

Parking Regulations

7.1. Application

This part shall apply to all land use districts under this Bylaw.

7.2. On-Site Parking and Loading - Interpretive Provisions

- (1) If a calculation under Sections 7.3 to 7.8 results in a fractional number, the number shall be rounded upwards to the next whole number.
- (2) When a parking stall is required to be provided under Sections 7.3 to 7.8, it shall be located on the same lot as the building or use in respect of which it is required unless this Bylaw or the Development Officer otherwise permits.
- (3) For the purpose of Section 7.3
 - (a) "elementary or junior high school" means a publicly or privately supported or subsidized development used for educating students in grades 1 through 9, or a portion thereof;
 - (b) "maximum working shift" means the time period during that the greatest number of employees are required to be present at the development; and
 - (c) "senior high school" means a publicly or privately supported or subsidized development used for educating students in grades 10, 11 or 12.
- (4) For the purpose of Section 7.3, parking accommodated within private garage spaces will be counted as part of the minimum parking requirement calculations providing the following is met:
 - (a) Within a single width vehicle garage there exists clear space with a minimum depth of 5.8 m and a minimum width of 3 m (measured from the finished interior dimensions), which space must be unobstructed by any structural or fixed projection including, but not limited to, cantilever, landing, stairs, and chimney. In addition, a driveway pad must be provided.
 - (b) Within a double width vehicle garage there exists clear space with a minimum depth of 5.8 m and a minimum width of 5.8 m (measured from the finished interior dimensions), which space must be unobstructed by any structural or fixed projection including, but not limited to, cantilever, landing, stairs, and chimney.
 - (c) Within a tandem garage there exists clear space with a minimum depth of 11.6 m and a minimum width of 3 m (measured from the finished interior dimensions), which space must be unobstructed by any structural or fixed projection including, but not limited to, cantilever, landing, stairs, and chimney. **(BL16/2016)**
- (5) For the purpose of Sections 7.3(1)(b), 7.3(1)(c), 7.3(1)(e), and 7.3(1)(j) no more than 2 of the total required parking spaces shall be located in tandem.
(BL16/2016; BL2/2018, BL22/2020)

Parking Regulations

7.3 On-Site Parking Requirements

On-site parking shall be provided as follows:

(1) Residential Use

Land Use	Minimum Parking Requirement
(a) apartment building, dwelling units above commercial uses	(i) 1 stall per bachelor suite or 1 bedroom dwelling unit, plus (ii) 1.5 stalls per 2 bedroom dwelling unit, plus (iii) 2 stalls per 3 bedroom dwelling unit or greater, plus (iv) 1 stall per 5 dwelling units for visitor parking; (BL28/2010) (v) notwithstanding clauses (i), (ii), (iii), and (iv), in the DT District, the Development Officer may, at its discretion, determine the parking requirements based on a parking and transportation study required under Part 3 of this Bylaw. (BL38/2021)
(b) dwelling, garage suite; dwelling, garden suite; dwelling, secondary suite (BL 7/2007, BL2/2018, BL22/2020)	(i) 1 stall per bachelor suite, 1 or 2 bedroom dwelling unit (ii) 2 stalls per 3+ bedroom dwelling unit (BL2/2018)
(c) dwelling, duplex; dwelling, mobile home; dwelling, secondary (BL2/2022) ; dwelling, semi-detached; dwelling, single-detached house; and townhousing (BL2/2018)	(i) 2 stalls per dwelling unit; (BL2/2018)
(d) dwelling, live/work unit (BL14/2008, BL2/2018)	(i) a minimum of 2 stalls for the residential component, and (ii) 1 stall per 45 sq. m of gross floor area for the commercial component, (iii) Notwithstanding clauses (i) and (ii), a Development Officer may vary the parking requirements based upon the number of bedrooms in the residential component, or the provision of adjacent parking on a public roadway or in a common parking area accessible to the public;
(e) group home	(i) 1 parking space per 3 sleeping units and 1 parking space per resident staff member;
(e) limited group home (BL2/2018)	(i) 2 parking spaces per limited group home;

