

DIVISION ELEVEN - OFF-STREET PARKING - SCHEDULE "B"**1101 OFF-STREET PARKING**

1. Where any building or structure is being erected, enlarged, or increased in capacity, provisions shall be made for off-street parking on the same lot as the principal building or on a lot within 60 m (196.8 feet) thereof. The number of parking spaces required shall be in accordance with the table hereinafter set out.
2. Notwithstanding any other provisions of this bylaw, all spaces provided for off-street parking, whether public or private, shall conform to the following requirements:

- a. Size

All parking spaces shall have a clear length of not less than 6 m (19.68 feet) and a clear width of not less than 2.8 m (9.186 feet) and a clear height of not less than 2.2 m (7.218 feet) except that in *Industrial Zones*, *Commercial Zones* and the *Residential Apartment and Multi-Family Zone(s)* twenty-five percent (25%) of the total number of required parking spaces may be made up of small car parking spaces having a clear length of not less than 5.2 m (17.06 feet), a clear width of not less than 2.3 m (7.546 feet), and a clear height of not less than 2.2 m (7.218 feet). All small car parking areas shall be identified by a sign indicating "Small Car Parking Only".

- b. Access

Ingress and egress to and from all parking spaces shall be by means of unobstructed maneuvering aisles of not less than 6 m (19.68 feet) for all angle parking up to sixty degrees (60°) from the maneuvering aisles and not less than 8 m (26.25 feet) for right angle parking.

In the case of a single row of parking from any maneuvering aisle, the aisle shall be 8 m (26.25 feet) for right angle parking and may be reduced to 4 m (13.12 feet) for angle parking up to forty-five degrees (45°) from the maneuvering aisle.

- c. Layout

Where more than ten (10) parking spaces are provided, they must be so designed that vehicles are not required to back out onto a highway.

- d. Location

If parking is provided "on site", the parking portion must be consolidated with the portion of the lot upon which the building is located so that the whole forms one (1) lot. If the parking is located on a lot not immediately

1101 2. d. adjacent to the site containing the building for which the parking is provided, the owner must enter into a registerable covenant with the *Regional District* restricting the use of the lot to parking in conjunction with the building lot.

e. Surface

Every off-street parking area shall:

- i. be graded to provide an even surface; and
- ii. be drained so that no surface water:
 - a. accumulates thereon; or
 - b. runs off onto any sidewalk; or
 - c. runs off onto any highway if the area is not paved; and
- iii. be surfaced with asphaltic concrete or cement pavement of the minimum thickness. In the case of asphalt, 6 cm (2.362 inches); in the case of portland cement, 10 cm (3.937 inches) reinforced, except in the following:
 - a. all *Rural* and *Special Use* zones; and
 - b. all *Residential* zones providing the use is single family residential or two family residential; and
 - c. in *Commercial* zones where the property is vacant, pending sale or development, and no other use is being made of the lot; and the other provisions of this section are being complied with; and curbs are erected to prevent gravel going onto sidewalks or highways, provided that:

in the case of subsections iii. a., b., and c. above, the surface shall be:

- i. kept free of weeds; and
- ii. gravelled; and
- iii. treated to suppress dust; and
- iv. have access to and from highways as approved by the *Ministry of Transportation* where applicable.

f. Curbs

All parking lots shall be provided with curbs, as defined in the *Subdivision Servicing Bylaw* of the *Regional District*, located to the requirements of the *Ministry of Transportation* where applicable.

1101 2. g. Setbacks

- i. In *Multi-Family Residential* zones, where parking facilities are located on the same lot as the principal building, no part of the parking lot shall be located closer than 1.5 m (4.921 feet) to any dwelling and not more than 30 m (98.42 feet) from the farthest parking stall provided, to an entrance to the principal building.
- ii. In *Commercial* zones, for parking located on the same lot as the principal building, no part of the parking lot shall be located closer than 1.5 m (4.921 feet) to any dwelling and not more than 90 m (295.3 feet) from the farthest parking stall to the principal building.

h. Signs

All parking lots for more than ten (10) vehicles, other than for gasoline service stations, shall have directional signs so as to provide traffic control.

