

# The Corporation of the Town of Bradford West Gwillimbury

## By-law 2025-##

A By-law to amend Zoning By-law 2010-050 to update accessible parking standards in line with Integrated Accessibility Standards, Ontario Regulation 191/11.

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WHEREAS By-law 2010-050 is the main comprehensive Zoning By-law of the Town of Bradford West Gwillimbury;

AND WHEREAS By-law 2010-050 includes a provision that regulates the size of, and minimum number of required accessible parking spaces;

AND WHEREAS the Council of The Corporation of the Town of Bradford West Gwillimbury deems it necessary to amend By-law 2010-50 to ensure compliance with the Integrated Accessibility Standard, Ontario Regulation 191/11, as amended, under the *Accessibility for Ontarians with Disabilities Act, 2025*;

AND WHEREAS the Council of The Corporation of the Town of Bradford West Gwillimbury deems it appropriate to amend Part 3 Definitions of Zoning By-law 2010-050;

AND WHEREAS the Council of The Corporation of the Town of Bradford West Gwillimbury deems it appropriate to amend Part 5 Parking and Loading Provisions of Zoning By-law 2010-050;

AND WHEREAS authority is granted under Sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c. P.13;

NOW THEREFORE the Council of The Corporation of the Town of Bradford West Gwillimbury enacts as follows:

1. Part 3 of By-law 2010-050 is amended by adding the following definitions to the current list:

**Aisle, Barrier-free** means an accessible pedestrian space for a Barrier-free Parking Space, that conforms to the requirements and regulations made under the *Accessibility for Ontarians with Disabilities Act (AODA)*.

**Parking Space, Barrier-free** means a Parking Space designated by Authorized Parking Signs for the exclusive use of a vehicle displaying an Accessible Parking Permit in accordance with the requirements of the *Highway Traffic Act* and applicable municipal By-laws.

**Parking Space, Type A** means an Accessible Parking Space for those who use mobility devices and need more space for the deployment of

ramps, and has signage that identifies the space as "van accessible".

**Parking Space, Type B** means an Accessible Parking Space for those who may need the use of canes, crutches or walkers and do not need the extra space of a Type A Parking Space.

2. Part 5 – Parking and Loading Provisions is hereby amended by replacing section 5.4.3 with the following:

**5.4.3 Barrier-free Parking Spaces**

- a) The parking space dimension required for barrier free parking space shall be in accordance with the standards set out in Table 5.1, below:

Table 5.1: Barrier Free Parking Space Dimensions

	Length (metres)	Width (metres)	Vertical Clearance (metres)
Type A	6	3.4	3.65
Type B	6	2.4	3.65

- b) A barrier-free aisle must be provided to all barrier-free parking space, where:
- an aisle must have a minimum width of 1.5 metres;
  - an aisle must extend to the full length of the parking space; and
  - an aisle may be shared between two barrier-free parking spaces.
- c) A barrier-free parking space and adjacent barrier-free aisle shall be situated on a firm, level and stable surface such as asphalt, concrete, or another hard surfaced material, and shall be located to ensure substantially equivalent or greater accessibility in terms of distance from an accessible entrance;
- d) A barrier-free parking space shall be clearly identified through signage and appropriate high tonal contrast diagonal lines on parking surfaces as applicable; and
- e) If an accessibility standard of this By-law conflicts with a provision of any provincial or municipal Act, By-law, or regulation, the provision that provides the highest level of accessibility for persons with disabilities with respect to goods, services, facilities, employment, accommodation, buildings, structures or premises shall prevail.
3. Part 5 – Parking and Loading Provisions is hereby amended by replacing Table 5.2 with the following:

USE	MINIMUM PARKING SPACE REQUIREMENT
Agricultural Cannabis Cultivation Facility	1/100 sq.m gfa OR 1/2 employee, whichever is greater
Agricultural Cannabis Micro-Cultivation Facility	1/100 sq.m gfa OR 1/2 employee, whichever is greater
<i>Animal Clinic - Large Animal</i> <i>Animal Clinic - Small Animal</i>	1/20 sq.m gfa
<i>Arena</i>	1/5 persons of capacity
<i>Art Gallery</i>	1/25 sq.m gfa
<i>Banquet Halls</i>	1/10 sq.m gfa
<i>Bowling Alley</i>	3/lane
<i>Building supply centre</i>	1/45 sq.m. gfa
<i>Business Office</i>	1/20 sq.m gfa
<i>Campground</i>	1/site, in addition to any spaces required for an accessory office or accessory retail store
<i>Community Centre</i>	1/6 persons of capacity
<i>Day Nursery</i>	1.5/ classroom, plus 1/25 sq.m gfa
<i>Dry cleaning Establishment</i>	1/20 sq.m gfa
<i>Equestrian Centre</i>	1/6 persons of capacity
<i>Farm Implement Dealer</i>	1/30 sq.m gfa
<i>Financial Institution</i>	1/15 sq.m gfa
<i>Fitness Centre</i>	1/15 sq.m gfa
<i>Funeral Home</i>	Minimum 10 spaces, plus an additional 1/10 sq.m gfa
<i>Golf Course</i>	4/hole, plus 1/30 sq.m gfa of all buildings
<i>Golf Driving Range</i>	1.5/tee
<i>Hospital</i>	1/bed
<i>Hotel</i>	1/room, plus any spaces required for any accessory use thereto

