



SECTION 20.0 GENERAL PROVISIONS FOR COMMERCIAL ZONES

20.1 The following provisions shall apply to all commercial zones as shown on Schedule A of this by-law, in addition to the General Provisions for All Zones contained in this by-law.

20.2 Accessory Building

Accessory buildings or structures are permitted in any commercial zone subject to the requirements and restrictions of this by-law for the particular zone in which said building or structure is located but shall:

- (a) be used only for the purposes of parking motor vehicles, or the storage or disposal of garbage;
- (b) be permitted only in an interior side yard or rear yard;
- (c) be set back from any lot line abutting a residential, institutional or Open Space zone, a distance equal to the height of the accessory building, but not less than 1.5 metres.

(204-2010)(259-2020)

20.3 Parking Spaces

20.3.1 Minimum parking spaces are required in accordance with the following requirements:

Use	Minimum Parking Spaces Required
Animal Hospital	1 parking space for each 28 square metres of gross commercial floor area or portion thereof
Art Gallery or Museum	1 parking space for each 28 square metres of gross commercial floor area or portion thereof
Arena	1 parking space for each 3 fixed seats or 1.5 metres of open bench space or portion thereof
Bank, Trust Company or Finance Company	1 parking space for each 15 square metres of gross commercial floor area or portion thereof

Building Supplies Sales Establishment	1 parking space for each 91 square metres of gross commercial floor area or portion thereof devoted to warehousing, plus 1 parking space for each 31 square metres of gross commercial floor area or portion thereof devoted to retail use or accessory office use
Cinema, Theatre, Stadium, or Auditorium	1 parking space for each 6 seats or 3 metres of open bench space or portion thereof
Day Nursery	1 parking space for each employee plus 1 parking space for each 10 children capacity
Funeral Parlour	1 parking space for each 13 square metres of gross commercial floor area or portion thereof accessible to the public, plus 1 parking space for each funeral parlour vehicle
Furniture Store and Appliance Store	1 parking space for each 62 square metres of gross commercial floor area or portion thereof
Health Centre or Fitness Centre	1 parking space for each 22 square metres of gross commercial floor area or portion thereof
Hotel or Motel	Hotel: 1 parking space for each 2 bedrooms plus 1 parking space for each 10 square metres of gross commercial floor area or portion thereof devoted to public use including meeting rooms, conference rooms, recreational facilities, dining, lounge and tavern areas but excluding bedrooms, washrooms, lobbies, hallways, elevators, and stairways Motel: 1 parking space for each 1 bedroom plus the parking requirement for a restaurant
Laundromat or Dry Cleaning Establishment	1 parking space for each 19 square metres of gross commercial floor area or portion thereof
Motor Vehicle Repair Shop or Motor Vehicle Body Shop	1 parking space for each 18 square metres of gross floor area or portion thereof but 50 percent of the required parking spaces may be tandem parking spaces
Motor Vehicle Service Station or Gas Bar	1 parking space for each 23 square metres of gross commercial floor area or portion thereof
Motor Vehicle Washing Establishment	5 parking spaces plus 10 car stacking spaces
Personal Service Shop	1 parking space for each 25 square metres of gross commercial floor area or portion thereof

Office	<p>Physician, dentist, or drugless practitioner's office: 1 parking space for each 16 square metres of gross commercial floor area or portion thereof;</p> <p>Other office: 1 parking space for each 30 square metres of gross commercial floor area or portion thereof.</p>
Place of Assembly, Community Club, Dance Hall, Banquet Hall, or Roller Skating Rink	1 parking space for each 8 square metres of gross commercial floor area or portion thereof
Place of Worship	<p>1 parking space for every 4 seats or for each 2 metres of bench space in the place of worship – main worship area, or 1 parking space for each 5 square metres of place of worship – net worship area when there is open floor seating.</p> <p>Areas intended for the use of a permitted residential unit do not require additional parking</p>
Radio or Television Broadcasting Establishment	1 parking space for each 31 square metres of gross commercial floor area or portion thereof
Recreational Uses:	<p>Billiard parlour or Pool hall: 1 parking space for each 20 square metres of gross commercial floor area or portion thereof plus requirement for recreational accessory uses</p> <p>Bowling alley: 4 spaces for each lane plus requirement for recreational accessory uses</p> <p>Curling rink: 8 spaces for each sheet plus requirement for recreational accessory uses</p> <p>Golf driving range: 1 parking space for each tee plus requirement for recreational accessory uses</p> <p>Golf course: 50 spaces for each 9 holes plus requirement for recreational accessory uses</p> <p>Tennis, Squash, or Handball court: 4 spaces for each court plus requirement for recreational accessory uses</p> <p>Swimming pool: 1 parking space for each 20 square metres gross floor area plus requirement for recreational accessory uses</p> <p>Recreational accessory uses: For every building or place containing a bowling alley, tennis, squash or handball court, ice rink or swimming pool, additional parking spaces for any accessory uses shall be provided in accordance with the requirements set out in this by-law</p>

