

NO: R096

COUNCIL DATE: May 2, 2016

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **April 28, 2016**

FROM: **General Manager, Engineering** FILE: **5480-01**  
**General Manager, Planning & Development**

SUBJECT: **Parking Update – Proposed Amendments to Surrey Zoning By-law No. 12000**

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## RECOMMENDATIONS

The Engineering Department and the Planning & Development Department recommend that Council:

1. Receive this report as information;
2. Approve amendments to Part 1 “Definitions” and Part 5 “Off-Street Parking and Loading/Unloading” of *Surrey Zoning By-law, 1993, No. 12000*, as documented in Appendices “I” and “II” of this report; and
3. Authorize the City Clerk to bring forward the necessary Amendment Bylaw for the required readings and to set a date for the related public hearing.

## INTENT

The purpose of this report is to obtain Council approval for amendments to *Surrey Zoning By-law, 1993, No. 12000* (“the Zoning Bylaw”) as it relates to off-street parking requirements (“Part 5”).

## BACKGROUND

The City’s off-street parking regulations, contained within Part 5 of the Zoning Bylaw, specify both the number of spaces associated with various land uses and how parking is to be provided; for example, by regulating parking space dimensions.

As Surrey has grown and densified, there has been a corresponding need to give more attention to the supply and management of off-street parking both in terms of its day-to-day impact on the public, and its role in helping to shape the future development of the City. For example, the supply of parking in new development is an important factor in:

- Urban design and quality of the public realm;
- Efficient use of land, particularly in the context of transit-oriented development;
- Financial viability and success of new development;
- Impact on adjacent development and existing neighbourhoods; and
- Providing sufficient parking in residential neighbourhoods.

## **Review Process**

The proposed amendments to Part 5 were jointly developed by Engineering and Planning & Development staff. A comprehensive review process was undertaken including:

- A jurisdictional scan of parking rates and provisions in other municipalities;
- Research and analysis of vehicle dimensions for common makes and models;
- Research on universal-design best practices, supported by the Healthy Communities office;
- Consultant analysis of rates for specific land uses, supplemented by parking counts; and
- Review by Legal Services.

The proposed amendments to Part 5 were presented to the City's Development Advisory Committee (DAC) for comment over three meetings. Positive feedback was provided and no objections were received.

A presentation of the proposed changes was also made to the Transportation and Infrastructure Committee on November 9, 2015, at which endorsement of the proposed changes was provided.

## **DISCUSSION**

The proposed parking-related amendments fall into four areas:

- Housekeeping amendments;
- Parking dimensions;
- Parking rates for specific land uses; and
- Minor changes to bicycle parking definitions and standards.

The changes proposed in this report are relatively minor and a reflection of current data. Staff are currently working on a thorough review of off-street parking within single family residential zones; further amendments for specific zones will be undertaken later this year.

### **Housekeeping Amendments**

The proposed housekeeping amendments are intended to improve the overall clarity and ease of use of Part 5 and make requirements easier to understand. Specifically, these changes include:

- Moving the instructions for calculating gross floor area from Part 1 Definitions to the sub-section on counting rules in Part 5 for ease of reference;
- Incorporating parking requirements for people with disabilities within relevant sections to give more status to accessibility (moved from "Additional Parking Requirements");
- Reformatting and streamlining of content within tables;
- Moving important information contained within footnotes into the body of the text;
- Making content easier to understand, without changing the original meaning or intent; and
- Fixing incorrect text and inconsistent use of terminology.

The current Zoning Bylaw has 48 distinct land use categories listed in Part 5, each with a minimum parking requirement. As part of the housekeeping edits, a number of land uses which are redundant or obsolete (i.e., auction houses, bingo halls, rifle ranges, roller skating rinks, waterslides and bowling greens) are proposed to be removed.

### **Amendments to Parking Dimensions and Standards**

The section on “Parking Dimensions and Standards” regulates the width and length of parking spaces, width of drive aisles, vertical clearance and proportion of small car spaces, and restricts encroachment into stalls.

Compared to other municipalities in Metro Vancouver, Surrey’s minimum parking dimensions for parking facilities are generally in-line with the regional average. The proposed amendments would not apply to single family residential garages or parking pads, which will be reviewed as part of an upcoming update later in 2016.

As part of the review process, City staff looked at vehicle data for all cars, trucks and vans registered in Surrey and determined the average vehicle dimensions for the twenty most popular makes/models for each category. Based on this research, the following changes for parking facilities are proposed:

- Maintain current length (5.5 m) and width (2.6-2.9 m, which is determined by the angle of the parking spaces and drive-aisle operations) of regular parking spaces;
- Increase length from 4.9 m to 5.0 m of small car spaces to accommodate a greater range of vehicles, but maintain current width (2.6-2.9 m);
- Increase maximum proportion of small parking space from 25% to 35%; and
- Increase vertical clearance from 2.0 m to 2.1 m to accommodate a greater range of vehicles.

