

PART 4: PARKING AND LOADING STANDARDS

4.1 APPLICABILITY OF THIS SECTION

- 4.1.1. Unless specified otherwise, the term parking shall include the consideration of spaces required for parking, designated visitor parking, barrier free (disabled) parking, loading areas, and bicycle parking.
- 4.1.2. The parking and loading space requirements of this Part of the Bylaw shall not apply to any use in existence at the date of passing of this Bylaw so long as the gross floor area (GFA) is not increased as it existed as of the date of passage of this Bylaw.
- 4.1.3. 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 GFA that generates the need for additional parking as required by the provisions of this Bylaw.

4.2 GENERAL PARKING PROVISIONS

- 4.2.1. No person shall use any land, building or structure in any Zoning 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.
- 4.2.2. To facilitate the determination of parking requirements, a parking assessment may be prepared by a professional to the satisfaction of the Development Authority to document the parking demand and supply associated with the proposed development. The Development Authority shall not be bound by any recommendation of such a parking assessment, but may consider such recommendations in exercising discretion to allow a reduction of the minimum number of spaces specified in this Bylaw.
- 4.2.3. 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.
- 4.2.4. 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.
- 4.2.5. Where a building or a site contains a mix of uses, the total requirements for parking spaces shall be the sum of the requirements for each use, unless it is demonstrated there will be a complimentary or non-overlapping use of parking spaces that warrants a reduction in the total requirement.
- 4.2.6. Barrier free parking shall be:
 - a) provided in accordance with the Alberta Building Code;
 - 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 listed in Tables 4.3 and 4.4.
- 4.2.7. Parking spaces for visitors shall be provided in accordance with Tables 4.3 and 4.4.

4.3 LOCATION OF REQUIRED PARKING

- 4.3.1. All parking spaces shall be located on the same lot as the use that requires the parking.
- 4.3.2. Despite Section 4.3.1, required parking spaces may be provided on an existing alternate parking lot, in accordance with the following:
- a) the owner shall covenant that the alternate parking lot be used as long as required under this Bylaw, and the owner shall pay the full costs of the preparation and registration of such covenant against the title to the lands containing the alternate parking lot;
 - b) the parking spaces on the alternate parking lot shall not exceed 120 m from the boundary of the lot that the development or use is intended to serve;
 - c) the alternate parking lot contains more than the required number of parking spaces for the existing uses on its premises; and
 - d) the owner shall give priority for any on-site parking to visitor use and provide staff parking on the alternate parking lot;
 - e) required parking on the on-site and alternate parking lot shall be subject to all setbacks and yard requirements specified elsewhere in this Bylaw; and
 - f) required specific loading and bicycle parking spaces shall not be provided on the alternate parking lot.
- 4.3.2A. Despite section 4.3.1. and section 4.3.2. required parking spaces for a show home may be provided at a Residential Sales Centre marketing the residential lands that the show home is located within. *(Bylaw 40-2021-Sept. 29, 2021)*
- 4.3.3. A driving or manoeuvring aisle shall not be located within 0.3 m of a wall of a building or portion of a building.
- 4.3.4. Within a residential Zoning District in the Urban Service Area or within a Hamlet, 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 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 6.0 m;
 - c) where there is a single driveway leading to a garage, the driveway may be extended to a maximum width of 6.0 m to provide a front yard parking area for up to two vehicles; or
 - d) in a manufactured home park.
- 4.3.5. Parking in the front or flanking side yard as outlined in 4.3.4, 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.

4.4 STANDARDS FOR VEHICLE PARKING SPACES AND DRIVE AISLES

- 4.4.1. For residential development, including home businesses, on-site parking space for heavy vehicles and or mobile equipment shall be located indoors or outdoors in a location that is generally not visible from a road or an adjacent dwelling. Parking of heavy vehicles shall not be permitted in a front yard.
- 4.4.2. The minimum overhead clearance for parking spaces, manoeuvring aisles and driveways shall not be less than 2.0 m.

