

*Off-Street Parking and Loading Bylaw No. 495, 1988*

**662, 805**

THIS DOCUMENT HAS BEEN REPRODUCED FOR CONVENIENCE ONLY and is a consolidation of "Off-Street Parking and Loading Bylaw No. 495, 1988" with the following amending bylaws:

Bylaw Number	Dated Adopted	Section Amended
662	November 21, 1994	Part 1 Interpretation Section 1.2 Definitions amended; Part 5 Enforcement Section 5.1(1) amended; Schedule "A" clause (33) amended
805	March 20, 2000	Part 1 Interpretation Section 1.2 Definitions amended; Schedule "A" Amended

Individual copies of any of the above bylaws are available from the Corporate Services Department of the District of Sparwood. For legal purposes, copies of the original bylaws should be obtained.

**DISTRICT OF SPARWOOD**

Box 520  
136 Spruce Avenue  
Sparwood, BC V0B 2G0

Phone: 250.425.6271  
Fax: 250.425.7277

[www.Sparwood.ca](http://www.Sparwood.ca)

DISTRICT OF SPARWOOD

BYLAW NO. 495

A Bylaw to require owners and occupiers of any land, building or structure to provide off-street parking and loading spaces.

PART I - INTERPRETATION

TITLE

- 1.1 This bylaw may be cited for all purposes as "*Off-Street Parking and Loading Bylaw No. 495, 1988*" and further referred to as "this bylaw".

DEFINITIONS

- 1.2 In this bylaw, unless the context otherwise requires:

**BOARDING HOUSE** means a private residence wherein accommodation is provided in sleeping units and meals are also provided;

**BUILDING** means a structure which is designed, erected or intended for the support, enclosure or protection of persons or property;

**DWELLING UNIT** means a self-contained unit of two or more rooms used or intended for the exclusively residential use of one or more individuals living as a single housekeeping unit with cooking, living, sleeping and sanitary facilities and a separate entrance;

**FINANCIAL INSTITUTION** means a bank, trust company, credit union or similar establishment;

**FRONT LOT LINE** means the lot line common to a lot and an abutting highway other than a lane or walkway. Where there is more than one such lot line the shortest such lot line shall be considered the front lot line;

**FRONT YARD** means a yard extending across the full width of the site and measured as to depth at the least horizontal distance between the front lot line and the nearest projection of the principal building;

**GROSS LEASABLE AREA** (G.L.A.) means the total floor area designed for tenant occupancy and exclusive use, including any basements, mezzanines, or upper floors, expressed in square meters and measured from the centreline of joint partitions and from outside wall faces. G.L.A. is all that areas for which tenants pay rent.

**GROSS VEHICLE WEIGHT** means the weight of a vehicle, including a truck and a trailer, plus a load when it is fully loaded;

**HIGHWAY** includes a street, road, lane, bridge, viaduct and any other way open to public use but does not include a private right-of-way on private property;

**HOME OCCUPATION** means an occupation, service or profession carried on in a dwelling unit by an occupant thereof for consideration, which occupation, service or profession is clearly incidental and accessory to the principal use of the dwelling unit for residential purposes;

**HOSPITAL** means an institution, whether private or public, for the reception and care of sick, wounded, infirm or aged persons and approved as such by the Provincial Government;


**HOTEL** means a building wherein accommodation is provided for transient lodgers, with or without means, in guest units only and access to individual units is through interior passageways, but does not include boarding houses;

**LOT** means the smallest unit in which land is designated as a separate and distinct parcel on a legally recorded plan or description filed in the Land Title Office;

**LOT LINE** means a legal boundary of a lot as shown or described on the records of the Land Title Office;

**MOTEL** means a building wherein accommodation is provided for transient lodgers, with or without means, in guest units which may have cooking facilities and related kitchen plumbing facilities and the

Amended by  
Bylaw 662



individual sleeping units have direct access to the outdoor parking area, but does not include boarding houses;

