

PART 6 – PARKING AND LOADING

6.1 Applicability

- 6.1.1 Unless specified otherwise, the term parking shall include the consideration of spaces required for parking, designated visitor parking, barrier free (disabled) parking, and loading areas.
- 6.1.2 The parking and loading space requirements of this part of the Bylaw shall not apply to any use in existence as of the date of passing of this Bylaw so long as the gross floor area (GFA) is not increased subsequent to the date of passage of this Bylaw.
- 6.1.3 If an addition is made to a building, or a use within a building, that has the effect of increasing the amount of required parking spaces; additional parking and loading spaces shall be provided for the additional gross floor area that generated the need for additional parking as required by the provisions of this Bylaw.

6.2 General Parking Provisions

- 6.2.1 No person shall use any land, building or structure in any land use district for any purpose considered by this Bylaw, unless the minimum number of parking spaces is provided in accordance with the provisions of this part of the Bylaw.
- 6.2.2 Any required parking spaces shall be unobstructed and available for parking purposes and used exclusively for that purpose at all times, unless otherwise specified in this Bylaw.
- 6.2.3 Where the minimum number of parking spaces is calculated on the basis of a rate or ratio, the required number of parking spaces shall be rounded to the next highest whole number.
- 6.2.4 Where a building or a site contains a mix of uses, the total requirement for parking spaces shall be the sum of the requirements for each use, unless it is demonstrated there will be a complimentary non-overlapping use of parking spaces that warrants a reduction in the total requirement.
- 6.2.5 Barrier free parking shall be:
 - a) provided in accordance with the Alberta Building Code, as amended;

- b) designated as barrier free parking using appropriate signage in accordance with provincial standards; and,
- c) included within, but not additional to, the calculation of minimum parking requirements identified within this part of the Bylaw.

6.3 Location of Required Parking

- 6.3.1 All parking spaces shall be located on the same lot as the use that requires the parking.
- 6.3.2 A driving or manoeuvring aisle shall not be located within 0.3m of a wall of a building or portion of a building.
- 6.3.3 Within a residential district, on-site parking shall not be located in a front yard or flanking side yard except:
 - a) where a driveway provides access to on-site parking a single vehicle may be parked in the front of each on-site parking space (i.e. garage stall or equivalent);
 - b) where a driveway leads to a garage in the rear yard, the driveway may be widened to allow for one front yard parking area with a maximum width of 6.0m;
 - c) where there is a single driveway leading to a garage, the driveway may be extended to a maximum width of 6.0m to provide a front yard parking area for up to two vehicles; or
- 6.3.4 Parking in the front or flanking side yard as outlined in 6.3.3, shall be confined to the on-site driveway or parking area and have a durable dust-free hard surface of concrete, asphalt or similar material. Vehicles shall not be parked on grassed or landscaped areas.

6.4 Standards for Vehicle Parking Spaces and Drive Aisles

- 6.4.1 Each required on-site parking space or drive aisle shall conform to the following provisions:
 - a) except as provided in the clauses below, each required space shall be a minimum of 2.6m in width and a minimum of 5.5m in length, exclusive of access driveways, aisles, ramps, columns, or work areas;
 - b) barrier free parking shall be a minimum of 3.9m in width;

- c) the minimum width shall be:
 - i) 3.1m when a physical obstruction abuts both sides; and
 - ii) 2.m when a physical obstruction abuts only one side.
- d) parallel parking spaces shall be a minimum of 7.0m in length; except those having open access at the end of a row may be a minimum of 5.5m in length;
- e) required parking spaces may have a minimum length of 4.6m for a compact vehicle if they are not parallel parking spaces or barrier free parking spaces;
- f) aisles serving on-site parking spaces shall be a minimum of 7.5m wide for 90 degree parking, 7.0m wide for 75 degree parking, 5.5m wide for 60 degree parking, and 3.6m wide for 45 degree parking and parallel parking;
- g) where parking spaces are located with access directly off a lane, the required width of the aisle may be reduced by the width of the lane, but the entire parking space must be provided for on the site;
- h) applicants are encouraged to consider parking stall and aisle dimensions greater than the minimum specified in this section, since a combination of all minimum dimensions may yield a confining design for parking areas.

6.4.2 The maximum slope of a vehicle parking space shall be 6% in any direction.

6.4.3 Parking spaces may be configured in tandem for single dwellings, semi-detached dwellings, and duplex dwellings.

6.4.4 For apartment dwellings and townhouse dwellings, the Development Authority may accept tandem parking spaces of a number equivalent to the total required parking less the number of dwelling units and visitor parking. Visitor parking spaces shall not be in tandem.

6.4.5 In all residential, commercial and institutional districts all on-site parking or loading areas, and any access and driveway to these areas shall have a durable dust-free surface of concrete, asphalt or similar material, except where the alternatives are to the satisfaction of the Development Authority.

- 6.4.6 For industrial uses any access, on-site driveway, parking and loading area shall be surfaced to the satisfaction of the Development Authority.
- 6.4.7 Unless otherwise provided for in this Bylaw, the parking spaces on a paved parking area shall be marked on the ground by painted white or yellow lines.
- 6.4.8 All parking areas shall have adequate curbs to ensure that fences, walls, hedges, landscaping and restricted areas are protected from damage or encroachment of vehicles.
- 6.4.9 Parking and loading areas required by this Bylaw shall not be used for winter snow storage.