- 4.4.3. 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 2.6 m in width and a minimum of 5.5 m in length, exclusive of access driveways, aisles, ramps, columns, or work areas;
 - b) barrier free parking space size shall be in accordance with the Alberta Building Code; *(Bylaw 14-2018 – March 27, 2018)*
 - c) the minimum width shall be:
 - i) 3.1 m when a physical obstruction abuts both sides; and
 - ii) 2.85 m when a physical obstruction abuts only one side.
 - d) parallel parking spaces shall be a minimum of 7.0 m in length, except those having open access at the end of a row may be a minimum of 5.5 m in length;
 - e) required parking spaces may have a minimum length of 4.6 m for a compact vehicle if they are not parallel parking spaces or barrier free parking spaces;
 - f) aisles serving on-site parking space shall be a minimum of 7.5 m wide for 90 degree parking, 7.0 m wide for 75 degree parking, 5.5 m wide for 60 degree parking, and 3.6 m wide for 45 degree 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.
(Bylaw 47-2015 – Sept 15, 2015)
- 4.4.4. Deleted, including Tables 4.1 and 4.2. *(Bylaw 47-2015 – Sept 15, 2015)*
- 4.4.5. Vehicle parking spaces shall be clear of all obstructions, other than wheel stops and structural columns. Wheel stops shall:
- a) have a minimum height of 0.10 m;
 - b) be placed perpendicular to the vehicle parking space length; and
 - c) shall be a minimum of 0.60 m from the front of the motor vehicle parking space.
- 4.4.6. The maximum slope of a vehicle parking space shall be 6% in any direction for commercial uses. *(Bylaw 40-2021-Sept. 29, 2021)*
- 4.4.7. Parking spaces maybe configured in tandem for single dwellings, semi-detached dwellings, and duplex dwellings.
- 4.4.8. For apartment dwellings and townhouse dwellings, a Development Officer 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.
- 4.4.9. The number of compact vehicle parking spaces shall not exceed 15% of the total number of parking spaces required.
- 4.4.10. Compact vehicle parking spaces shall be clearly designated by above grade signs.
- 4.4.11. In the Urban Service Area and hamlets all on-site parking or loading area(s) and any access and driveway to such required parking or loading area(s) shall have a durable dust-free hard surface of concrete, asphalt or similar material, except where alternatives are to the satisfaction of the Development Authority.

- 4.4.12. For commercial, industrial, or institutional uses in the Rural Area, any access shall be hard surfaced to prevent mud tracking and any on-site driveway, parking and loading areas shall be surfaced to the satisfaction of the Development Authority.
- 4.4.13. Unless otherwise provided for in this Bylaw, the parking spaces in a parking area shall be marked on the ground by painted white or yellow lines that are a minimum width of 7.6 cm.
- 4.4.14. 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.
- 4.4.15. Parking and loading areas required by this Bylaw shall not be used for winter snow storage.

4.5 RESIDENTIAL PARKING REQUIREMENTS

The number of parking spaces required for residential uses shall be calculated in accordance with the standards set out in Table 4.3 below:

| Use | Minimum Parking Space Requirement |
|---|---|
| Single dwelling Semi-detached dwelling Manufactured home (except, in a manufactured home park) Duplex dwelling Secondary dwelling | 2 per dwelling unit |
| Agricultural dwelling | 1 per sleeping unit |
| Apartment dwelling | 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 per dwelling unit as designated visitor parking |
| Boarding or lodging house | 1 per 2 sleeping rooms |
| Secondary or garden suite | 1 per suite |
| Home business | 1 per each client, non-resident employee, home business vehicle |
| Bed and breakfast | 1 per 2 guest rooms |
| Care centre, intermediate Care centre, major | 1 per 2 employees plus 1 per 10 patrons, minimum of 4 |
| Congregate housing | 1 per 2 employees plus 1 per 2 sleeping units, minimum of 4 |
| Manufactured home park | 1 per dwelling plus 1 per 4 dwellings as designated visitor parking |
| Residential sales centre | 2 per sales centre |
| Residential security operator unit | 1 per unit |
| Show Home | 1 per show home (<i>Bylaw 40-2021-Sept. 29, 2021</i>) |

4.6 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 4.4 below, where uses are not specified within the table, the parking requirements shall be determined by the Development Officer.