Parking Regulations

Land Use	Minimum Parking Requirement
(f) long term care housing	(i) a minimum of 1 stall per 5 dwelling units, plus (ii) 1 stall per 7 dwelling units for visitor parking, plus (iii) 1 stall per employee required during the maximum working shift;
(g) major home occupation (BL25/2012)	(i) Minimum 1 stall per non-resident on-site employee working on the property at the same time.
(h) permanent supportive housing (BL12/2019)	(i) 1 stall per 5 dwelling/sleeping units; plus (ii) 1 stall per 7 dwelling/sleeping units for visitor parking; plus (iii) 1 stall per employee required during the maximum shift; plus (iv) notwithstanding clauses (i), (ii) and (iii), the Development Officer may require additional or differing parking requirements based upon the individual components of the permanent supportive housing use; (BL12/2019)
(i) supportive housing	(i) 1 stall per dwelling unit or 1 stall per 5 dwelling units for each non-self-contained supportive housing unit, plus (ii) 1 stall per 7 dwelling units for visitor parking, plus (iii) 1 stall per employee required during the maximum working shift;
(j) townhousing within a condominium development (BL2/2018)	(i) 2 stalls per dwelling unit, plus (ii) 1 stall per 5 dwelling units for visitor parking; (BL9/2013)
(i) basement suite (BL7/2007; BL2/2018)	(i) 1 stall per bachelor suite, 1 or 2 bedroom dwelling unit (ii) 2 stalls per 3+ bedroom dwelling unit

(2) Non-residential Use (BL19/2012)

Land Use	Minimum Parking Requirement
(a) amusement arcade, pool hall	(i) as required by the Development Officer;
(b) art gallery, museum	(i) as required by the Development Officer;
(c) auction facility, community hall	(i) 1 stall per 5 seats for patrons or 1 stall per 20 sq. m of gross floor area, whichever is the greater;

Parking Regulations

Land Use	Minimum Parking Requirement
(d) animal service, artist studio, automotive body and paint service, automotive sales and service, automotive service, automotive specialty, catering service, commercial school, construction service, convenience store, farm equipment sales and services; financial institution, gas bar, general retail store, general service, health service, household repair service, industrial heavy vehicle and equipment sales and services; pharmacy, professional office, recreation vehicle sales and service, specialty store, take-out restaurant, veterinary clinic and video outlet (BL38/2011 , BL12/2012)	(i) 1 stall per 45 sq. m of gross floor area;
(e) bed & breakfast, hotel	(i) 1 stall per guest room, plus (ii) additional stalls in accordance with the parking requirements of this section for any other uses which form part of the hotel;
(f) broadcasting studio	(i) as required by the Development Officer;
(g) cannabis retail store (BL12/2018), business support service and liquor store	(i) in an MC, DT or BW District - 1 stall per 45 sq. m gross floor area; or (ii) in all other land use districts - 1 stall per 30 sq. m of gross floor area;
(h) campground	(i) as required by the Development Officer;
(i) car wash	(i) as required by the Development Officer;
(j) casino and bingo hall	(i) 1 stall per 2.5 seats;
(k) cemetery	(i) as required by the Development Officer;
(l) chemical processing	(i) as required by the Development Officer;
(m) day care facility and family day home	(i) 4 stalls; or (ii) 1 stall per 2 employees plus 1 stall per 10 patrons; whichever is greater;
(n) drinking establishment and restaurant	(i) in an MC, DT or BW District, 1 stall per 6 seats; or (ii) in all other districts, 1 stall per 4 seats;
(o) drive-through business;	(i) as required by the Development Officer;