**MULTI-FAMILY DWELLING** means a detached building divided into three or more dwelling units;

**NET FLOOR AREA** means the sum of the areas of all floors of a building measured from the glassline or the interior wall dimension, excluding stairways, elevators, mechanical floors or rooms, vertical service shafts, walls and non-rentable common corridors, lobbies, attics, basements, cellars, washrooms, internal garbage storage and internal vehicular areas;

Amended by  
Bylaw 662

**OFF-STREET LOADING SPACE** means an area of land other than a highway, used to provide access to a loading door, platform or bay for the purpose of loading and unloading of vehicles;

**OFF-STREET PARKING SPACE** means an area of land other than a highway used for temporary storage of one vehicle;

**ONE-FAMILY DWELLING** means a detached building consisting of one dwelling unit;

**PERSONAL SERVICES** means the provision on a commercial basis of personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects, including barber shops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops and laundromats but does not include health services;

**RESIDENTIAL ZONE** means the RR-1, R-1, RR-MH, 4-MH, R-MH-1, R-MP, R-2 and R-3 zones of the "District of Sparwood Zoning Bylaw No. 264, 1981";

**SENIOR CITIZENHOME** means a home whether private or public for the reception and care of the aged or infirm but ambulatory, such homes having first been licensed under provisions of the Community Care Facility Act;

Amended by  
Bylaw 805

**SENIORS ASSISTED HOUSING** means any residential facility (lodging component only) approved by or operated under British Columbia Housing Management Commission guidelines that provides assisted rental accommodations to senior citizens.

Amended by  
Bylaw 805

**SERVICE STATION** means any building or land used or equipped to be used, for the retail sale of motor fuels motor oils and automotive accessories and which may include motor vehicle repair facilities (but not including a body shop or paint spray booth), car washing facilities, a convenience food store, restaurant and the rental of utility trailers and excludes all other sales and services except vending machines;

**SHOPPING CENTRE** means a unified group of retail and personal service establishments on as site planned, developed and managed as a single operating unit with on-site parking;

**SIDE LOT LINE** means the lot line or lot lines other than the front or rear lot line and common to another lot or lots or to a highway;

**SIDE YARD** means a yard extending from the front yard to the rear yard and measured as to width at the least horizontal distance between the side lot line and the nearest projection of any building;

**SITE** means a tract of land occupied or to be occupied, by a principal building and its accessory buildings together with such yards as are required under "Zoning Bylaw No. 264, 1981" and a "site" need not coincide with a "lot";

**SLEEPING UNIT** means one or more habitable rooms used or intended to be used for sleeping and living purposes but not including cooking facilities and which may include a bathroom;

**STRUCTURE** means anything constructed or erected, the use of which requires location on or under the ground or water or attachment to something having location on or under the ground or water;

**TWO-FAMILY DWELLING** means a detached building containing two dwelling units placed side by side or one above the other under one roof;

**VEHICLE** means a device in, on or by which a person or thing is or may be transported or drawn on a highway, except a device designed to be moved by human power or used exclusively on stationary rails or tracks;

**YARD** means the minimum required open space on a site that lies between the principal or accessory building or structure and the nearest lot line;

**ZONE** means a zone established under "Zoning Bylaw No. 264, 1981" and amendments.

## **PART 2 - GENERAL REQUIREMENTS**

### **GENERAL REQUIREMENTS**

- 2.1
- (1) Owners and occupiers of land, buildings and structure shall provide off-street parking spaces and off-street loading spaces in accordance with provisions of this bylaw.
  - (2) All off-street parking spaces and off-street loading spaces shall have vehicular access to a highway.
  - (3) When calculation of the required number of off-street parking or loading spaces results in a fractional parking or loading space, one (1) off-street parking or loading space shall be provided to meet the fractional requirement.
  - (4) Off-street loading spaces required by this bylaw shall not be credited as required off-street parking spaces and off-street parking spaces required by this bylaw shall not be credited as required off-street loading space.