Table 4.4 Non-Residential Parking Requirements

Rural Uses

| Use | Minimum Parking Space Requirement |
|-------------------------------------|--|
| Agricultural product stand | 1 per product stand |
| Agricultural support service | 1 per 100 m ² GFA or 3 per tenant / establishment |
| Agriculture, general | None beyond spaces required for residential dwelling units |
| Agriculture, intensive horticulture | 2 plus 1 per employee |
| Animal breeding facility | 2 plus 1 per employee |
| Animal boarding facility | |
| Greenhouse | 2 per 100 m ² GFA of retail sales structure plus 1 per 100 m ² GFA of yard and/or warehouse |

Commercial Uses

| Use | Minimum Parking Space Requirement |
|---|---|
| Any commercial use not listed specifically within this table, with a Gross Floor Area (GFA) of: | |
| a) less than 4500m ² | 2.5 per 100 m ² of GFA |
| b) 4500m ² to 9000m ² | 3.0 per 100 m ² of GFA |
| c) 9000m ² to 28000m ² | 3.5 per 100 m ² of GFA |
| d) greater than 28000m ² | 4.0 per 100 m ² of GFA |
| Bar Nightclub Neighbourhood pub | 1 per 4 seats or 1 per 3.0 m ² of GFA, whichever is greater |
| Animal hospital and shelter Veterinary service, minor Veterinary service major | 4 per veterinarian |
| Apartment hotel | 1 per sleeping unit |
| Auctioneering establishment | 1 per 3.5 seats, or 3.1 per 10 m ² GFA, whichever is greater |
| Autobody repair and paint | 2 per service bay |
| Bingo hall | 1 per 2 seats or 3.1 per 10 m ² GFA, whichever is greater |
| Commercial storage | 1.0 per 100 m ² GFA up to 2,000 m ² plus 0.2 per additional 100 m ² GFA |
| Commercial schools | 1 per 8 students |
| Convenience vehicle rental | 2 plus 1 per employee |
| Drive-through vehicle service | 2.2 per 100 m ² GFA, minimum 5 |
| Fleet service | 1 per employee |
| Food service, drive-in | 2.2 per 100 m ² GFA, minimum 5 |
| Funeral service | 1 per 5 seats |
| Gas Bar Service station, minor Service station, major | 1 per 2 employees plus 2.2 per 100m ² GFA |
| Health service, minor | 4 per doctor or dentist |
| Hotel Motel | 1 per sleeping unit |

| | |
|---|--|
| Office Business support service Financial service | 3.4 per 100 m ² GFA |
| Restaurants | 1 per 4 Seats |
| Retail, Alcohol | 4 per 100 m ² GFA |
| Retail, Cannabis | 4 per 100 m ² GFA (<i>Bylaw 16-2018 – Apr 24, 2018</i>) |
| Truck and manufactured home sales/rental | 2.2 per 100 m ² GFA |
| Vehicle repair | 2 per service bay |
| Vehicle sale/rental | 2.2 per 100 m ² GFA |
| Warehouse sales | 5.0 per 100 m ² GFA |

Institutional Uses

| Use | Minimum Parking Space Requirement |
|---|---|
| Cemetery | 10 per hectare |
| Education, private Education, public (a) Elementary or Junior High School (b) Senior High School | (a) 2.0 per classroom or 1.0 per 10 students, whichever is greater (b) 5.0 per classroom or 1.0 per 5 students, whichever is greater |
| Emergency services | 10 per 100 m ² GFA (excluding parking garages) |
| Government service | 5.0 per 100 m ² GFA |
| Health service, major Correction service | 1.1 per 100 m ² GFA |
| Exhibition and convention facility | 1 per 5 fixed seating spaces plus 20 per 100 m ² of GFA |
| Library and exhibit | 3.6 per 100 m ² GFA |
| Religious assembly | 1 per 3 fixed seating spaces; or 20 per 100 m ² of floor area used for assembly, recreation, or other accessory uses |

Industrial Uses

| Use | Minimum Parking Space Requirement |
|--|---|
| Any industrial use not listed separately in this schedule | 3 per establishment, or 1.0 per 100 m ² GFA or as determined by the Development Officer |
| Business , general Industrial, general Custom indoor manufacturing Contractor service, general Contractor service, limited | 3 per establishment, or 1.0 per 100 m ² GFA; whichever is greater |
| Warehousing and storage | 1.0 per 100 m ² GFA up to 2,000 m ² , plus 0.2 per additional 100 m ² GFA |

