

3.14 SITE PLAN DEVELOPMENT PROVISIONS

3.14.1 LOADING SPACE REQUIREMENTS

By-law 21-18, as amended or replaced designates the Township, subject to Site Plan Control.

3.14.1.1 Loading Space

A Loading Space, being an off-street space, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, is required under this By-law, in accordance with the Loading Space Requirement Table set forth herein, and the owner of every building or structure erected for any purpose involving the receiving, shipping, loading or unloading of persons, animals, goods, wares, merchandise or raw materials shall provide and maintain loading and unloading spaces on the lot accordingly.

3.14.1.2 Minimum Loading Space Dimensions

Each loading or unloading space shall be 15 m in length, 3.5 m in width and have a vertical clearance of at least 4.3 m.

3.14.1.2 LOADING SPACE REQUIREMENT TABLE

Type or Nature of Use	Limits	Minimum loading space requirement
Industrial or commercial	up to 300 sq m	1 loading space
	300 to 1,000 sq m	2 loading spaces
	over 1,000 sq m	1 additional space/1,000 sq m
Multiple Residential	up to 10 dwelling units	None
	10 to 30 dwelling units	1 loading space
	Over 30 dwelling units	one additional space per 30 dwelling units
Institutional	Less than 30 occupants	None
	More than 30 occupants	1 loading space

3.14.1.3 Access

Access to loading spaces shall be by means of a driveway of at least 3.5 m in width contained on the lot on which the spaces are located and leading to an *improved public* road.

3.14.1.4 Loading Space Surface

Driveways, loading spaces, and related aisles and turning areas shall be maintained with a stable surface that is treated to prevent the raising of dust. Such loading facilities shall, before being used, be surfaced with asphalt, concrete, or crushed stone, gravel or brick and shall include provisions for drainage facilities.

3.14.1.5 Location

Required loading spaces shall be located on the same lot as the building in the interior side or rear yard unless such space or spaces are removed from the street line a minimum distance of 15 m.

3.14.1.6 Additions to or Change in Use of Existing Buildings

The loading space requirements referred to herein shall not apply to any building in existence at the date of passing of this By-law so long as the gross floor area, as it existed at such date, is not increased by more than 300 sq m. If an addition is made to the building or structure which increases the gross floor area or the use of the building changes, then additional loading spaces shall be provided as required by this Section, in accordance with the provisions of Section 3.14, the Loading Space Requirement Table, for such addition.

3.14.2 PARKING AREA REGULATIONS

3.14.2.1 Parking Space Requirements

The owner of land, building or structure erected or used for any of the purposes hereinafter set forth shall provide and maintain parking spaces for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises, from time to time.

Parking spaces are required under this By-law, in accordance with Section 3.14, the Parking Space Requirement Table. Where the calculation of required spaces exceeds a whole space by more than 0.25, the required spaces shall be the next whole number.

3.14.2..2 Parking Area Surface

Non-Residential parking spaces, or multiple unit residential parking areas and driveways connecting the parking spaces or area with a street shall be maintained with a stable surface that is treated so as to prevent the raising of dust. Such parking spaces or areas shall, before being used, be constructed of asphalt, crushed stone, gravel, concrete or similar material and shall include provisions for drainage facilities.

Parking spaces for more than four vehicles shall only be required to be surfaced with concrete, asphalt or brick, where municipal design guidelines requiring such hard surfacing are in place (such as in the Business Park Gateway zone) and/or where hard surfacing is required pursuant to the provisions of a site plan agreement.

3.14.2.3 Ingress and Egress Provisions

Ingress and egress to and from the required parking spaces and areas shall be provided in accordance with the following:

- i) by means of an unobstructed driveways or passageways of at least 3 m in width but not more than 9 m in perpendicular width.
- ii) The maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 9 m.
- iii) The minimum distance between any two driveways on one lot or between a driveway and an intersection of street lines measured along the street line intersected by such driveway shall be 7.5 m.
- iv) The minimum angle of intersection between a driveway and a street line shall be 60 degrees.
- vi) Driveways shall not be closer than 3.0m to an interior side lot line in a Hamlet Residential, Estate Residential and 7.0 m in a Rural Residential, Rural Commercial or Countryside zone.

3.14.2.6 More Than One Use on a Lot

When a building or structure accommodates more than one type of use, the parking space requirement for the whole building shall be the sum of the requirements for the separate parts of the building occupied by the separate types of use.

3.14.2.7 Parking Area Location on Lot

Notwithstanding the yard and setback provisions of this By-law to the contrary, parking areas shall be permitted in the required yards or in the area between the street line and the required setback except that, where a Commercial Zone abuts a Residential Zone a 3.0 m planting strip shall be maintained between the parking area and the lot line.