i. Lighting

Any lighting used to illuminate any parking area or parking garage shall be so arranged that all direct rays of light are reflected upon such parking area or parking garage, and not on any adjoining premises.

j. Mixed Occupancy

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

3. Schedule of Parking Requirements

Uses	Minimum Number of Parking Spaces Required
Animal Hospital/Kennels	1 per 2 employees and 3 per veterinarian
Auction (indoor)	1 per 10 m ² (107.6 square feet) auction floor
Auto Sales and Repair	1 per 70 m ² (753.5 square feet) sales floor and 1 per service bay and 1 per 2 employees
Bachelor Dwelling Unit	2 per dwelling unit
Bank	1 per 20 m ² (215.3 square feet) gross floor area
Beach, Swimming	1 per 8 m ² (86.11 square feet) developed beach above high-water mark
Billiard Hall	2 per table
Boarding House	2 plus 1 per rentable living unit
Boat and Recreation Vehicle	1 per 2 employees and 1 per 90 m ²

Uses	Minimum Number of Parking Spaces Required
vehicle sales and repairs	(968.8 square feet) sales and repairs display area (covered and outside)
Bowling Alley	3 per alley
Building Materials Supply	1 per 2 employees and 1 per 180 m ² (1937.57 square feet) covered sales and storage
Campground/Overnight Trailers	1 per space plus 2
Car Wash	1 per 2 employees plus 4 off-street storage spaces
Church	0.49 per attendee
Church Hall/Community Hall	1 per 7 m ² (75.35 square feet) gross floor area
Clubs, Lodges	1 per 4 seats
College	1 per employee and 1 per 5 students
Commercial, except as specified elsewhere in this Section	4.4 per 100 m ² (1076 square feet) gross leaseable area
Contractors Yard, including public utility structures	1 per 2 employees
Convalescent, Nursing, and Personal Care Home	1 per 3 beds
Cultural Facility (art gallery, etc.)	1 per 40 m ² (430.6 square feet) gross floor area
Dance, Music, and Photo Studio	1 per 30 m ² (322.9 square feet) gross floor area plus 1 per 2 employees
Funeral Parlour	1 per 4 seats in chapel
Gas Station	1 per 2 employees on duty and 2 per service bay
Golf Course	75 stalls per nine (9) holes for regulation golf courses and 36 stalls per nine (9) holes for "Pitch and Putt" or "Executive" golf courses
Golf Driving Range	1 per tee plus 1 per 2 employees
Health Salon	1 per 10 m ² (107.6 square feet) gross floor area
High-Tech Business	1 per employee on duty
Hospital	1.8 per bed
Hotel, Convention	0.8 per room
Hotel, Non-Convention	0.57 per room
Ice Cream Stand	7 per sales clerk
Industrial except as specified elsewhere in this section	1.5 per 100 m ² (1076 square feet) gross floor area
Laboratory	1 per 2 employees
Laundromat	1 per 3 washing machines
Laundry/Dry Cleaning	1 per 2 employees counted as total of 2 shifts
Machinery Sales	1 per 2 employees and 1 per 90 m ² (968.7 square feet) sales floor
Marina	1 per 2 boat spaces and 1 per 2 employees