### **Amendments to Parking Rates for Specific Land Uses**

As part of the review process, staff also identified opportunities to:

- Correct inconsistencies;
- Simplify “cumulative” requirements;
- Introduce new rate structures;
- Reduce rates, where appropriate; and
- Increase rates, where necessary.

### ***Correcting Inconsistencies***

For Gasoline Stations, the parking rate for service bays is higher than the standalone rate for service bays. Further, the general rate of 2 spaces per 100 m<sup>2</sup> should only apply to retail floor area rather than the gross floor area [GFA] which applies to all enclosed areas, including carwashes and service bays. The proposed text amendment seeks to correct these minor inconsistencies.

<b>Land Use</b>	<b>Current</b>	<b>Proposed</b>
Gasoline Station	2 spaces per 100 m <sup>2</sup> of GFA; <i>and</i> 1 space per car wash bay; <i>and</i> 3 spaces per service bay; <i>and</i> 1 space per electric vehicle station.	2 spaces per 100 m <sup>2</sup> of retail floor area; <i>and</i> 1 space per car wash bay; <i>and</i> 2 spaces per service bay; <i>and</i> 1 space per electric vehicle station.

### ***Simplifying Cumulative Requirements***

The current rate structures for Automotive Sales, Farm-Based Wineries, Golf Courses, Golf Driving Ranges and Transportation Industries are very detailed, particularly compared to other cities in the region. The proposed amendments are intended to provide less complex parking requirements and a more accurate representation of anticipated demand.

<b>Land Use</b>	<b>Current</b>	<b>Proposed</b>
Automotive Sales	<p><u>Office Component</u> 3 spaces for every 100 m<sup>2</sup> of office space; <i>and</i> 1 space for every vehicle owned, leased or operated by the business.</p> <p><u>Vehicle Sales and Rentals</u> 1 space for every 100 m<sup>2</sup> GFA, with a minimum of 3 spaces; <i>and</i> 3 spaces per service bay.</p>	3 spaces for every 100 m <sup>2</sup> used for display, retail & office uses; <i>and</i> 2 spaces per service bay.
Farm-Based Winery	1 space for every 100 m <sup>2</sup> of wine processing GFA; <i>and</i> Minimum 3 spaces for retail use; <i>and</i> Minimum 3 spaces for food and beverage service lounge.	1 space for every 100 m <sup>2</sup> of wine production area; <i>or</i> 5 spaces per 100 m <sup>2</sup> of retail sales area and indoor/outdoor food and beverage service lounge, whichever is greater.
Golf Course	(i) 3 spaces for each par-3 fairway; <i>and</i> (ii) 6 spaces for every par-4 or par-5 fairway; <i>and</i> 10% of the requirements under i. and ii.; <i>and</i> Parking requirements for all accessory uses.	4 spaces for each hole; <i>and</i> Parking requirements for all accessory uses.
Golf Driving Range	1 space per tee; <i>and</i> 2 spaces for employees; <i>and</i> 1 space for each vehicle owned, operated or leased for golf course operations; <i>and</i> Parking requirements for all accessory uses.	1 space per tee; <i>and</i> Parking requirements for all accessory uses.
Transportation Industry	<p><u>Office Component</u> 3 spaces for every 100 m<sup>2</sup> of office; <i>and</i> 1 space for every vehicle owned, leased or operated by the business.</p> <p><u>Vehicle Sales (&gt;5,000 kg. G.V.W.)</u> 1 space for every 100 m<sup>2</sup> of GFA, with a minimum of 3 spaces; <i>and</i> 3 spaces per vehicle service bay.</p>	1 space for every 100 m <sup>2</sup> of floor area used for warehousing and distribution; <i>and</i> 3 spaces for every 100 m <sup>2</sup> of floor area used for display, customer service and office uses; <i>and</i> 2 spaces for each vehicle servicing bay.

***Introducing New Rate Structure for Care Facilities***

In 2006, Opus International Consultants Ltd. undertook an assessment of parking demand for Care Facilities based on surveys of parking demand at local facilities and other research on seniors’ housing. A survey of 17 seniors’ residences found that peak demand ranged from 0.21 to 0.73 spaces per sleeping unit. The proposed rate structure, which has been successfully applied by staff for Care Facility development applications for a number of years, is based on this data. It is proposed to incorporate this rate structure within the updated Zoning Bylaw.

<b>Land Use</b>	<b>Current</b>	<b>Proposed</b>
Care Facility	1 space for every 3 beds for employee parking, excluding doctors; <i>and</i> 1 space for every 2 doctors; <i>and</i> 1 space for each 4 beds for visitor parking; <i>and</i> 2 spaces for drop off.	0.4 spaces for every bed; <i>or</i> 0.3 spaces for every dwelling unit in City Centre or where private transportation services are provided.

***Reducing Rates, Where Appropriate***

In 2015, Bunt & Associates were retained by the City to review parking rates for Office Uses outside of City Centre. It was noted that the City’s ground floor parking rate for offices (3.0 per 100 m<sup>2</sup> of GFA) is at the higher end of the range for local municipal requirements, and that the current distinction between ground-floor and above-ground-floor was unique to Surrey. Using data from surveys at eight different office buildings/complexes in Surrey, it was recommended by the consultants that the City use the single rate of 2.5 per 100 m<sup>2</sup> of GFA for office uses outside of City Centre based on observed parking demands.