## **PART 3 - OFF-STREET PARKING**

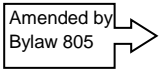
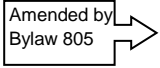
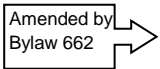
### **OFF-STREET PARKING REQUIREMENTS**

- 3.1
- (1) Every owner or occupier of a site which has a building or structure erected on it for the use listed in Schedule "A", attached to and forming part of this bylaw, is required to provide off-street parking spaces in accordance with that schedule.
  - (2) Where a use is not specifically mentioned in Schedule "A", which is attached to and forms part of this bylaw, required off-street parking spaces shall be the same as for a similar use.
  - (3) In cases of mixed use, total requirements for off-street parking spaces are the sum of requirements for the various uses calculated separately. Required off-street parking spaces for one use shall not be considered as required off-street parking spaces for any other use.
  - (4) Where this bylaw requires that off-street parking be provided, owners and occupiers of buildings and structures shall provide and maintain off-street parking spaces designed in conformity with Schedule "B", attached to and forming part of this bylaw.
  - (5) In residential zones, home occupations shall be provided with a maximum of two (2) off-street parking spaces in compliance with this bylaw for customers or clients in addition to parking spaces required for the dwelling.
  - (6) In zones other than residential zones,
    - (a) every off-street parking space required by this office bylaw shall be available to buildings, structures and uses it serves; and
    - (b) an owner of land or a group of owners may pool required off-street parking spaces within one or more commercial parking areas and may thereby collectively fulfil the requirements of Schedule "A"; and
    - (c) all required off-street parking spaces shall be located no more than 100m (328 ft) from the lot on which the building or structure it serves is located; and
    - (d) where off-street parking is provided on a lot other than that on which the use, building or structure being served is located, an agreement under Section 215 of the Land Title Act shall be registered in favour of the District of Sparwood against the lot



**SCHEDULE "A"**  
**OFF-STREET PARKING SPACE REQUIREMENTS**

USE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED
(1) Auction Rooms	One per 9.29 m <sup>2</sup> (100 ft <sup>2</sup> ) of gross floor area
(2) Automobile Sales Rooms	One per 37.16 m <sup>2</sup> (400 ft <sup>2</sup> ) of sales area
(3) Banks and Similar Financial Institutions	One per 23.23 m <sup>2</sup> (250 ft <sup>2</sup> ) of net floor area or portion thereof
(4) Billiard Halls	Two for each table
(5) Boarding Houses and one for the dwelling unit	One per every two sleeping units
(6) Bowling Alleys	Five per alley
(7) Car Washing Establishments	Five spaces per bay
(8) Churches	One per every seven seats provided
(9) Clubs and Lodges	One per four seats for patrons
(10) Colleges	One per staff member and one per every five students, anticipated at building capacity
(11) Curling Rinks	Eight per sheet of ice
(12) Day Care Centres	One per staff member and a drop-off area separate from the parking lot
(13) Drive-In / Fast Food Restaurants	One per 4 m <sup>2</sup> (43.06 ft <sup>2</sup> ) net floor area plus a minimum five care stack-up for a drive through window
(14) Enterprises not requiring a building	One per every two persons customarily employed per shift and in addition, one space for every vehicle commercially licensed for that address
(15) Factories, Extraction Plants, Manufacturing Industry	One per every two employees counted as total of two shifts and in addition, one space for every vehicle commercially licensed for that address
(16) Funeral Homes	One per every three seats provided for public seating
(17) Gymnasium, Reducing Salons, Health Spas	One per 9.29 m <sup>2</sup> (100 ft <sup>2</sup> ) of gross floor area
(18) Home Occupations	Maximum of two (2) in addition to those required for the dwelling unit
(19) Hospitals	One per every two employees plus one per every four beds
(20) Hotels and Motels	One per sleeping unit
(21) Libraries	One per 27.9 m <sup>2</sup> (300 ft <sup>2</sup> ) of net floor area
(22) Medical and/or Dental Clinics	Four per doctor engaged therein
(23) Office	One per 37.16 m <sup>2</sup> (400 ft <sup>2</sup> ) of net floor area or portion thereof
(24) Residence, multi-family dwelling units	One and one-half for each dwelling unit