Uses	Minimum Number of Parking Spaces Required
Manufactured Home Sales	1 per 2 employees plus 1 per 450 m ² (4844 square feet) of display yard and service
Motel, with Restaurant/Lounge	0.7 per room
Motel, without Restaurant/Lounge	0.54 per room
Neighbourhood Pub	1 per 3 seats
Nurseries/Greenhouses	1 per 15 m ² (161.5 square feet) gross floor area retail sales building
Offices	2.8 per 100 m ² (1076 square feet) gross floor area
Police Office	1 per 2 employees counted as total of 2 shifts
Pool, Swimming	1 per 4 m ² (43.06 square feet) pool water surface
Post Office	1 per 2 employees counted as total of 2 shifts and 1 per 300 postal boxes
Printing Establishments	1 per 2 employees plus 1.5 per printing press
Prison	1 per 2 employees counted as total of 2 shifts
Public Bus Depot	1 per 20 m ² (215.3 square feet) waiting room and 1 per 2 employees counted as total of 2 shifts
Recreation Centre	1 per 10 m ² (107.6 square feet) ice area and 1 per 4 m ² (43.06 square feet) pool surface and 1 per 4 player capacity other sports
Residential, Condominiums and Townhouses	1.2 per dwelling unit
Residential, Apartments	1.3 per dwelling unit
Residential, 1 - 4 Family	2 per dwelling unit
Restaurant, Quality	12.7 per 100 m ² (1076 square feet) gross floor area
Restaurant, Family	10.6 per 100 m ² (1076 square feet) gross floor area
Restaurant, Fast Food without Drive-Through	13.3 per 100 m ² (1076 square feet) gross floor area
Restaurant, Fast Food with Drive-Through	11.0 per 100 m ² (1076 square feet) gross floor area
School, Elementary	1 per employee
School, Secondary	1 per employee plus 1 per 10 students
Ski Resort - Accommodation	1 per 2 sleeping rooms including living rooms
Stadium	1 per 3 seats
Taxi Stand	1 per taxi plus 1 per office employee
Television and Radio Studios	1 per 2 employees counted as total of 2 shifts
Theatre, Drive-In	1 per 2 employees
Theatre, not Drive-In	1 per 4 seats
Tire Repair	1 per 2 employees plus 1 per bay

Uses	Minimum Number of Parking Spaces Required
Tourist Attraction	1 per 4 persons capacity, of which ten percent (10%) of the total required parking shall be designed for recreation vehicle parking in accordance with the provisions of Section 1001.6. of this bylaw
Vegetable/Produce Stand	4 per sales clerk
Warehouse	1 per 2 employees counted as total of 2 shifts

Note: The figures include allowance for employees, customers, and visitors, but do not include any allowance for other company vehicles or for loading facilities.

All developments that require the approval of the *Ministry of Transportation* for rezoning, access or development permits must comply with the parking standards as set out by the *Ministry*.

4. Parking Requirements for Unspecified Uses

Where in any zone, uses similar to the specified permitted uses are allowed, the minimum number of parking spaces required under Section 1101.3. above for any such unspecified use shall be the minimum number of parking spaces required for the specified permitted use to which the unspecified permitted use is most similar.

5. Units of Measurement

- a. Where gross floor area is used as a unit of measurement for the calculation of required parking spaces, it shall include the floor area of accessory buildings and basements, except where they are used for parking, heating, or storage.
- b. Where the number of employees is used as a unit of measurement, it shall mean the greatest number of persons at work, at any time of the day or night in a particular building or for a particular use during any season of the year, or, where applicable, it shall mean the number of employees counted as the total of two (2) shifts, whichever is greater.
- c. Where seating accommodation is used as a unit of measurement, and such accommodation consists of benches, pews, booths, and the like, each 0.5 metres (1.640 feet) of width of such seating accommodation shall be counted as one seat.
- d. When the calculation of parking requirements results in a fractional parking space, one parking space shall be provided to meet this fractional requirement.

1101 6. Recreational Vehicle Parking

Notwithstanding the other provisions of this bylaw, the following shall apply to recreational vehicle parking areas:

- a. Each recreational vehicle space shall have a clear length of not less than 12 metres (39.37 feet), a clear width of not less than 4 metres (13.12 feet), and a clear height of not less than 4 metres (13.12 feet); and
- b. All recreational vehicle parking areas shall provide unobstructed vehicle maneuvering aisles of not less than 12 metres (39.37 feet) in width; and
- c. All recreational vehicle parking areas shall provide a sign indicating "Recreational Vehicle Parking"; and
- d. All recreational vehicle parking shall be included in the calculations for the total required parking.

7. Handicapped Parking

Handicapped parking shall be provided as per Part 3.8 of the *B. C. Building Code*.

8. Existing Buildings, Structures, and Uses

Notwithstanding any other provisions of this bylaw, 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 parking 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 parking existing on the effective date of this bylaw shall not be reduced below the applicable off-street parking requirements of this schedule.

9. Voluntary Establishment of Parking Facilities

Where off-street parking facilities are provided when not required, the location, design, and operation of such facilities shall comply with the regulations of this section.

10. Use of Parking

Required off-street parking spaces shall not be used for off-street loading, driveways,

commercial repair work, display, sale, or storage of goods of any kind.