Bunt & Associates also looked at Medical Offices (both within and outside of City Centre), and similarly recommended that the City use a slightly reduced rate to satisfy the observed 85<sup>th</sup> percentile demand.

<b>Land Use</b>	<b>Current</b>	<b>Proposed</b>
Office	<u>Outside City Centre:</u> 3 spaces for every 100 m <sup>2</sup> of GFA of the ground floor and below; <i>and</i> 2 spaces for every 100 m <sup>2</sup> of the floors above ground.	<u>Outside City Centre:</u> 2.5 spaces for every 100 m <sup>2</sup> of GFA.
Medical Office	4 spaces for every 100 m <sup>2</sup> of GFA.	3.5 spaces for every 100 m <sup>2</sup> of GFA.

Parking demands and rates within City Centre will be reviewed as part of a future update as we have been reviewing applications in City Centre on a case by case basis and want to assess the outcomes from these to better inform a comprehensive review of City Centre rates.

### ***Increasing Rates, Where Necessary***

A new parking rate for Cinemas and Theatres is proposed based on a lower average vehicle occupancy rate. In comparison, the current rate assumes most people will carpool in larger groups (e.g., the current rate equates to 100% theatre occupancy with average vehicle occupancy of 5 people, or 75% theatre occupancy with average vehicle occupancy of 3.5 people). Staff note that temporal distribution may exist where cinemas are located in mixed-use development or shopping centre; however, it should not be factored into the base rate, as the opportunity for shared parking will vary by site. Similarly, modal split should be calculated on case-by-case basis.

For Single Family Dwellings, staff are currently working on a thorough review of the off-street parking in Single Family Residential Zones (including A-1, A-2, RA, RA-G, RH, RH-G, RC, RF-O, RF, RF-SS, RF-G, RF-12, RF-12C, RF-10, RF-10S, RF-9, RF-9C and RF-9S) as it relates to garage and parking pad dimensions, setbacks and the amount of off-street parking spaces. Minor adjustments are proposed to Part 5 with this update with further updates planned for 2016.

<b>Land Use</b>	<b>Current</b>	<b>Proposed</b>
Cinema and Theatre	1 space per 5 seats.	1 space per 4 seats.
Single Family Dwelling	2 spaces; <i>and</i> 1 additional space for a secondary suite; <i>or</i> 1 additional space for each bedroom available for bed and breakfast accommodation.	3 spaces; <i>and</i> 1 additional space for each bedroom available for bed and breakfast accommodation.

### **Minor Changes to Bicycle Parking Definitions and Standards**

To complement the increased investment in cycling in Surrey, sufficient amounts of safe and secure bicycle parking must be provided within developments. The initial proposed changes to bicycle parking include additional general requirements (e.g., lighting for security) and the inclusion of other types of secure bicycle parking facilities (e.g., mesh compounds within a building, which are increasingly common). The bicycle parking rates have not been changed at this time but will be reviewed as part of a future update.

### **Future Updates**

The proposed amendments to Part 5 described in this report represent the first in a broader review process. In 2016, staff plan to initiate further updates to the Zoning Bylaw, starting with:

- Updates to driveways, setbacks and garage sizes in Single Family Residential Zones;
- Review of parking rates for additional specific land uses (e.g., Churches, Light Impact Industrial); and
- Review of shared parking provisions.

Future updates in 2017 will likely include:

- Review of parking rates in City Centre and along future LRT corridors; and
- Further review of bicycle parking.

## Legal Service Review

Legal Services has reviewed this report and its recommendations and has no concerns.

## SUSTAINABILITY CONSIDERATIONS

The supply and management of parking is important in achieving a number of City goals by supporting the creation of compact, higher density, transit supportive communities. It helps deliver the objectives of the Sustainability Charter, in particular the following scope areas:

- EN9: Sustainable Land Use Planning and Development Practices; and
- EN15: Sustainable Transportation Options.

## RECOMMENDATIONS

The Engineering Department and the Planning & Development Department recommend that Council:

- Receive this report as information;
- Approve amendments to Part 1 “Definitions” and Part 5 “Off-Street Parking and Loading/Unloading” of *Surrey Zoning By-law, 1993, No. 12000*, as documented in Appendices “I” and “II” of this report; and
- Authorize the City Clerk to bring forward the necessary Amendment Bylaw for the required readings and to set a date for the related public hearing.

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Appendix “I” – Proposed Amendments to Part 5 of Surrey Zoning By-law, 1993, No. 12000  
Appendix “II” – Proposed Amendments to Other Parts of Surrey Zoning By-law, 1993, No. 12000

Proposed Amendments to  
Part 5 of Surrey Zoning By-law, 1993, No. 12000

The following amendments are proposed to Surrey Zoning By-law, 1993, No. 12000, as amended:

- Delete Part 5 in its entirety and replace it with the following:



## Off-Street Parking and Loading/Unloading

[Part 5 - Off-Street Parking and Loading/Unloading](#)

### Part 5

### Parking and Loading/Unloading

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#### A. General Requirements

##### 1. Compliance

All requirements in this Part are applicable when there is:

- (a) A *building* or *structure* being constructed or increased in capacity; or
- (b) A change in use.