Restaurant	Dining Room or Convenience Restaurant: 1 parking space for each 6.5 square metres of gross commercial floor area or portion thereof ; Take-Out Restaurant: 1 parking space for each 20 square metres of gross commercial floor area or portion thereof
School	Elementary School (up to grade 8): 1 parking space for each 100 square metres gross floor area (excluding portables) plus 1 parking space for each portable classroom Secondary School (grade 9 and above): 1.5 spaces for each 100 square metres gross floor area (excluding portables) plus 1 parking space for each portable classroom Commercial, Technical, or Recreational School: 4 spaces for each classroom or 1 parking space for each 20 square metres of gross commercial floor area or portion thereof; whichever is greater
Retail Establishment not specifically mentioned	1 parking space for each 19 square metres of gross commercial floor area or portion thereof
Shopping Centre	1 parking space for each 23 square metres of gross commercial floor area or portion thereof
Supermarket	1 parking space for each 17 square metres of gross commercial floor area or portion thereof
Tavern	1 parking space for each 2.5 person licensed capacity
All Other Commercial Uses not specifically mentioned	1 parking space for each 23 square metres of gross commercial floor area or portion thereof

(266-06)(259-2020)(45-2021)

20.3.2 Downtown, Central Area and Hurontario/Main Corridor Parking Requirements

- (a) Notwithstanding any minimum parking requirement prescribed in Sections 10.9.2(a), 10.9.3, 20.3.1, 30.5 or in any Special Section of this By-law, and except for the requirements set out in Section 20.3.2 (b) through (f), there shall be no minimum required parking for any use within the boundaries of Schedule B-7.
- (b) Visitor parking for an apartment dwelling, a multiple residential dwelling and a townhouse dwelling having no private garage or driveway, shall be provided at a rate of 0.20 visitor parking spaces per dwelling unit.

- (c) Parking for a single detached, semi-detached, duplex, triplex, double duplex, street townhouse dwelling or two-unit dwelling shall be provided in accordance with Section 10.9.1 A.
- (d) Parking for a lodging house shall be provided in accordance with Section 10.9.1 I.
- (e) Parking for a senior citizen residence shall be provided in accordance with Section 10.9.2 (b).
- (f) Accessible parking spaces shall be provided in accordance with the Traffic By-law 93-93, as amended.

(259-2020)(45-2021)

20.3.3 Surface Parking for Apartment Dwelling Units

For lands within the areas delineated on Schedules B-5 and B7, the following requirements for surface parking shall apply:

20.3.5.1 A maximum of 10% of the total number of parking spaces provided on a lot in conjunction with an apartment dwelling, whether for residents or visitors, are permitted to be provided as surface parking. The remainder of the parking spaces shall be provided in an above-ground or below-ground parking structure.

- (a) Section 20.3.5.1 shall not apply to any loading space.
- (b) Notwithstanding Section 20.3.5.1, up to 10 parking spaces are permitted to be surface parking spaces.
- (c) The restriction on surface parking set out in Section 20.3.5.1 shall not apply to an apartment dwelling having less than 25 apartment dwelling units.
- (d) The provisions of Section 20.3.5 shall not apply to any lands zoned DC1, or to lands zoned DC1 with a special section, in which case the requirements of Section 28.2.3 i) and all other applicable requirements of this By-law shall apply.