Recreational Uses

| Use | Minimum Parking Space Requirement |
|-------------------------|--|
| Campground | 1.1 per camping space |
| Golf course | 6 per hole, plus parking for any additional accessory use |
| Marina | 1 per 2 boat spaces |
| Model aircraft facility | 1 per 4 persons |
| Private club | 1 per 5 fixed seating spaces plus 20 per 100 m ² of GFA |

| | |
|--|---|
| Recreation, community | 11 per 100 m ² GFA plus an additional 10 per 100 m ² GFA for area used for general assembly; a maximum of 50% of which may be provided on an immediately abutting school site |
| Recreation, indoor Parking as follows for: <ul style="list-style-type: none"> ■ Bowling alleys ■ Curling rinks ■ Health and fitness clubs ■ Hockey rink and pools ■ Racket sport facilities | 1 per 3.5 seats, or 31 per 100 m ² GFA used by patrons <ul style="list-style-type: none"> ■ 4 per lane ■ 8 per sheet ■ 1 per 10m² GFA ■ 1 per 3.5 seats or 1 per 5m² of playing/water surface ■ 2 per court |
| Recreation, outdoor | 1 per 3.5 seats, or 31 per 100 m ² GFA used by patrons |
| Seasonal Recreational Resort | 1 per resort site <i>(Bylaw 48-2020 – Oct. 7, 2020) (Bylaw 39-2021-Sept. 29, 2021)</i> |
| Spectator entertainment | 1 per 3.5 seats |
| Spectator sport | 1 per 3.5 seats |

4.7 LOADING SPACE REQUIREMENTS

- 4.7.1. Where any development is proposed, including new development, change of use of existing development or enlargement of existing development, on-site loading space shall be provided and maintained by the property owner in accordance with the requirements of this Bylaw.
- 4.7.2. On-site loading space 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

- 4.7.3. The number of on-site loading spaces required for each use is specified in the Loading Requirements (Table 4.7).
- 4.7.4. 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.
- 4.7.5. Where more than one calculation of loading space requirements is specified for a land use, the greater requirement shall be applied.
- 4.7.6. Where the Loading Requirements (Table 4.7) does not clearly define requirements for a particular development, the single use or combination of uses deemed by a Development Officer to be most representative of the proposed development shall be used to determine the loading requirement. Alternatively, a Development Officer may specify another loading requirement deemed appropriate for the development.
- 4.7.7. 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 Officer accepts such a reduction, the reduction and the justification for the reduction shall be recorded on the permit.

Size and Access

- 4.7.8. Access to any loading area shall be provided, wherever possible, internally to the development or from a lane adjacent to the development.
- 4.7.9. 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.

- 4.7.10. 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 28 m² in area, less than 4 m in width, or have less than 3.7 m in overhead clearance.

School Loading Requirements

- 4.7.11. Loading spaces for schools, if they serve primarily as passenger drop-off and pick-up space, shall be a minimum of 7.0 m in length. They may be a minimum of 2.6 m in width and may have less than 3.7 m in vertical clearance.
- 4.7.12. School bus loading spaces shall be a minimum of 15 m in length and (a) 3.0 m in width if adjacent to a sidewalk or passenger loading area or (b) 5.0 m width otherwise.
- 4.7.13. The Development Authority shall consult with the applicable school board to obtain information relevant to determining the number and location of school loading spaces. A Development Officer has discretion to increase the number of required loading spaces where a location will be used to transfer students to other locations.
- 4.7.14. The Development Authority may vary the required number of school loading spaces for the development of new schools in new subdivisions, in consultation with the applicable school board, where:
- a) there are demonstrated physical site constraints for a specific development which will limit the location or number of on-site school loading spaces which can be provided; or
 - b) where all parties are agreed on alternate solutions to the development of school loading spaces and where a Development Officer is satisfied that such alternate solutions are adequate.
- 4.7.15. The total number of school loading spaces shall be calculated on the basis of the ultimate loading requirements for all potential future school development on the site in question whether contained in a core facility or in attached portable pods.
- 4.7.16. School loading spaces located on land other than that used or designated for future use as required on-site parking and shall be located to the satisfaction of a Development Officer.
- 4.7.17. 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 Officer shall apply the standards for school loading spaces based on the additional school capacity. Where a school development is proposed which is a change of use of an existing structure, the standards shall apply to the total school enrolment capacity. Where site constraints do not feasibly permit the full application of the standards identified in the Loading Schedule, a Development Officer may use discretion to apply a lesser standard.

