

SCHEDULE E

PARKING POLICY

1. Purpose

This Parking Policy sets out the rules for the allocation, use, and management of parking at Gabriel Dumont Non-Profit Homes (“**GDNP**”) properties. It aims to ensure fairness, safety, and accessibility while protecting GDNP’s property and complying with municipal by-laws.

This policy applies to all tenants, guests, and vehicles on GDNP property. It forms a binding part of the Tenancy Agreement and must be read in conjunction with the **Community Standards and Code of Conduct (“Schedule A”)**, the **Visitor Policy (“Schedule B”)**, and the **GDNP Tenant Handbook**.

2. Vehicle Registration and Parking Permits

To be eligible for a parking space, tenants must register their vehicle with GDNP using the appropriate form.

- a) Tenants must provide a valid Ontario driver’s license, GDNP addressed proof of insurance, and Ontario vehicle registration.
- b) Registered tenants will receive a parking permit and an access key, for each registered vehicle, which must be returned upon termination of parking privileges.
- c) Permits must be clearly displayed in the front windshield of the vehicle.
- d) Permits are non-transferable and may not be altered or shared. Unauthorized use may result in towing.

3. Assigned Parking Spaces

Parking spaces are assigned to individual tenants and must not be used by others.

- a) Tenants may only use the parking space assigned to them.
- b) GDNP may reassign spaces with 24 hours’ written notice.
- c) Subletting or trading spaces is not permitted.

4. Parking Eligibility and Charges

Tenants must have an operable, insured vehicle to use parking facilities and must pay associated fees as part of their rent.

- a) Parking charges are due monthly along with rent.
- b) Fees may be waived during temporary unavailability due to GDNP repairs or access interruptions.
- c) There is a maximum of two (2) registered vehicles per household unless otherwise approved in writing.

5. Vehicle Requirements and Restrictions

To ensure safety and proper use of facilities, all vehicles must meet specified requirements.

- a) Vehicles must be operable, road-legal, and insured with current registration and plates.
- b) No recreational vehicles, trailers, boats, or unlicensed vehicles are allowed.
- c) No repairs, oil changes, or vehicle washing is permitted on GDNP property.
- d) Vehicles leaking fluids or creating safety hazards must be removed immediately.

6. Parking Locations and Underground Garage Use

GDNP offers both surface and underground parking. Tenants will be assigned a space based on availability and must follow location-specific rules as outlined below.

- a) Only registered vehicles are permitted in the underground garage.
- b) Children are not permitted in the underground garage unless accompanied by a responsible adult. Tenants must ensure that children do not play, run, or loiter in parking areas, including surface and underground lots.
- c) Only tenants from designated stairwell access points may use specific underground garage entries.
- d) Vehicles may not be left idling in the garage.

- e) Surface parking tenants must ensure their vehicles do not block sidewalks, driveways, snowplow routes, or fire access zones. GDNP may request temporary relocation of surface-parked vehicles for snow removal or maintenance with 24 hours' notice.

7. Visitor Parking and Temporary Permits

Visitors must park only in designated areas and follow posted signage.

- a) Visitor parking is for short-term use only and not for tenants or their second vehicles.
- b) Overnight visitor parking (after 2:00 a.m.) requires a temporary permit issued by GDNP Security.
- c) Tenants must accompany their guests when obtaining a visitor permit.
- d) Permits are valid for a maximum of three (3) consecutive nights and may be revoked at GDNP's discretion.

8. Towing and Enforcement

GDNP has the authority to enforce parking rules through fines, tagging, and towing of vehicles.

- a) Vehicles parked without authorization or in violation of this policy may be towed at the owner's expense.
- b) Towing may occur without notice in cases involving safety hazards or fire routes.
- c) GDNP is not responsible for any loss or damage resulting from towing.

9. Accessibility and Accommodation

GDNP strives to accommodate the needs of tenants who require accessible parking due to mobility or medical reasons. All requests will be handled in accordance with the Ontario Human Rights Code.

- a) Tenants requiring an accessible parking space must submit a written request to GDNP, along with supporting documentation confirming the need for proximity parking due to a mobility limitation or medical condition.

- b) GDNP will accept a valid Accessible Parking Permit (“**APP**”) issued by the Ontario Ministry of Transportation as supporting documentation of a mobility-related need. However, GDNP does not issue or enforce government APPs and retains the discretion to assign parking spaces based on internal policy and availability.
- c) GDNP will prioritize accessible spaces for those with verifiable mobility limitations or medical needs, subject to availability.
- d) Accessible spaces must not be used by any other vehicle, even temporarily, unless authorized. Unauthorized use may result in warnings, towing, or other enforcement action.
- e) GDNP will review accessibility requests on a case-by-case basis and will work in good faith to ensure reasonable accommodation wherever possible.

10. Special Vehicles and Electric Charging

This section outlines specific expectations for scooters, motorcycles, and electric vehicles.

- a) Motorcycles and mopeds must be registered with GDNP and parked in designated areas.
- b) Electric vehicles may not use GDNP outlets for charging without written permission.
- c) Scooters and mobility devices must not obstruct sidewalks or emergency access routes.

11. Repairs and Snow Removal

GDNP may require temporary relocation of vehicles during snow removal operations or while conducting repairs or maintenance to surface or underground parking areas.

- a) Tenants with surface parking must move their vehicles when requested for scheduled snow removal or maintenance.
- b) Tenants using underground parking may be asked to relocate their vehicles in advance of repair or maintenance work. GDNP will make reasonable efforts to provide notice in writing.
- c) If temporary parking is required offsite, GDNP will make reasonable efforts to accommodate tenants and may waive parking charges for the affected period.

- d) Tenants are responsible for promptly returning their vehicles to their assigned space once the work is completed.
- e) Failure to move a vehicle as directed may result in towing at the tenant's expense and/or temporary suspension of parking privileges.

12. Changes and Updates

This policy may be updated from time to time. Any changes will be reflected in the GDNP Tenant Handbook and distributed to all Tenants.

13. Acknowledgement and Agreement

By signing the Tenancy Agreement, the Tenant(s) and all approved Occupants agree to comply with the Parking Policy outlined in this Schedule. This Schedule is a binding part of the Tenancy Agreement and forms a condition of tenancy.

Failure to comply with this policy may result in warnings, fines, towing, or enforcement action under the RTA, including possible eviction.