##### 2. Counting Rules

The counting rules are as follows:

- (a) Where *gross floor area* is used as a unit of measurement for the calculation of required *parking spaces*, it must exclude parking loading/unloading areas, *secure bicycle parking areas*, stairways and mechanical rooms within the *building*;
- (b) For the purpose of determining the number of required *parking spaces* or *bicycle spaces*:
  - i. Any fraction less than one-half (0.5) must be disregarded; and
  - ii. Any fraction one-half (0.5) or greater must be considered equivalent to one (1); and
- (c) Within *dwelling units* in *multiple unit residential buildings*, where rooms are identified as dens, studies, libraries or other rooms of like character which are a minimum of 9 square metres [97 sq.ft.] in floor area, such rooms must be considered bedrooms for the purpose of determining parking requirements.

3. Location of Parking Spaces

All required *parking spaces* must be completely clear of travel lanes on internal drive aisles and must be as follows:

- (a) Located on the same *lot* as the uses they serve; or
- (b) Located on a *lot* that is abutting or contiguous with the *lot* on which the uses they serve are located, as long as the *parking spaces* are:
  - i. Not for *residential* uses; and
  - ii. Protected by an easement secured by a restrictive covenant in favour of the *City* that ensures full compliance with all provisions of this By-law;
- (c) In the case of commercial uses in the Cloverdale Town Centre, on a *City* owned *parking facility* when cash-in-lieu is provided in accordance with the Surrey Off-Street Parking Facilities By-law, 1971, No. 3470, as amended; and
- (d) Despite Sub-section E.17.(c) of Part 4 General Provisions of this By-law, no *parking facility* may be located within 2.0 metres [7 ft..] of the *front lot line* or the *lot line* along a *flanking street*.

4. Paving, Parking Space Identification and Storm Water Drainage

Paving, *parking space* identification and storm water drainage requirements are as follows:

- (a) All off-street parking areas must be:
  - i. Graded and drained so as to properly dispose of all surface water; as determined by the *City*; and
  - ii. Surfaced with an asphalt, concrete or similar pavement so as to provide a surface that is dust-free, excluding those listed under Sub-section A.4.(b);
- (b) Unless otherwise required within this By-law, off-street parking areas for the following uses are not required to be surfaced with an asphalt, concrete or similar pavement:
  - i. *Single family dwellings* and *duplexes*;
  - ii. Municipal playgrounds and recreation areas;
  - iii. *Golf courses* and driving ranges; and
  - iv. Areas of adverse soil conditions as determined by the *City*;

- (c) *Parking spaces* which are paved must be identified by painted boundaries;
- (d) *Truck parking facilities* must delineate and number the *parking spaces*; and
- (e) Off-street parking areas on lands within the areas described in the legend identified on the Vulnerable Aquifers Map, attached as Schedule I to this By-law must comply with additional requirements specified by a Qualified Environmental Professional and any other applicable legislation.

5. *Parking Spaces for Persons with Disabilities in Parking Facilities*

*Parking spaces* for persons with disabilities in *parking facilities* must:

- (a) Have direct and unobstructed access to a main entrance that serves the *parking facility*, in accordance with the British Columbia Building Code, 2012, as amended;
- (b) Have a firm, slip-resistant and level surface with a maximum of 2% longitudinal grade; and
- (c) Have a minimum height clearance of 2.3 metres [8 ft.] at the *parking space* and along the *vehicle* access and egress routes on the first level below *finished grade*, to accommodate over-height *vehicles* equipped with a wheelchair lift or ramp.

6. *Visitor Parking*

Visitor parking for *multiple unit residential buildings* must:

- (a) Not be blocked by security gates, except for visitor *parking spaces* that are located in *underground parking facilities*, provided that there is at least 1 *vehicle* queuing space outside and adjacent to the gate; and
- (b) Be clearly marked using signs or pavement markings.

**B. *Parking Space Dimensions and Standards***

**Amendments: 14120, 10/16/00; 14223, 02/26/01; 14340, 03/26/01; 16918, 05/04/09; 17290, 12/13/10; 17471, 10/03/11; 18414, 03/23/15**

1. *Parking Dimensions for Parking Facilities*

Parking dimensions for *parking facilities* are as follows:

- (a) *Parking spaces* and maneuvering aisles in *parking facilities*, including all visitor *parking spaces*, must comply with the following minimum standards:

<b><i>Parking Space Type</i></b>	<b><i>Width of Parking Space</i></b>	<b><i>Length of Parking Space</i></b>	<b><i>Width of Drive Aisle</i></b>	<b><i>Traffic Direction</i></b>
90 Degrees	2.9 m [10 ft.]	5.5 m [18 ft.]	6.1 m [20 ft.]	Two-way
90 Degrees	2.75 m [9 ft.]	5.5 m [18 ft.]	6.7 m [22 ft.]	Two-way
90 Degrees	2.6 m [9 ft.]	5.5 m [18 ft.]	7.0 m [23 ft.]	Two-way
60 Degrees	2.75 m [9 ft.]	5.5 m [18 ft.]	5.5 m [18 ft.]	One-way
45 Degrees	2.75 m [9 ft.]	5.5 m [18 ft.]	3.9 m [12 ft.]	One-way
30 Degrees	2.75 m [9 ft.]	5.5 m [18 ft.]	3.3 m [11 ft.]	One-way
Parallel	2.6 m [9 ft.]	6.7 m [22 ft.]	3.6 m [12 ft.]	One-way
Parallel	2.6 m [9 ft.]	6.7 m [22 ft.]	6.0 m [20 ft.]	Two-way
Tandem	2.6 m [9 ft.]	6.7 m [22 ft.]	6.0 m [20 ft.]	Two-way
<i>Parking Space for Persons with Disabilities</i>	3.7 m [12 ft.]	5.5 m [18 ft.]	6.1 m [20 ft.]	Two-way

- (b) The vertical clearance must be at least 2.1 metres [7 ft.] over the entire width and length of each *parking space* and be free of protrusions or encroachments by any structural and non-structural elements, except that this shall be increased to 2.3 metres [8 ft.] on the first level below *finished grade* where *parking spaces* for persons with disabilities are provided, as required by Sub-section A.5.(c) of this Part;
- (c) Except for parallel and *tandem parking spaces*, the length of a *parking space* may be reduced to a minimum of 4.9 metres [16 ft.] for a maximum 35% of the required *parking spaces*, provided that each *parking space* with the reduced length is clearly identified with the words “small car”;

- (d) When the length of a *parking space* abuts a fence, wall or similar *structure*, the width of the *parking space* must be increased by 0.3 metre [1 ft.] to provide sufficient space for *vehicle* door opening; and
- (e) Despite Sub-section B.1.(c), when a *parking space* is the last *parking space* on the end of a dead-end aisle, the width of the *parking space* must be increased by 0.6 metre [2 ft.] to ease *vehicle* maneuverability.

2. Parking Dimensions for Garages, Outdoor Tandem Parking Spaces, Parking Pads and Carports

Parking dimensions for garages, outdoor *tandem parking spaces*, parking pads and carports are as follows:

- (a) *Parking spaces* must comply with the following minimum standards:

<b><i>Parking Space Type</i></b>	<b><i>Width of Parking Space</i></b>	<b><i>Length of Parking Space</i></b>
Single Garage	3.20 m [11 ft.]	6.1 m [20 ft.]
Double Garage	2.90 m [10 ft.]	6.1 m [20 ft.]
<i>Tandem Parking Space</i> in a Garage	3.20 m [11 ft.]	6.1 m [20 ft.]
Outdoor <i>Tandem Parking Space</i> , Parking Pad or Carport	2.75 m [9 ft.]	6.0 m [20 ft.]

- (b) For garages, the width and length of the *parking space* shall be measured from the inside of the finished wall to the inside of the opposite finished wall of the garage, and any *parking space* shall be clear, horizontally and vertically, of any protrusions or encroachments by any structural and non-structural elements, including stairs.

**C. Required *Parking Spaces***

1. Number of Required Off-Street *Parking Spaces*

The number of required off-street *parking spaces* shall be determined as follows:

- (a) The minimum number of off-street *parking spaces* required for land uses permitted under this By-law must be provided in accordance with Table C.1 of this Part;
- (b) Where Table C.1 of this Part does not clearly specify requirements for a particular use, the minimum number of off-street *parking spaces* shall be determined by the *City*;

- (c) Parking requirements may be reduced by 20% in *City Centre*, except for the following uses which may be provided in accordance with the *City Centre* requirements listed in Table C.1 of this Part:
  - i. *Care Facilities*;
  - ii. *Community Services*; and
  - iii. Offices, including medical offices; and
- (d) Where 2 or more uses occur on a *lot*, the minimum number of required *parking spaces* must be the sum of the *parking spaces* required for each individual use.

2. Shared Parking

Shared parking requirements are as follows:

- (a) Shared *parking facilities* for 2 or more establishments may be permitted when the establishments have different temporal distributions of parking demand as demonstrated by having operating hours that do not significantly overlap, provided that the *parking spaces* are:
  - i. For commercial, industrial and/or institutional uses; and
  - ii. Protected by an easement and restrictive covenant to ensure that such *parking spaces* are reserved and maintained for the uses for which they are required; and
- (b) Each establishment may share a maximum of 25% of its individually required *parking spaces*, but the total number of *parking spaces* must be equal to or greater than the required number of *parking spaces* for the establishment that has the highest individual overall *parking space* requirement.