(259-2020)(45-2021)

20.3.4 Bicycle Parking

Bicycle parking for an apartment dwelling located within the lands delineated on Schedules B-5 and Schedule B-7 of this By-law, shall be provided as follows:

- (a) A minimum of 0.50 bicycle parking spaces shall be provided per apartment dwelling unit.
- (b) A minimum of 0.10 visitor bicycle parking spaces shall be provided per apartment dwelling unit.
- (c) A maximum of 50% of the required bicycle parking spaces shall be vertical spaces.
- (d) The dimensions for required bicycle parking spaces shall be:
 - (i) A horizontal bicycle parking space shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres.
 - (ii) A vertical bicycle parking space shall have a minimum length of 1.6 metres and a minimum width of 0.5 metres.
- (e) All bicycle parking spaces shall be located on the same lot for which it is required.

20.4 Drive Through Facilities:

20.4.1 The drive through facility must be physically separated from the parking area.

20.4.2 Minimum 10 stacking spaces for a facility associated with a restaurant or a convenience store; minimum 8 stacking spaces for a facility associated with a bank, trust company or finance company; and minimum 3 stacking spaces for a facility associated with any other land use shall be provided.

20.5 Restaurant Uses in Commercial Zones

Refuse storage for restaurant uses permitted in any commercial zone of this by-law shall be contained in a climate controlled area within a building.

20.6 Loading Spaces

No persons shall erect, alter or use any building, structure or land in any commercial zone for any purpose involving the movement of goods unless loading spaces are provided and maintained in accordance with the following requirements and restrictions:

(a) retail commercial uses	
Gross leasable commercial floor area of in square metres	Number of loading spaces
2,350 or less	1 loading space
Over 2,350 up to 7,450	2 loading spaces
Over 7,450 up to 14,000	3 loading spaces
Over 14,000	3 loading spaces plus one additional loading space for each 9,300 square metres or portion thereof in excess of 14,000 square metres
(b) office uses	
Gross leasable commercial floor area of in square metres	Number of loading spaces
2350 or less	no loading space required
Over 2,350 up to 11,6000	1 loading space
Over 11,600	1 loading space plus one additional loading space for each 9,300 square metres or portion thereof in excess of 11,600 square metres
(c) no loading space shall be within the front yard or within the exterior side yard of a lot;	
(d) each loading space shall have an unobstructed aisle of not less than 6 metres in width for ingress and egress to and from a street or lane.	

(253-2021)

20.7 Provisions for a Supportive Housing Residence Type 2

A Supportive Housing Residence Type 2 shall be subject to the following requirements and restrictions:

- (i) shall be located in a dwelling unit, including a single dwelling unit within a mixed use development; and,
- (ii) where not located within a mixed use development, a supportive housing residence type 2 use shall occupy the entire dwelling.
- (iii) a minimum separation distance of 610 metres shall be maintained between a supportive housing residence type 2 and another supportive housing residence type 2.

20.8 Provisions for Lodging Houses

Lodging Houses shall be subject to the following requirements and restrictions:

- (a) a lodging house shall be located in a single detached dwelling;
- (b) the lodging house shall occupy the whole or part of the single detached dwelling;
- (c) a minimum separation distance of 305 metres shall be maintained between a lodging house and another lodging house; and
- (d) a lodging house shall comply with the requirements of the Lodging House Licensing By-law.

(204-2010)

20.9 Places of Worship

Where a Place of Worship is listed as a permitted use in any Commercial parent zone, it is deemed to be a permitted use in any such parent zone with a special section unless a Place of Worship is specifically prohibited by the special section.

(204-2010)

20.10 Except for those requirements and restrictions set out in site specific zones, the following requirements and restrictions shall apply for a Place of Worship permitted in Commercial zones:

- (a) Parking shall be maintained and provided in accordance with Sections 6 and 20 of this By-law.
- (b) A loading space shall not be required.
- (c) Shall be subject to all other requirements and restrictions of the Zone in which the Place of Worship is located that are not in conflict with 20.10 a) to b).