Table 4.7 Loading Space Requirements

| Type of Development (Land Use) | Required Loading Space |
|---|--|
| Residential and residential related uses | n/a |
| Commercial and industrial uses, except those uses specifically listed in this table | 1 per 1,900 m ² |
| Hotel Motel Food services, restaurant Neighbourhood pub Nightclub | 1 per 2,800 m ² |
| Institutional and service uses Community, recreational and cultural uses | 1 per 2,800 m ² |
| School, elementary and junior high | 3.0 per 100 students, minimum 5; plus minimum 5 bus loading spaces |
| School, senior high, university or college | 1.5 per 100 students, minimum 5; plus minimum 5 bus loading spaces |

4.8 BICYCLE PARKING REQUIREMENTS

Number of Spaces

- 4.8.1. Bicycle parking spaces shall be located on a hard surface and not interfere with pedestrian walkways.
- 4.8.2. Bicycle parking spaces shall be separated from off-street vehicles parking spaces, visitor parking spaces and loading spaces.
- 4.8.3. Bicycle parking spaces should be located within 15.0m of the public entrance of a building for which they are required.
- 4.8.4. Bicycle parking spaces required for the uses in Table 4.6 shall be provided in addition to any required parking spaces for motor vehicles.

Table 4.6 Bicycle Parking

| Uses | Required Bicycle Parking spaces |
|---|--|
| Retails, Service commercial and Institutional | 2 plus 1 per 1000 m ² of GFA |
| Industrial | 2 plus 0.25 per 1000 m ² of GFA |
| Elementary and Secondary School | 1 per 10 students and 1 per 35 employees |

4.9 VEHICULAR ORIENTED USE REQUIREMENTS

- 4.9.1. Vehicular-oriented uses shall not adversely affect the functioning of adjacent streets or negatively affect any adjacent residential uses.

Site Criteria

- 4.9.2. The minimum site area shall be 930 m², except:
 - a) for a drive-through vehicle service, it is 140 m² of site area not covered by buildings for each service bay;
 - b) for a car wash is determined on the basis of 370 m² of space not covered by buildings for each car wash bay;

- c) for a service station shall be 1,200 m²; and
- d) where two or more of these uses are part of a development on the same site, the total site area requirement is the sum of the requirements of the uses calculated separately, unless there is a complementary use of space, which in the opinion of a Development Officer, would warrant a reduction in site area requirement.

4.9.3. The maximum site coverage is 20%.

4.9.4. The minimum site width for a vehicular-oriented use is 30.0 m.

Queuing Criteria

4.9.5. Each queuing space shall be a minimum of 6.0 m long and 3.0 m wide. Queuing lanes shall provide sufficient space for turning and manoeuvring.

4.9.6. Queuing space shall be provided as follows:

- a) for drive-in food services facilities, a minimum of eight queuing spaces shall be provided per service lane (including a minimum of five such spaces in advance of any menu order-board), plus a minimum of two queuing spaces located downstream of the service window;
- b) for financial services drive-through facilities, a minimum of six queuing spaces shall be provided per service lane, plus a minimum of one queuing space located downstream of the service window;
- c) for car washing establishments, a minimum of five queuing spaces shall be provided per service lane or washing bay, plus a minimum of two queuing spaces located downstream of each service lane or washing bay; and
- d) for other drive-through vehicle services not specified above, a minimum of three in-bound and two out-bound queuing spaces shall be provided for each service lane or bay.

Additional Criteria for Service Stations

4.9.7. Service stations shall adhere to the following:

- a) all pump islands shall be located at least 6.0 m from any property line or parking area on the site, or lanes intended to control traffic circulation on the site;
- b) a canopy over a pump island shall not extend to within 3.0 m of the property line of the site; and
- c) a canopy area for a service station shall not constitute part of the site coverage.