

2026-PLAN-05

Attachment 1: Proposed amended wording of section 3.22 of the Town of Deep River Zoning By-law

3.22 PARKING AND LOADING SPACE REQUIREMENTS

3.22.1 PARKING REQUIREMENTS

(a) Off Street Parking Requirements In Any Zone

In any Zone the owner of every building hereafter erected, enlarged or changed in use after the passing of this By-law shall provide and maintain at least the number of off-street parking space in accordance with the following:

	<u>Type of Use</u>	<u>Minimum Parking Required</u>
(i)	Single detached dwelling, Semi-detached dwelling, Duplex dwelling, Group Home , and Two-unit dwelling	2.0 parking spaces per dwelling
(ii)	Triplex dwelling, Townhouses, Apartment dwellings, and Multiple-unit attached dwellings	1.5 1.25 parking spaces per dwelling
(iii)	Bed and Breakfast	2.0 parking spaces per dwelling unit and 1.0 parking space for each room rented
(iv)	Boarding House	1.0 parking space plus 1.0 parking space per every 3.0 beds
(v)	Place of Worship, Assembly Hall	The greater of 1.0 parking space per 10 square metres of gross floor area or per every metre of gross floor area or per every four fixed seats or per every 2.5 metres of bench space
(vi)	Medical Office	1.0 space per 20 square metres
(vii)	Day Care Centre	1.0 parking space per 45 square metres of gross floor area
(viii)	Eating Establishment	1.0 parking space per 10 square metres of gross leasable floor area

Commented [C1]: Administrative Amendment - duplicate of line (ix) below

Commented [C2]: Amendment - reduced minimum requirement for multi-residential buildings from 1.5 to 1.25 spaces per dwelling unit

(ix)	Group Home	1.0 parking space per duty employee plus 1 space per 5 beds
(x)	Hospital	3.0 parking spaces per four beds
(xi)	Hotel, Motel	1.0 parking space per guest room plus any required parking spaces for other uses listed in this table
(xii)	Licensed Establishment	1.0 parking space per 4 persons design capacity
(xiii)	Long-term Care Facility	1.0 space per 2 beds
(xiv)	Marina	1.0 parking space per boat slip
(xv)	Office	1.0 parking space per 29 square metres of gross leasable area
(xvi)	Place of entertainment, Recreational Facility, Indoor Sports Facility	1.0 parking space per 4 seat capacity
(xvii)	Retail Store, Convenience Store, Service Shop – General, Service Shop- Personal, Shopping Centre, Supermarket	1.0 parking space per 20 square metres of gross leasable floor area
(xviii)	Retirement Home	1.0 parking space per 2 dwelling units plus 0.25 spaces per unit for visitor parking
(xix)	School - Elementary	1.5 parking spaces per classroom plus the greater of 1.0 parking space per 6.0 square metres of floor area of the gymnasium space or 1.0 space per 6 fixed seats of any auditorium space
(xx)	School — Secondary	2.0 parking spaces per classroom plus the greater of 1.0 parking space per 6.0 square metres of floor area of the gymnasium space or 1.0 space per 6 fixed seats of any auditorium space
(xxi)	Shopping Centre	1.0 parking space per 21 square metres of gross leasable area
(xxii)	Warehouse, Bulk Storage	1.0 parking space per 185 square metres plus the requirement for office and retail components
(xxiii)	Other Non-Residential Uses	1.0 parking space per 30 square metres of gross floor area

Commented [C3]: Administrative Amendment - duplication of line (xvii) above

(b) Calculation of Spaces

If the calculation of the required parking spaces results in a fraction, the required parking spaces shall be the ~~next higher~~ previous lower whole number. Any parking space can serve only one building or facility for the purpose of the off street parking requirements listed above, except as provided for in mixed use developments.

Commented [C4]: Amendment - Round down fractions of parking spaces

(c) Location of Parking Areas

Parking space(s) shall be within 150 m of, within the same zone as, and on the same side of Highway 17 as the building or use served, except in any Residential 1, or Residential 2, Zone where the required parking shall be located on the same lot as the dwelling, and except in any Residential 3 or Residential 4 Zone where the required parking may be located in an adjoining lot.