3. Number of Parking Spaces for Persons with Disabilities

Where the number of required *parking spaces* is greater than 50, the following number of *parking spaces* must be provided for persons with disabilities:

<b>Required <i>Parking Spaces</i></b>	<b>Required <i>Parking Spaces</i> for Persons with Disabilities</b>
51-100	1
101-200	2
201-300	3
301-400	4
401-500	5
More than 500	<i>5 parking spaces plus 1 parking space per 100 required parking spaces or portion thereof in excess of 500 parking spaces</i>

**Table C.1: Number of Off-Street Parking Spaces**

Use	Required <i>Parking Spaces</i>
<p><i>Assembly Hall</i></p> <p><b>Except:</b></p> <p style="padding-left: 40px;"><i>Church</i></p>	<p>10 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of <i>gross floor area</i>.</p> <p>7.5 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of <i>gross floor area</i>.</p>
<p>Automobile Painting and Body Work</p>	<p>3 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of <i>gross floor area</i>.</p>
<p>Automotive Sales (≤ 5,000 kg G.V.W.)</p>	<p>3 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of floor area used for display, retail and office uses; <b>plus</b></p> <p>2 <i>parking spaces</i> per vehicle service bay where <i>automotive service uses</i> are provided.</p>
<p><i>Automotive Service Use</i></p>	<p>2 <i>parking spaces</i> per vehicle servicing bay; <b>plus</b></p> <p>1 <i>parking space</i> per car wash bay.</p>
<p><i>Beverage Container Return Centre</i></p>	<p>2 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of <i>gross floor area</i>; <b>plus</b></p> <p>3 <i>parking spaces</i> for short-term parking.</p>
<p><i>Care Facility</i></p>	<p>0.4 <i>parking spaces</i> per sleeping unit; <b>or</b></p> <p>0.3 <i>parking spaces</i> per sleeping unit in <i>City Centre</i> or where private transportation services are provided.</p>
<p><i>Child Care Centre</i></p>	<p>1 <i>parking space</i> per employee, in accordance with the number of employees required under the <u>Community Care and Assisted Living Act</u>, S.B.C., 2002, c.75, as amended; <b>plus</b></p> <p>An equal number of <i>parking spaces</i> for drop-off or 2 <i>parking spaces</i>, whichever is greater.</p>
<p><i>Community Service</i></p>	<p>3.5 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of <i>gross floor area</i>.</p>
<p><i>Distribution Centre</i></p>	<p>See <i>Industry - Transportation</i>.</p>

Use	Required <i>Parking Spaces</i>
<i>Cultural Use</i> (e.g. Museum, Art Gallery)	3 <i>parking spaces</i> per 100 m <sup>2</sup> [1,075 ft <sup>2</sup> ] of <i>gross floor area</i> .
Dwelling – <i>Duplex</i>	2 <i>parking spaces</i> per <i>dwelling unit</i> .
Dwelling – <i>Manufactured Home Park</i>	1 <i>parking space</i> per <i>dwelling unit</i> ; <b>plus</b> 0.25 <i>parking space</i> per <i>dwelling unit</i> for visitors.
Dwelling – <i>Multiple Unit Residential Dwelling</i>  <i>Ground-Oriented</i>    <i>Non-Ground-Oriented</i>	2 <i>parking spaces</i> per <i>dwelling unit</i> ; <b>plus</b> 0.2 <i>parking space</i> per <i>dwelling unit</i> for visitors.  1.3 <i>parking spaces</i> per <i>dwelling unit</i> with 1 or no bedrooms; <b>plus</b> 1.5 <i>parking spaces</i> per <i>dwelling unit</i> with 2 or more bedrooms; <b>plus</b> 0.2 <i>parking space</i> per <i>dwelling unit</i> for visitors.
Dwelling – <i>Single Family Dwelling</i>	3 <i>parking spaces</i> ; <b>plus</b> 1 <i>parking space</i> per bedroom available for <i>bed and breakfast</i> accommodation, if applicable.
<i>Eating Establishment</i> (e.g. <i>Coffee Shop, Restaurant, Banquet Hall</i> )          <b>Except:</b>  <i>Drive-Through Restaurant</i>	3 <i>parking spaces</i> where the sum of the <i>gross floor area, balconies, terraces and decks</i> is less than 150 m <sup>2</sup> [1,615 ft <sup>2</sup> ]; <b>or</b>  10 <i>parking spaces</i> per 100 m <sup>2</sup> [1,075 ft <sup>2</sup> ] of <i>gross floor area, balconies, terraces and decks</i> , where this total area is greater than or equal to 150 m <sup>2</sup> [1,615 ft <sup>2</sup> .] but less than 950 m <sup>2</sup> [10,225 ft <sup>2</sup> .]; <b>or</b>  14 <i>parking spaces</i> per 100 m <sup>2</sup> [1,075 ft <sup>2</sup> .] of <i>gross floor area, balconies, terraces and decks</i> , where this total area is greater than or equal to 950 m <sup>2</sup> [10,225 ft <sup>2</sup> .]  8 <i>vehicle queuing spaces</i> in advance of the drive-through pick-up window; <b>plus</b>  <i>Parking requirements for eating establishment.</i>