Parking Regulations

Land Use	Minimum Parking Requirement
(p) elementary or junior high school;	(i) 1 stall per 20 students based on the projected design capacity of the facility; (ii) clause (i) applies to any subsequent expansion;
(q) exhibition grounds, park, stadium	(i) as required by the Development Officer;
(q.1) fleet service (BL38/2011)	(i) as required by the Development Officer;
(r) funeral home	(i) 1 stall per 5 seats, plus (ii) 1 stall per funeral home vehicle;
(s) government service	(i) 1 stall per 8 seats or 1 stall per 45 sq. m of gross floor area, whichever is the greater;
(t) greenhouse and plant nursery	(i) as required by the Development Officer;
(u) grocery store	(i) 1 stall per 20 sq. m of gross floor area;
(v) hospital, treatment centre	(i) 1 stall per 4 patient or resident beds, plus (ii) 1.5 stalls per employee required during the maximum working shift;
(w) indoor and outdoor recreation service	(i) 1 stall per 5 seats for areas with fixed seating, plus (ii) 1 stall per 10 sq. m of gross floor area for uses without fixed seating; (iii) Notwithstanding clauses (i) and (ii), the Development Officer may require additional or differing parking requirements based upon the individual components of the recreation service;
(x) cannabis production and distribution facility (CPDF) (BL12/2018), general industrial, light industrial, research and development business, and research laboratory (BL38/2011 , BL12/2012)	(i) 5 stalls or 1 stall for every 3 employees required during the maximum working shift, whichever is greater;
(x.1) mezzanine (BL38/2011)	(i) as required by the Development Officer and may take into account the potential future addition of mezzanine space based on the building design;

Parking Regulations

Land Use	Minimum Parking Requirement
(y) mini-storage, warehouse, outdoor storage, equipment rental and indoor storage facility (BL2/2017)	(i) 1 stall for every 3 employees required during the maximum working shift; plus 1 stall per 90 sq. m of gross floor area; (ii) the Development Officer may, at its discretion, determine the parking requirements based on a parking and transportation study required under Part 3 of this Bylaw; (BL2/2017)
(z) post secondary schools, other schools	(i) as required by the Development Officer;
(aa) public utility building	(i) as required by the Development Officer;
(bb) recycling depot	(i) as required by the Development Officer;
(cc) religious assembly	(i) 1 stall per 8 seats or 1 stall per 45 sq. m of gross floor area, whichever is the greater;
(dd) senior high school	(i) 4 stalls per 20 students based on the projected design capacity; (ii) clause (i) applies to any subsequent expansion;
(ee) show home, raffle home, and residential sales centre	(i) as required by the Development Officer;
(ff) theatre and cinema	(i) 1 stall per 10 seats in an MC district; or (ii) 1 stall per 4 seats in all other districts;
(gg) transitional residential services	(i) as required by the Development Officer;
(hh) transit terminal	(i) 50 stalls or as otherwise required by the Development Officer;
(hh.1) transmitting station (BL38/2011)	(i) as required by the Development Officer;
(ii) warehouse store	(i) 1 stall per 3 full-time employees required during the maximum working shift; plus 1 stall per 50 sq. m of gross floor area;
(jj) agricultural support service; auction facility, agriculture; cannabis production and distribution, micro; event venue; farm help accommodation; and storage, recreational vehicle facility (BL2/2022)	(i) as required by the Development Officer;

(3) Shopping Centre and Multi-Tenant Buildings **(BL19/2012, BL38/2011)**

Parking Regulations

Land Use	Minimum Parking Requirement
(a) shopping centre which is 10,000 sq. m or less in gross floor area in a C2, CC, RC or DCNUV District (BL32/2006; BL24/2009)	(i) 1 stall per 30 sq. m of gross floor area;
(b) shopping centre which is greater than 10,000 sq. m in gross floor area in a C2, RC or CC District (BL24/2009)	(i) 1 stall per 25 sq. m of gross floor area;
(c) shopping centre or multi-tenant buildings (non-residential component) in an MC, DT or BW District (BL38/2021)	(i) 1 stall per 55 sq. m of gross floor area; (ii) the Development Officer may, at its discretion, determine the parking requirements based on a parking and transportation study required under Part 3 of this Bylaw. (BL38/2021)
(d) shopping centre in a C1 District	(i) 1 stall per 45 sq. m of gross floor area;
(e) any of the following developments within a shopping centre: drinking establishment; theatre; cinema; casino; bingo hall or community hall	(i) in addition to any parking requirements under clauses (a) to (d) - 1 stall per 8 seats; (ii) the Development Officer may, at its discretion, determine the parking requirements based on a parking and transportation study required under Part 3 of this Bylaw.
(f) multi-tenant buildings in commercial, industrial, and direct control with commercial and industrial purposes districts	(i) 1 stall per 30 sq. m of gross floor area (BL38/2011)

