

## Loading Space Rates and Provisions (Section 113)

- 113.** (1) Except in the case of uses in an LC Zone and on lots abutting Rideau Street, Sparks Street and Bank Street in Area A (Central Area) of Schedule 1, off-street motor vehicle loading spaces must be provided for the specified land uses at the rate set out in Table 113A.
- (2) Where more than one use is located in a building or on a lot, vehicle loading spaces must be provided for each use in accordance with the rate set out in Table 113A.
- (3) A vehicle loading space may be located wholly or partly within a building or structure.
- (4) Despite subsection (1), in the TM Zone, a vehicle loading space is only required for uses that have a gross floor area of 1,000 m<sup>2</sup> or more, except for an office or research and development centre use for which a vehicle loading space is only required if the use has a gross floor area of 4,000 m<sup>2</sup> or more.

**Table 113A- Minimum Number of Vehicle Loading Spaces Required**

I Land Use	Minimum Number of Vehicle Loading Spaces Required per Square Metres of Gross Floor Area						
	III 350-999 m <sup>2</sup>	IV 1000- 1999 m <sup>2</sup>	V 2000- 4999 m <sup>2</sup>	VI 5000- 9999 m <sup>2</sup>	VII 10000- 14999 m <sup>2</sup>	VIII 15000- 24999 m <sup>2</sup>	IX 25000 m <sup>2</sup> and over
(a) Heavy industrial use, light industrial use, truck transport terminal, warehouse, hospital, museum, place of worship, post secondary educational institution, school, sports arena, theatre, cannabis production facility (By-law 2019-222) (By-law 2014-74)	0	1	1	1	2	2	3
(b) Office, research and development centre, except in the TM Zone (see 113(4) above)	0	1	1	1	2	2	2

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(c) Retail food store, retail store, shopping centre, except in the TM Zone (see 113(4) above)	0	0	1	2	2	2	2
(d) All other non-residential uses, except in the TM Zone (see 113(4) above)	0	1	2	2	2	2	2
(e) Residential uses	None required						

(5) Where a loading space is required by this by-law, it must comply with the regulations set out in Table 113B:

**Table 113B- Regulations for Vehicle Loading Spaces**

I Zoning Mechanism	Regulations	
	II Standard Size Space	III Oversized Space (see Table 113C for Number of Oversized Spaces Required)
(a) Minimum Width in metres of Driveway Accessing Loading Space	(i) Single traffic lane - 3.5 (ii) Double traffic lane - 6	
(b) Minimum Width in metres of Aisle Accessing Loading Space, by Angle of Loading Space	(i) 45° or less	5
	(ii) Between 45° and 60°	6.3
	(iii) 60° to 90°	9
(c) Minimum Width in metres of Loading Space	3.5	4.3
(d) Minimum Length in metres of Loading Space	(i) Parallel	9
	(ii) Other cases	7
(e) Minimum Vertical Clearance in metres for Loading Space	4.2	

(f) Permitted Location of Loading Space

Permitted in all locations other than in a required front yard or required corner side yard, or in a required yard abutting a residential zone

(6) A portion of the vehicle loading spaces required under subsection (1) must be provided as oversized vehicle loading spaces for buildings exceeding the gross floor area indicated in Table 113C. These spaces must comply with the oversized vehicle loading space provisions of Table 113B.

**Table 113C- Number of Oversized Vehicle Loading Spaces Required**

<b>I Land Use</b>	<b>II Minimum Gross Floor Area of Building (m<sup>2</sup>)</b>	<b>III Number of Oversized Spaces Required</b>
(a) Retail food store, retail store	2,000	½ of the required spaces
(b) Heavy industrial use, light industrial use, truck transport terminal, warehouse	5,000	1 space for first 5,000 square metres plus all required spaces for gross floor area exceeding 5,000 square metres