(25) Residence, one-family dwelling units	Two for each dwelling unit on the site
(26) Residence, two-family dwelling units	Two for each dwelling unit on the site
(27) Restaurants, (full service), Beer Parlours, Lounges	One per three seats for customers
(28) Retail Stores and Personal Service Shops	One per 37.16 m <sup>2</sup> (400 ft <sup>2</sup> ) of net floor area or portion thereof, and in any case, not less than one for each individual store or shop
(29) Schools, Elementary	One per staff member, anticipated at building capacity
(30) Schools, Secondary	One per staff member anticipated at building capacity, plus one per every ten students
 (31) Seniors Assisted Housing	0.5 parking spaces per dwelling unit
 (32) Senior Citizen Homes	One per every four dwelling units or sleeping units
(33) Service Stations	One per person employed on the premises and one per vehicle customarily used in the enterprise, plus one per service bay
 (34) Shopping Centres	4.7 spaces per 100 m <sup>2</sup> (1076 ft <sup>2</sup> ) of Gross Leasable Area, or portion thereof
(35) Skating Rinks and Swimming Pools	One per 9.29 m <sup>2</sup> (100 ft <sup>2</sup> ) of net floor area
(36) Sports Arenas	One per every four seats
(37) Taxi and Courier Office	One per vehicle operating from the office, plus one per office employee
(38) Theatres, Auditoriums Assembly Places	One per three seats for patrons

**SCHEDULE B**

**MINIMUM DIMENSIONS FOR THE  
DESIGN OF PARKING FACILITIES**

A		B	C	D	E	F
PARKING SPACE WIDTH (metres)*	PARKING G (angle)	AISLE WIDTH (metres)	PARKING SPACE DEPTH PERPENDICULAR TO AISLE (metres)	PARKING SPACE WIDTH PARALLEL TO AISLE (metres)	HALF UNIT PARKING DEPTH (metres)	FULL UNIT PARKING DEPTH (metres)
2.5	30°	3.2	5.1	5.0	8.3	13.4
2.5	45°	3.6	5.9	3.5	9.5	15.4
2.5	60°	6.0	6.3	2.9	12.3	18.6
2.5	90°	7.9	5.8	2.5	13.7	19.5
2.6	30°	3.1	5.2	5.2	8.3	13.5
2.6	45°	3.3	5.9	3.7	9.2	15.1
2.6	60°	5.8	6.3	3.0	12.1	18.4
2.6	90°	7.6	5.8	2.6	13.4	19.2
2.8	30°	3.1	5.3	5.6	8.4	13.7
2.8	45°	3.1	6.1	4.0	9.2	15.3
2.8	60°	5.6	6.4	3.2	12.0	18.4
2.8	90°	7.3	5.8	2.8	13.1	18.9
2.9	30°	3.0	5.4	5.8	8.4	13.8
2.9	45°	3.1	6.2	4.1	9.3	15.5
2.9	60°	5.4	6.5	3.3	11.9	18.4
2.9	90°	7.0	5.8	2.9	12.8	18.6
3.1	30°	2.9	5.6	6.2	8.5	14.1
3.1	45°	3.0	6.3	4.4	9.3	15.6
3.1	60°	5.1	6.6	3.6	11.7	18.3
3.1	90°	6.7	5.8	3.1	12.5	18.3

\*A minimum width of 3.1 metres shall be provided wherever an end stall abutts a physical barrier.