Use	Required <i>Parking Spaces</i>
<p><i>Entertainment Use</i></p> <p><b>Except:</b></p> <p style="padding-left: 40px;">Cinema and <i>Theatre</i></p> <p style="padding-left: 40px;">Mini-Golf</p> <p style="padding-left: 40px;">Pool and Billiard Hall</p>	<p>10 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of <i>gross floor area</i>.</p> <p>1 <i>parking space</i> per 4 seats.</p> <p>1 <i>parking space</i> per 2 golfing holes.</p> <p>2 <i>parking spaces</i> per table.</p>
<p>Farm – <i>Farm-Based Winery</i></p>	<p>1 <i>parking space</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of wine production area or per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of retail floor area and indoor/outdoor food and beverage service lounge, whichever is greater.</p>
<p>Farm – Sale of Products in the A-1 Zone</p>	<p>2.5 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of display and retail floor area or 4 <i>parking spaces</i>, whichever is greater.</p>
<p><i>Gasoline Station</i></p>	<p>2 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of retail floor area; <b>plus</b></p> <p>1 <i>parking space</i> per car wash bay; <b>plus</b></p> <p>2 <i>parking spaces</i> per vehicle service bay; <b>plus</b></p> <p>1 <i>parking space</i> per electric vehicle charging station connector.</p>
<p><i>General Service Use</i> (e.g. Banks, Veterinary Clinics)</p>	<p>3 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of <i>gross floor area</i>.</p>
<p><i>Golf Course</i></p>	<p>4 <i>parking spaces</i> per hole; <b>plus</b></p> <p>1 <i>parking space</i> per tee for golf driving ranges; <b>plus</b></p> <p>Parking requirements for <i>accessory uses</i>.</p>

Use	Required <i>Parking Spaces</i>
<i>Hospital</i>	1 <i>parking space</i> per 100 m <sup>2</sup> [1,075 ft <sup>2</sup> ] of <i>gross floor area</i> .
<i>Industry - Light Impact</i>	1 <i>parking space</i> per 100 m <sup>2</sup> [1,075 ft <sup>2</sup> ] of <i>gross floor area</i> , excluding retail area; <b>plus</b> Parking requirements for office uses; <b>plus</b> Parking requirements for retail uses; <b>plus</b> 2 <i>parking spaces</i> per <i>dwelling unit</i> .
<i>Industry - High Impact</i>	1 <i>parking space</i> per 100 m <sup>2</sup> [1,075 ft <sup>2</sup> ] of <i>gross floor area</i> ; Parking requirements for office uses; <b>plus</b> Parking requirements for retail uses; <b>plus</b> 2 <i>parking spaces</i> per <i>dwelling unit</i> .
<i>Industry - Salvage</i>	0.25 <i>parking space</i> per 100 m <sup>2</sup> [1,075 ft <sup>2</sup> ] of salvage yard up to 4,047 m <sup>2</sup> [43,563 ft <sup>2</sup> ] in area; <b>plus</b> 0.1 <i>parking space</i> per 100 m <sup>2</sup> [1,075 ft <sup>2</sup> ] of the portion of the salvage yard in excess of 4,000 m <sup>2</sup> [43,056 ft <sup>2</sup> ].
<i>Industry - Transportation</i> (e.g. Warehouses, Distribution Centres)	1 <i>parking space</i> per 100 m <sup>2</sup> [1,075 ft <sup>2</sup> ] of floor area used for warehousing and distribution; <b>plus</b> 3 <i>parking spaces</i> per 100 m <sup>2</sup> [1,075 ft <sup>2</sup> ] of floor area used for display, customer service and office uses; <b>plus</b> 2 <i>parking spaces</i> per vehicle servicing bay.
Library	5 <i>parking spaces</i> per 100 m <sup>2</sup> [1,075 ft <sup>2</sup> ] used or intended to be used by visitors or patrons.
<i>Liquor Store</i>	See <i>Retail Store</i> .
<i>Marina</i>	1 <i>parking space</i> per boat moorage space; <b>plus</b> Parking requirements for all <i>accessory uses</i> .

Use	Required <i>Parking Spaces</i>
<i>Neighbourhood Pub</i>	10 <i>parking spaces</i> per 100 m <sup>2</sup> [1,075 ft <sup>2</sup> ] of <i>gross floor area</i> .
<p>Office Use</p> <p><b>Except:</b>              Medical Office</p>	<p>Office Use:</p> <p>1.4 <i>parking space</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of <i>gross floor area</i> of all floors for a <i>building</i> within <i>City Centre</i>; <b>or</b></p> <p>2.5 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of <i>gross floor area</i> for a <i>building</i> outside of <i>City Centre</i>.</p> <p>3.5 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of <i>gross floor area</i>.</p>
<i>Personal Service Use</i>	3 <i>parking spaces</i> per 100 m <sup>2</sup> [1,075 ft <sup>2</sup> ] of <i>gross floor area</i> .
<p><i>Public School and Private School</i></p> <p>    Elementary</p> <p>    Secondary</p>	<p>1 <i>parking space</i> per classroom; <b>plus</b></p> <p>9 <i>parking spaces</i> for drop-off; <b>plus</b></p> <p>11 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of floor area for associated gymnasium; <b>plus</b></p> <p>2 <i>parking spaces</i> for loading/unloading of buses (<i>private schools</i> only).</p> <p>3 <i>parking spaces</i> per classroom; <b>plus</b></p> <p>11 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of floor area for associated gymnasium; <b>plus</b></p> <p>2 <i>parking spaces</i> for loading/unloading of buses (<i>public schools</i> and <i>private schools</i>).</p>