6.5 Residential Parking Requirements

RESIDENTIAL USE	MINIMUM PARKING SPACE REQUIREMENT
Single Dwelling Semi-detached Dwelling Duplex Dwelling	2 per dwelling unit
Apartment Dwelling plus Visitor	1 per studio dwelling unit; 1 per 1 bedroom dwelling unit; 1.5 per 2 bedroom dwelling unit; 2 per 3 or more bedroom dwelling unit; plus 1 per 7 dwelling units as designated visitor parking
Multiple Dwelling Townhouse Dwelling	2 per dwelling unit; plus 0.25 parking spaces/dwelling unit as designated visitor parking
Secondary Suite Backyard Suite Surveillance Suite	1 per suite
Mixed Use Development (residential component)	1 per suite
Home business, Major and Minor	1 per each client, non-resident employee, home business vehicle
Bed and Breakfast	1 per guest room
Child Care Services	1 per 2 employees plus 1 per 10 patrons, minimum of 4
Congregate Housing Special Care Facility Group Home Major Group Home Minor	1 per 2 employees plus 1 per 2 sleeping units, minimum of 4

6.6 Non-Residential Parking Requirements

6.6.1 The number of parking spaces required for non-residential uses shall be calculated in accordance with the standards set out below, where uses are not specified within the table, the parking requirements shall be determined by the Development Authority.

COMMERCIAL USES	MINIMUM PARKING SPACE REQUIREMENT
Any commercial use not listed specifically within this table with a gross floor area (GFA) of: a) Less than 2,000m ² b) Greater than 2,000m ²	2.0 per 100m ² of GFA 2.5 per 100m ² of GFS
Neighbourhood Pub Food Service, Restaurant Food Service, Specialty	1 per 4 seats or 1 per 5.0m ² of GFA, whichever is greater
Animal Breeding and Boarding	2 plus 1 per employee
Animal Service Facilities	4 per veterinarian
Autobody Paint and Repair	2 per service bay
Business Support Service Professional & Office Service	2.2 per 100m ² GFA
Commercial Uses in the C-DC Commercial District	1 per 55m ² of GFA
Fleet Service	1 per employee
Funeral Service	1 per 5 seats
Gas Bar Service Station	1 per 2 employees plus 2.2 per 100m ² GFS
Health Service, Minor	4 per doctor, dentist, clinician
Hotel Motel	1 per sleeping unit plus one per 3 employees

INSTITUTIONAL USES	MINIMUM PARKING SPACE REQUIREMENT
Cemetery	10 per hectare
Education, private Education, public a) Elementary or Junior High b) Senior High School	2 per classroom 5 per classroom
Government Service	5 per 100m ² GFA
Health Service Major	1.1 per 100m ² GFA
Religious Assembly	1 per 3 fixed seating spaces

INDUSTRIAL USES	MINIMUM PARKING SPACE REQUIREMENT
Any use listed in the B-I and M-I District	3 per establishment, or 1.0 per 100m ² GFA whichever is greater

Recreational Uses	MINIMUM PARKING SPACE REQUIREMENT
Campground	1 per camping space
Recreation Facility Indoor Recreation Facility Outdoor	1 per 3.5 seats, or 20 per 100m ² used by participants

6.7 Loading Space Requirements

- 6.7.1 Where any development is proposed, including new development, change of use of existing development or enlargement of existing development, on-site loading spaces shall be provided and maintained by the property owner in accordance with the requirements of this Bylaw.
- 6.7.2 On-site loading spaces shall be provided entirely within the development being served and is subject to all setbacks and yard requirements specified elsewhere in this Bylaw.

Number of Spaces

- 6.7.3 The number of on-site loading spaces required for each use is specified in the Loading Space Requirements below .
- 6.7.4 Where calculation of the total number of loading spaces yields a fractional number, the required number of spaces shall be the next highest whole number.
- 6.7.5 Where more than one calculation of loading space requirements is specified for a land use, the greater requirement shall be applied.
- 6.7.6 Where the Loading Requirements (Table 6.7) does not clearly define requirements for a particular development, the single use or combination of uses deemed by a Development Authority to be most representative of the proposed development shall be used to determine the loading requirement. Alternatively, a Development Authority may specify another loading requirement deemed appropriate for the development.
- 6.7.7 Where a development consists of mixed uses, the total on-site loading requirement shall be the sum of the on-site loading requirements for each use, unless it is demonstrated that there will be a complementary or non-overlapping use of loading spaces that warrants a reduction in the total requirement. Where a Development Authority accepts such a reduction, the reduction and the justification for the reduction shall be recorded on the permit.

Size and Access

- 6.7.8 Access to any loading area shall be provided, wherever possible, internally to the development or from a lane adjacent to the development.

6.7.9 Access to any loading area shall be arranged such that no backing or turning movement of vehicles going to or from the site causes undue interference with traffic on the adjoining or abutting roads or lanes.

6.7.10 Each on-site loading space shall be of adequate size and accessibility to accommodate the vehicles expected to load and unload, but in no case shall a loading space be less than 28m² in area, less than 4m in width, or have less than 3.7m in overhead clearance.

School Loading Requirements

6.7.11 The Development Authority shall consult with the applicable school board to obtain information relevant to determining the number and location of school loading spaces.

6.7.12 School loading spaces shall be oriented parallel to the flow of traffic to accommodate through-movement of vehicles and to eliminate the need for backing or significant turning movements. Where an existing school building is to be enlarged to accommodate an increased enrolment of more than 100 students, or of more than 20% of existing student enrolment, whichever is less, a Development Authority shall apply the standards for school loading spaces based on the additional school capacity.

LOADING SPACE REQUIREMENTS	
Type of Development (Land Use)	Required Loading Space
Residential and residential related uses	N/A
Commercial and Industrial Uses	1 per 1,900m ²
Institutional and service uses, community, recreational and cultural uses	1 per 1,900m ²
Schools, elementary and junior high	3 per 100 students plus minimum 5 bus loading spaces
School, senior high	1.5 per 100 students, plus minimum 5 bus loading spaces