

DIVISION TWELVE - OFF-STREET LOADING - SCHEDULE "C"

1201 OFF-STREET LOADING

Subject to the provisions of Section 1201.1. of this bylaw, when any development takes place on any lot, off-street loading shall be provided and maintained in accordance with the regulations contained in this schedule.

1. Existing Buildings, Structures, and Uses

The regulations contained in this schedule shall not apply to buildings, structures, or uses existing on the effective date of this bylaw, except that:

- a. off-street loading shall be provided and maintained in accordance with this schedule where there is a change in the principal use or where the total floor area is increased in excess of ten percent (10%) over the existing floor area; and
- b. off-street loading existing on the effective date of this bylaw shall not be reduced below the applicable off-street loading requirement of this schedule.

2. Unit of Measurement

When calculating off-street loading requirements, the gross floor area shall include the floor area of accessory buildings or basements, except where they are used for parking or heating.

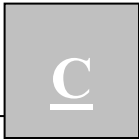
3. Mixed Occupancies

In the case of mixed uses the total requirements for off-street loading facilities shall be the sum of the requirements for the various uses computed separately.

4. Required Off-Street Loading Spaces

- a. On every site used as a retail store, business, industry, warehouse, or other similar use, the minimum number of spaces shall be as follows:

<u>Total Gross Floor Area of Building(s)</u>	<u>Spaces Required</u>
i. less than 450 m ² (4,844 square feet)	1
ii. 450 m ² (4,844 square feet) to 2,300 m ² (24,756 square feet)	2



1201	4.	a.	<u>Total Gross Floor Area of Building(s)</u>	<u>Spaces Required</u>
			iii. 2,300 m ² (24,756 square feet) to 4,600 m ² (49,514 square feet)	3
			iv. each additional 4,600 m ² (49,514 square feet) or each fraction thereof in excess of 2,300 m ² (24,756 square feet)	1 additional
		b.	On every site used as an office building, place of public assembly, hospital, institution, hotel, club or lodge, auditorium, public utility, school, or other similar use, the minimum number of spaces shall be as follows:	
			<u>Total Gross Floor Area of Building(s)</u>	<u>Spaces Required</u>
			i. less than 2,700 m ² (29,062 square feet)	1
			ii. 2,700 m ² (29,062 square feet) to 5,500 m ² (59,201 square feet)	2
			iii. each additional 5,500 m ² (59,201 square feet) or fraction thereof in excess of 2,700 m ² (29,062 square feet)	1 additional

5. Location and Siting of Loading Facilities

Off-street loading spaces and facilities shall be located on the same lot as the use served, but not within the required front yard, nor closer than 15.5 m (50.85 feet) to the nearest point of intersection of any two (2) road allowances.

6. Development and Maintenance Standards

- a. The location of all points of ingress and egress to a loading area shall be subject to the approval of the *Ministry of Transportation* where applicable.
- b. All off-street loading and unloading spaces shall be of adequate size and with adequate access thereto to accommodate the types of vehicles which will be loading and unloading, but in no case shall be insufficient to accommodate a vehicle 9 m (29.53 feet) in length, 2.4 m (7.874 feet) in width, and 3.7 m (12.14 feet) in height.

- 1201 6. c. All loading areas shall be provided with adequate curbs in order to retain all vehicles within such permitted loading areas and to ensure that required fences, walls, hedges, or landscaped areas, as well as any buildings, will be protected from parked vehicles.
- d. Each loading space shall be surfaced with an asphalt, concrete, or similar pavement so as to provide a durable, dust-free surface and shall be so graded and drained so as to properly dispose of all surface water.
- e. Any lighting used to illuminate any loading area shall be so arranged that all direct rays of light are reflected upon the loading area and not on any adjoining premises.