(4) Where a development falls within 2 or more of the categories listed in subsection (2) or (3), it shall comply with all parking regulations applicable to all of the categories.

(5) Multiple Use Development in a Commercial, Industrial or Direct Control Land Use District **(BL38/2011)**

With the exception of development under subsection (3), parking requirements for each use in a multiple use development in a commercial or industrial district, or a Direct Control District with commercial and industrial uses shall be provided in accordance with the parking space requirements for each individual use forming part of the development. In cases where the land use is not determined, parking will be as net floor area as required under section 7.3(3)(f).

(6) Other Uses

Where a use is not listed in this section, on-site parking shall be provided as required by the Development Officer.

Parking Regulations

- (7) Notwithstanding this section, where a parking study is required under Part 3, the Development Officer may determine the number of parking stalls required for a development.
- (8) Parking of Recreation Vehicles or Recreation Equipment
 - (a) The parking of recreation vehicles or recreation equipment which do not fall under Section 3.2 may be allowed at the discretion of the Development Officer.
 - (b) In considering a development permit under clause (8)(a), the Development Officer shall take into account safety, impact on adjoining sites and other site factors.
- (9) All motor vehicle and recreation vehicle parking spaces in residential districts shall be hard surfaced and accessible by a permanent vehicle access. Parking vehicles either permanently or temporarily on turf, dirt, gravel, lawn, or other non-hard surfaced area is prohibited. For the purpose of this section, hard surfacing means the provision of durable, dust-free material constructed in concrete, asphalt or similar material capable of withstanding expected vehicle loads and maintained to the satisfaction of the Development Officer, in consultation with the Engineering Department.

7.4. **On-Site Parking Waiver Mixed Commercial (BL19/2012)**

- (1) Any additional parking requirements necessitated by a change in use of an existing building located within the MC or DT District may be waived by the Development Officer.
- (2) Where an existing building is being enlarged within the MC or DT District, additional parking requirements shall be provided only for that portion of the building being enlarged.
- (3) On-site parking is not required for a building located in an MC or DT District if the building is directly adjacent to the public parking lot located at 6 St. Anne Street.
- (4) Parking requirements for new developments in the DT may be relaxed subject to the limitations and other considerations as outlined in Section 3.14 at the discretion of the Development Officer if the proposed building is located within close proximity of a public parking lot or public parking structure.

7.5. **On-Site Loading Requirements**

Loading spaces shall be provided as follows:

Land Use	On-site Loading Requirement
(a) all uses in a commercial or industrial district	(i) 1 loading space per loading door;

Parking Regulations

(b) funeral home, hospital, long term care housing, supportive housing	(i) in addition to loading requirements under subsection (1), a minimum of 1 loading space for specialty vehicles must be provided unless otherwise required by the Development Officer;
(c) all uses in districts other than a commercial or industrial district	(i) loading spaces as required by the Development Officer.

7.6. Parking – Barrier Free (BL22/2020)

Parking stalls for people with disabilities must be: **(BL22/2020)**

- (a) provided on the basis of 3% of the on-site parking requirements to a maximum of 10 stalls;
- (b) provided in accordance with the Alberta Building Code;
- (c) included as part of and not in addition to, the applicable minimum parking requirement; and
- (d) identified as parking spaces for the disabled through the use of appropriate signage.