USE	MINIMUM PARKING SPACE REQUIREMENT
<i>Industrial Use</i>	In addition to any spaces required for an <i>accessory business office</i> : - <i>buildings</i> having up to 1,000 sq.m <i>gfa</i> - 2 spaces or 1/30 sq.m <i>gfa</i> , whichever is greater; - <i>buildings</i> having 1,000 sq.m. <i>gfa</i> up to 5,000 sq.m <i>gfa</i> - 33 spaces, plus 1/100 sq.m. <i>gfa</i> or portion thereof over 1,000 sq.m; - <i>buildings</i> having 5,000 sq.m or more <i>gfa</i> - 73 spaces, plus 1/200 sq.m <i>gfa</i> or portion thereof over 5,000 sq.m.
<i>Institutional Use</i>	Unless otherwise defined, 1/15 sq.m <i>gfa</i>
<i>Kennel</i>	1/25 sq.m <i>gfa</i>
<i>Laundromat</i>	1/20 sq.m <i>gfa</i>
<i>Medical Office</i>	5 spaces OR 1/20 sq.m <i>gfa</i> , whichever is Greater  A minimum of 10% of the required parking spaces for a Medical Office established after December 12, 2016 is required to comply with the barrier-free parking space dimension requirements.
<i>Motel</i>	1/room, plus any spaces required for any <i>accessory use</i> thereto
<i>Motor Vehicle Body Shop Motor Vehicle Gas Bar Motor Vehicle Repair Establishment</i>	1/20 sq.m <i>gfa</i> for the <i>business office</i> , plus 1/15 sq.m <i>gfa</i> for a <i>retail store</i>
<i>Motor Vehicle Sales, Leasing and/or Rental Establishment</i>	1/20 sq.m <i>gfa</i>
<i>Museum</i>	1/30 sq.m <i>gfa</i>
<i>Place of Amusement</i>	1/15 sq.m <i>gfa</i>
<i>Place of Entertainment</i>	1/4 persons of capacity

USE	MINIMUM PARKING SPACE REQUIREMENT
<i>Place of Worship</i>	1/4 <i>persons</i> of worship area capacity OR 1/10 sq.m <i>gfa</i> devoted for <i>public use</i> , whichever is greater
<i>Private Club</i>	1/15 sq.m <i>gfa</i>
<i>Restaurant</i> <i>Restaurant, Take-out</i>	3 spaces or 1/10 sq.m <i>gfa</i> whichever is greater
<i>Retail Store</i>	1/20 sq.m <i>gfa</i>
<i>School, Commercial</i>	1/25 sq.m <i>gfa</i>
<i>School, Private</i> <i>School, Public</i>	Elementary - 2/classroom Secondary - 6.5/classroom
<i>Self-storage Facility</i>	1/20 sq.m <i>gfa</i> for the <i>business office</i> plus 1/100 sq.m of the <i>building(s)</i> used for storage, except where the <i>driveway</i> access to the storage unit has a minimum width of 7.0 metres, in which case no additional parking shall be required
<i>Service Shop</i>	1/20 sq.m <i>gfa</i>
<i>Shopping Centre</i>	1/20 sq.m <i>gfa</i> , if more than 50% of the aggregate <i>gfa</i> of <i>buildings</i> on a <i>lot</i> contain <i>restaurant uses</i> , the <i>restaurant parking</i> requirement shall apply to the area in excess of 50%
<i>Supermarket</i>	1/15 sq.m <i>gfa</i>
<i>Transit Station</i>	1/10 sq.m <i>gfa</i>

USE	MINIMUM PARKING SPACE REQUIREMENT
<i>Transport Terminal Warehouse</i>	In addition to any spaces required for an <i>accessory business office</i> : - <i>buildings</i> having up to 7,000 sq.m. <i>gfa</i> - 1 space/90 sq.m. <i>gfa</i> ; - <i>buildings</i> having 7,000 sq.m. <i>gfa</i> up to 20,000 sq.m. <i>gfa</i> - 78 spaces, plus 1/145 sq.m. <i>gfa</i> or portion thereof over 7,000 sq.m.; - <i>buildings</i> having 20,000 sq.m or more <i>gfa</i> - 168 spaces, plus 1/170 sq.m. <i>gfa</i> or portion thereof over 20,000 sq.m.
<i>Wayside Pit or Quarry</i>	1/20 sq.m <i>gfa</i> for the <i>business office</i>
Any other <i>non-residential use</i> not specified in this table	1/25 sq.m <i>gfa</i>

4. Part 5 – Parking and Loading Provisions is hereby amended by replacing section 5.19 with the following:

#### **5.19 BARRIER-FREE PARKING REQUIREMENTS**

The number of barrier-free parking spaces for the exclusive use of person with disabilities shall be provided for apartment buildings, long-term care facility, nursing home, retirement home and any non-residential uses in accordance with Table 5.4 below:

Table 5.4: Barrier Free Parking Space Requirements

Parking Spaces	Minimum number of barrier-free parking spaces
1 to 12 parking spaces	1 Type A parking space
13 to 100 parking spaces	4% of parking spaces (1)(2)
101 to 200 parking spaces	1 barrier-free parking, plus an additional 3% of parking spaces (1)(2)
201 to 1,000 parking spaces	2 barrier-free parking, plus an additional 2% of parking spaces (1)(2)
Over 1,000 parking spaces	11 barrier-free parking, plus an additional 1% of parking spaces (1)(2)

## Special Provisions for Table 5.4

1. Where an even number of parking space is required, an equal number of Type A and Type B parking space are to be provided.
  2. Where an odd number of parking spaces is required, the number of parking spaces must be divided equally between Type A and Type B parking spaces, and the additional parking space shall be Type A.
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5. Subsequent tables in Part 5 of Zoning By-law 2010-050 following Table numbers outlined above will be re-numbered in accordance with the changes of this By-law.
  6. This By-law shall come into force and take effect pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

Enacted this ## day of Month, YYYY.

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Tara Reynolds, Clerk

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James Leduc, Mayor