3.14.2.8 Additions to, or Changes in the Use of Existing Buildings and Structures

The parking space requirements referred to herein shall not apply to any building or structure lawfully in existence on the date of passage of this By-law, so long as the gross floor area is not increased and the use or number of dwelling units does not change. If any addition is made to a building or structure which increases its gross floor area, then parking spaces for the addition shall be provided as required by the Parking Space Requirement Table. Where a change in use occurs, parking spaces shall be provided for such new use in accordance with the requirements of Section 3.14.10, the Parking Space Requirement Table.

3.14.2.9 Parking Space Standards and Requirements

Parking spaces shall have a minimum width of 3.0 m and a minimum length of 6.0 m.

The number of on-site parking spaces to be provided for the types of uses listed below are as follows, except where a parking study has recommended a different number of parking spaces, such requirement shall apply:

3.14.2.10 PARKING SPACE REQUIREMENT TABLE

Land Use	Parking Requirement
Residential	3 parking spaces per single detached dwelling unit and 2 parking space or any other unit, where one space may be located in a carport or, provided such garage or carport has an unoccupied rectangular space, having a minimum length of 3 m and minimum length of 6m
Commercial/ Institutional	one parking space plus one per 30 m ² of gross floor area
Industrial	one parking space plus one space per 50 m ² of gross floor area

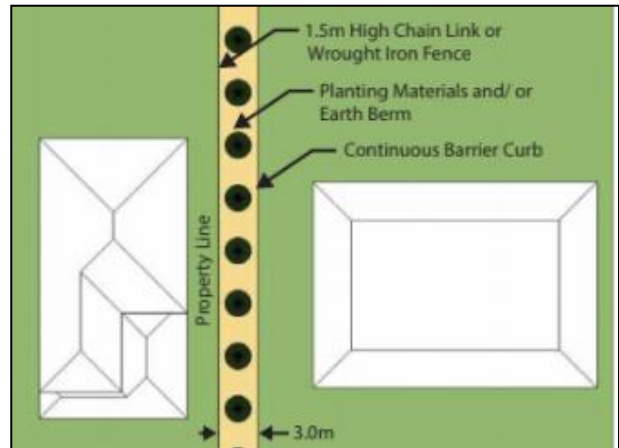
3.14.2.11 Accessible Parking Requirements

Accessible parking spaces shall be provided in accordance with the Integrated Accessibility Standards, O.Reg 191/11 as amended or replaced.

3.14.3 LANDSCAPING STRIPS

3.14.1 Requirement to include Landscaping Strip

Where a lot in any Institutional, Commercial, Business Park, Industrial or Recreational Zone abuts an interior side or rear lot line of a lot in any Residential Zone, a 3.0 m wide landscaping strip adjoining such abutting lot line, or portion thereof, shall be required.



Where a lot in any Extractive or Business Park Zone abuts a Highway or County Road, or a lot zoned Rural Residential or Institutional, a 6.0m landscaping strip adjoining such abutting lot line, or portion thereof, shall be required.

Where a lot in any Waste Disposal Zone abuts a lot zoned Rural Residential or Institutional a 30.0m landscaping strip adjoining such abutting lot line, or portion thereof, shall be required.

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Such required planting strip shall be used for no other purposes than planting a continuous, unpierced hedgerow of trees, evergreens or shrubs or other natural vegetation, or solid fencing not less than 1.5 m high, immediately adjacent to the lot line, or portion thereof, where such planting strip is required. The remainder of the planting strip shall be used for no other purpose than the planting of shrubs, flowering shrubs, flower beds, grass or a combination thereof.

3.14.3 Driveways and Walkways

In all cases where ingress and egress, driveways, launching ramps or walkways extend through a required planting strip, it shall be permissible to interrupt the planting strip within 3 m of the edge of such driveway or within 1.5 m of the edge of such walkway.

3.14.4 Landscaped Open Space

A planting strip or buffer screen referred to in this Section may form a part of any landscaped open space or yard required by this By-law.

3.14.5 SIGHT TRIANGLES

On a corner lot fronting on two public roads, within the triangular space formed by the street lines and a line drawn from a point on one street line to a point in the other street line, each such point being 12.0 m, measured along the street line from the point of intersection of the street lines, no motor vehicle, as defined in The *Highway Traffic Act*, shall be parked, no building or structure which would obstruct the vision of drivers of motor vehicles shall be erected, and no land shall be used for the purposes of growing shrubs or trees in excess of 1.0 m in height. Such triangular space may hereinafter be referred to as a “sight triangle”. Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.