7.7. Parking and Loading Regulations

(1) Design and Construction

- (a) A parking lot must be designed, located and constructed such that
 - (i) it can be properly maintained;
 - (ii) it is accessible and appropriate for the nature and frequency of motor vehicles using it;
 - (iii) all required parking and loading facilities must be clearly demarcated, have adequate storm water drainage and storage facilities, and be hard surfaced. Hard surfacing must mean the provision of durable, dust-free material constructed in concrete, asphalt or similar material capable of withstanding expected vehicle loads and maintained to the satisfaction of the Development Officer, in consultation with the Engineering Department;
 - (iv) in parking areas, curbs and other protective measures must be used to protect adjacent fences, walls, boulevards, landscaped areas or buildings on the site or an adjacent site; and
 - (v) continuous raised or pre-cast curbing of not less than 100 mm in height must be provided adjacent to streets and required landscape areas, 600 mm from the front of the parking stall.

Parking Regulations

- (b) If a parking area contains more than 10 stalls, it must be landscaped.
- (2) Size of Parking Stalls and Drive Aisle

Parking spaces and drive aisles shall meet the following criteria:

 - (a) a parking stall must be a minimum of 2.6 m wide and 5.8 m deep;
 - (b) a parallel parking stall shall be a minimum of 2.6 m wide and 7.0 m deep;
 - (c) a drive aisle on a parking lot must be a minimum of 7.3 m wide;
 - (d) required parking stalls for a single-detached or semi-detached units that are provided in a private driveway or garage may be located in tandem; and
 - (e) notwithstanding the provisions of clause 7.7(2)(c), the Development Officer may reduce the minimum width of a drive aisle for parking spaces provided at an angle or for one-way drive aisles.
- (3) Small car parking (**BL28/2010**)
 - (a) Small car parking spaces may comprise a maximum of 20% of required parking for all developments except for developments in R1, R2, RX, RXL, RFB, and P Land Use Districts. (**BL2/2018; BL21/2020**)
 - (b) All small car parking spaces shall be designated with signs reading “small car parking only”.
 - (c) all small car parking stalls shall be a minimum of 2.45 m wide by 5 m deep.
- (4) Loading Spaces

A loading space must:

 - (a) be at least 3 m wide and 27.5 sq. m in area; and
 - (b) have overhead clearance of at least 4 m.
- (5) Markings and Barriers
 - (a) The portion or portions of a parking lot used for parking or loading must:
 - (i) be marked off or physically divided to delineate clearly each parking stall, loading space or drive aisle; and
 - (ii) have suitable barriers to prevent motor vehicles from encroaching onto landscaped areas and to protect fences, walls or buildings.
 - (b) The markings or divisions required under clause (a) must be regularly maintained to ensure legibility.

Parking Regulations

7.8. **Bicycle Parking**

In a residential, commercial, park and PS District, where any new development including a change of use of existing development, that involves 10 or more dwelling units is undertaken, or where any such existing development is substantially enlarged or increased in capacity, an on-site bicycle parking station shall be provided that is, in the opinion of the Development Officer,

- (a) safe and convenient;
- (b) of a reasonable capacity; and
- (c) compatible with the design of surrounding development.

7.9. **Off-Site Parking**

(1) Off-Site Parking – Commercial or Industrial Land Use Districts

In a commercial or industrial district, the Development Officer may authorize the use of off-site parking in place of on-site parking required under Section 7.3, provided:

- (a) there is a convenient walkway from the off-site parking to the development that is the subject of the development permit application; and
- (b) the owner of the development proposing to use an off-site parking space has control of the site where the parking is proposed and has dedicated the site to parking for the benefit of the development in question.

(2) Off-Site Parking Levy - Mixed Commercial or Downtown Land Use District

In an MC or DT District, the Development Officer (**BL19/2012**)

- (a) may authorize the use of an Off-Site Parking Levy in place of on-site parking required under Section 7.3, except in the case of a residential development; and
- (b) shall determine the percentage of required parking spaces that may be eliminated through the Off-Site Parking Levy.

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