

Location of Parking (Section 109)

109.

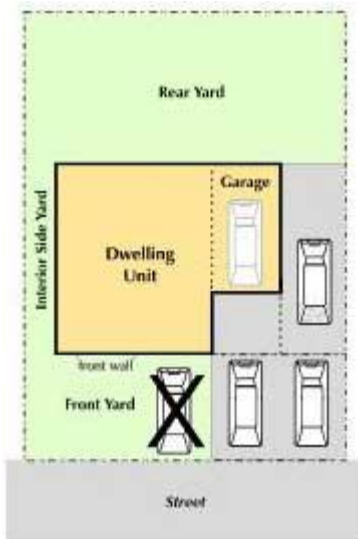
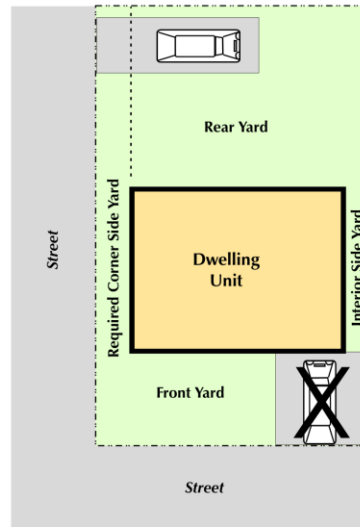
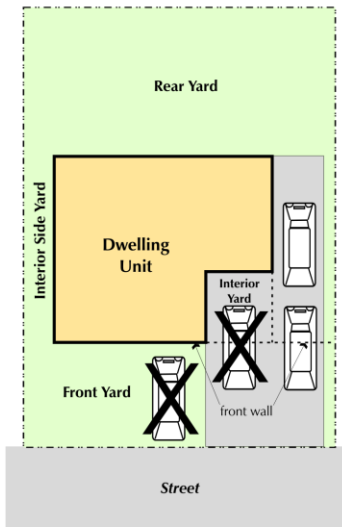
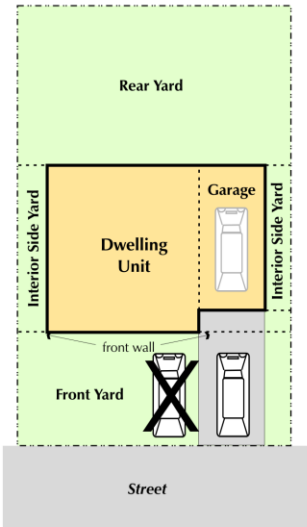
PARKING LOCATION RESTRICTIONS FOR CERTAIN SELECT NON-RESIDENTIAL ZONES

- (1) In the TM and MD Zones, no person may park a motor vehicle:
 - (a) in a required and provided front yard;
 - (b) in a required and provided corner side yard;
 - (c) in the extension of a required corner side yard into a rear yard; or
 - (d) in a required and provided rear yard abutting a street in the MD zone.
- (2) In the LC, GM, AM and MC Zones, no person may park a motor vehicle: (By-law 2017-302)
 - (a) in a required front yard;
 - (b) in a required corner side yard; or
 - (c) in the extension of a required corner side yard into a rear yard.

PARKING ABUTTING A STREET PROHIBITED IN RESIDENTIAL ZONES

- (3) In the R1, R2, R3, R4, R5, V1, V2 and V3 zones: (By-law 2018-155)
 - (a) no parking space may be established and no person may park a motor vehicle:
 - (i) in a required and provided front yard;
 - (ii) in a required and provided corner side yard; or
 - (iii) in the extension of a required and provided corner side yard into a rear yard.
 - (b) a walkway is permitted in any yard, provided that:
 - (i) the walkway does not exceed 1.8m in width; and
 - (ii) the walkway consists of hard landscaping.
 - (c) all portions of the front yard and the corner side yard not occupied by parking spaces, driveways, aisles, permitted projections, accessory buildings or structures or walkways must be landscaped with soft landscaping; and (By-law 2017-302)
 - (d) all portions of any other yard not covered by parking spaces, driveways, aisles, permitted projections, walkways, buildings or structures must be landscaped. (By-law 2014-80)
- (4) Despite subsection 109(3)(a), in the R1, R2, R3, R5, V1, V2 and V3 Zones, where the use on the lot is a Detached Dwelling, Semi-detached Dwelling, Linked-detached Dwelling, Duplex Dwelling, Townhouse Dwelling or Stacked Dwelling, a person may park a motor vehicle in a driveway permitted under Section 107. (By-law 2023-222)(By-law 2010-123) (By-law 2014-80)

Examples of Front Yard Parking Prohibitions



SPECIAL CIRCUMSTANCES WHERE PARKING ABUTTING A STREET IS PERMITTED IN RESIDENTIAL ZONES

- (5) Despite subsection (3), parking is permitted in either a front yard, a corner side yard, or in the extension of a required corner side yard into a rear yard if all the following apply:
 - (a) the parking space is required for the residential use in the zone where that use is located but the use enjoys a right not to provide parking;
 - (b) parking cannot be located on the lot in conformity with the provisions of this by-law;
 - (c) the space is for one vehicle only; and
 - (d) a minimum parking space length of 4.6 metres is provided.
- (6) The parking space installed under subsection (5) and the driveway leading to that parking space, or at the very least the wheel strips where the vehicle will be parked or driven, must be surfaced with a hard, stable, dust preventative and permeable material.
- (7) A maximum of 50% of the area of a front or corner side yard or the required minimum width of one parking space, whichever is the greater, may be used for the parking space installed under subsection (5), the remainder of which, except for any areas occupied by projections permitted under Section 65 and a walkway with a maximum width of 1.8 metres, must be landscaped with soft landscaping. (By-law 2010-307)
- (8) Where a parking space is installed under subsection (5), the angle formed by the length of the parking space and the lot line abutting the street must be at least 75 degrees but no greater than 105 degrees.
- (9) Where a parking space is installed under subsection (5) and that space is for a:
 - (a) detached dwelling;
 - (b) linked-detached dwelling;
 - (c) semi-detached dwelling;
 - (d) duplex dwelling; or
 - (e) townhouse dwelling; (By-law 2012-334)the width of the driveway leading to the parking space, and the parking space itself, must be at least 2.2 metres but must not be more than 2.6 metres.
- (10) No part of a parking space introduced under subsection (5) may obstruct:
 - (a) a walkway; or
 - (b) the entrance of a dwelling.
- (11) In the R1, R2, R3, R4, and R5 zones:
 - (a) No more than 70 per cent of the rear yard area may be occupied by parking spaces and driveways and aisles accessing parking
 - (b) At least 15 per cent of the rear yard area must be provided as soft landscaping.
 - (c) No provisions of amending by-law 2023-XXX act to prevent the issuance of a building permit for which a completed application for Site Plan Control, Committee of Adjustment approval, Zoning Amendment or Building Permit was

received by the City or for which a decision was rendered by the Ontario Land Tribunal before October 11, 2023 and such applications may be processed under the provisions in place prior to this amendment.

- (d) subsection (c) is repealed on October 11, 2024.