Commented [C5]: Amendment - allow parking spaces for large multi-residential buildings to be on an adjoining lot.

(d) Yard Where Permitted

Notwithstanding the yard and setback provisions of this By-law to the contrary, uncovered surface parking areas shall be permitted in the required yards or in the area between the street line and the required setback in accordance with the following:

	<u>Zones</u>	<u>Required Yards in which Required Parking Area Permitted</u>
(i)	Residential or Rural Zones	Within 1.0 m of the property line except that a driveway is permitted to lead from a street or lane to a garage or a parking space, provided that any parking area in the required front or exterior side yard shall account for no more than 50 percent of the actual frontage (or flankage).
(ii)	All Other Zones	All yards provided that no part of any parking area, other than a driveway, is located closer than 1.0 metre to any street line. Where the subject zone abuts a Residential zone, the parking area shall be set back 3.0 metres from the lot line.

(e) Access to Parking Spaces and Parking Areas

Every parking space shall have unobstructed access to the street except that the parking spaces required for a detached house, a semi-detached house, a duplex dwelling or a row house may include tandem parking spaces, enclosed parking spaces and parking spaces located in the driveway.

(f) Dimensions of Parking Spaces

Every required parking space shall have minimum rectangular dimensions of 2.7 metres by 5.5 metres. Every parallel parking space shall have a minimum length of 6.6 metres.

(g) Barrier-Free Parking

Wherever barrier-free access to a building is required under the *Building Code*, one barrier free parking space shall be provided for every 20 standard parking spaces or part thereof. Notwithstanding any section of this By-law to the contrary, every required barrier free parking space shall have minimum rectangular dimensions of 3.7 metres by 5.5 metres.

(h) Waiting Lane / Queuing Lane

An eating establishment that includes a drive-thru shall require a waiting lane / queuing lane analysis, approved by the Town, to determine the minimum requirements for a waiting / queuing lane.

(i) Buffer Strips for Parking Areas

Where in a yard in any Zone, a parking area which is required to provide 3 or more off-street parking spaces adjoins a lot in a Residential Zone, or where any lot in any Commercial Zone abuts a lot in any Residential Zone, then a buffer strip of a minimum width of 3.0 metres shall be provided along the lot line of the said yard or lot of the new use however it may be reduced to 1.5 metres if there is an opaque barrier with a minimum height of 1.5 metres along the lot line.

(j) Illumination

Where parking areas are illuminated, lighting fixtures shall be designed and installed so that the light is directed downward and deflected away from adjacent lot lines.

(k) Storage of Recreational Vehicles, Snowmobiles and Off-Road Vehicles (ORV)

No person shall, in any Residential Zone, use any lot for the parking or storage of any recreational vehicle except in accordance with the following provisions:

- (a) No recreational vehicle may be stored on any lot that does not contain at least one (1) dwelling unit.
- (b) The owner or occupant of any lot, building or structure, in any

Residential Zone containing a dwelling may store or park on the lot, not more than one recreational vehicle of any type (except a snowmobile or ORV) and not more than two snowmobiles or ORVs, of which he/she is the owner.

- (c) The recreational vehicle shall be stored within a private garage or carport or located within the rear yard or interior side yard provided that such recreational vehicle is located no closer than 1.0 metre to the rear lot line or interior side lot line, nor within any front yard, nor on a corner lot, closer to any street than the main wall of the main building.
- (d) Notwithstanding the above, there shall be no limitations imposed which will restrict the number of such recreational vehicles that are fully enclosed within a garage provided that such recreational vehicles are owned by the occupant of such lot or dwelling.

(l) Town Centre Parking Space Requirements

On the lands in the Town Centre - General (C1) and Town Centre – Restricted (C2) zone, the minimum number of required parking spaces for any non-residential use under section 3.22.1 of this By-Law shall be reduced by 50 percent.