thereof
-Warehouse -Transportation Depot	<p>a) If associated office or retail <i>net floor areas</i> are 15% or less of the total <i>net floor area</i>:</p> <p>Up to 7,000 m² – 1 <i>parking space</i> per 90 m² <i>net floor area</i> or portion thereof</p> <p>7,000 to 20,000 m² – 78 <i>parking spaces</i>, plus 1 <i>parking space</i> per 145 m² of <i>net floor area</i> or portion thereof over 7000 m²</p> <p>Over 20,000 m² – 168 <i>parking spaces</i>, plus 1 <i>parking space</i> per 170 m² of <i>net floor area</i> or portion thereof over 20,000 m²</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>
-Warehouse, Public Self-Storage	1 <i>parking space</i> per 30 m ² of <i>net floor area</i> or portion thereof within the office; plus 1 <i>parking space</i> per 100 m ² of <i>net floor area</i> or portion thereof of the <i>building</i> .
-Warehouse, Retail	1 <i>parking space</i> per 30 m ² of <i>net floor area</i> or portion thereof
-Warehouse, Wholesale	1 space per 80 m ² of <i>net floor area</i> or portion thereof
Uses permitted by this By-law other than those listed in this Table	1 <i>parking space</i> per 45 m ² 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.

5.2.20 *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

Uses	For that Portion of the Net floor area that is:	Loading space Requirements (1)
<i>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; Medical Marihuana Production Facility; 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</i>	300 m ² or less	Nil
	301 m ² to 2,325 m ²	1 <i>loading space</i>
	2,326 m ² to 7,440 m ²	2 <i>loading spaces</i>
	7,441 m ² or greater	3 <i>loading spaces</i> plus 1 additional <i>loading space</i> for each additional 9,300 m ² or portion thereof in excess of 7,441 m ²

Footnote to Table 5.3:

(1) A *public use* with a *floor area* greater than 301m², 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

Uses	Delivery Space Requirements
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	1 per <i>building</i> per <i>lot</i>

<i>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>	
<i>Funeral Home, Hospital, School</i>	2 per <i>lot</i>
<i>Hotel, Motel</i>	1 for each 20 guest rooms or portion thereof
<i>Tourist Camp</i>	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.