Use	Required <i>Parking Spaces</i>
<p><i>Recreational Facility</i></p> <p><b>Except:</b></p> <ul style="list-style-type: none"> <li>Gymnasium</li> <li>Skating Rink</li> <li>Curling Rink</li> <li>Racquet or Ball Court</li> </ul>	<p>3 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of floor area; <b>plus</b></p> <p>Parking requirements for all <i>accessory uses</i>.</p> <ul style="list-style-type: none"> <li>11 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of floor area used as a gymnasium.</li> <li>2.5 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of floor area used as a skating rink.</li> <li>4 <i>parking spaces</i> per sheet of ice.</li> <li>3 <i>parking spaces</i> per court.</li> </ul>
<p><i>Recycling Depot</i></p>	<p>5 <i>parking spaces</i>.</p>
<p><i>Recycling Plant</i></p>	<p>1 <i>parking space</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of <i>gross floor area</i>.</p>
<p><i>Retail Store (e.g. Convenience Store, Drug Store)</i></p> <p><b>Except:</b></p> <ul style="list-style-type: none"> <li>Garden Supply Store and/or Building Supply Store</li> </ul>	<p>2.75 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of <i>gross floor area</i> where the <i>gross floor area</i> is less than 372 m<sup>2</sup> [4,000 ft<sup>2</sup>]; <b>or</b></p> <p>3 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of <i>gross floor area</i> where the <i>gross floor area</i> is greater than or equal to 372 m<sup>2</sup> [4,000 ft<sup>2</sup>] but less than 4,645 m<sup>2</sup> [50,000 ft<sup>2</sup>]; <b>or</b></p> <p>2.5 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of <i>gross floor area</i> where the <i>gross floor area</i> is greater than or equal to 4,645 m<sup>2</sup> [50,000 ft<sup>2</sup>].</p> <ul style="list-style-type: none"> <li>3 <i>parking spaces</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of <i>gross floor area</i>; <b>plus</b></li> <li>1 <i>parking space</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of outdoor display area.</li> </ul>
<p><i>Tourist Accommodation</i></p>	<p>1 <i>parking space</i> per <i>sleeping unit</i>; <b>plus</b></p> <p>Parking requirements for <i>accessory uses</i>.</p>
<p><i>Tourist Trailer Park &amp; Camp-Site</i></p>	<p>1 <i>parking space</i> per <i>house trailer</i> or <i>camping site</i>; <b>plus</b></p> <p>Parking requirements for all <i>accessory uses</i>.</p>

<b>Use</b>	<b>Required <i>Parking Spaces</i></b>
University and College	<i>3 parking spaces per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of floor area used as classrooms; <b>plus</b> 11 parking spaces per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of gross floor area for associated assembly hall/gymnasium.</i>
<i>Warehouse Use</i>	<i>See Industry – Transportation.</i>

D. ***Bicycle Spaces and Secure Bicycle Parking Areas***

**Amendments: 16918, 05/04/09; 17471, 10/03/11; 18414, 03/23/15**

1. General *Bicycle Space* Requirements

All required *bicycle spaces* must:

- (a) Not interfere with a pedestrian walkway;
- (b) Be separated from *parking spaces* or loading/unloading spaces by 2.0 metres [8 ft.] or a physical barrier; and
- (c) Be sufficiently illuminated.

2. Visitor *Bicycle Spaces*

Visitor *bicycle spaces* must be located:

- (a) At *finished grade*; and
- (b) Within 30 metres [131 ft.] of the main entrance to the *building*.

3. Secure *Bicycle Parking Area* Requirements

(a) All required *bicycle spaces* in a *secure bicycle parking area* must be provided in:

- i. A separate bicycle room located within a *building*; or
- ii. An expanded metal mesh compound within a *building*; or
- iii. Numbered bicycle lockers in a *building* or private parking area; and

(b) *Secure bicycle parking area* must be located:

- i. At *finished grade*, one level below *finished grade*, or one level above *finished grade*, with convenient access to the outside; and
- ii. Within 30 metres [131 ft.] of an entrance to the *building* or within a shared *secure bicycle parking area*.

4. Mixed-Use Developments

Where 20 or more uses occur on a *lot*, the total number of *bicycle spaces* must be the sum of the *bicycle spaces* required for each individual use.

5. Required *Bicycle Spaces*

Where 30 or more *parking spaces* for *vehicles* are required, *bicycle spaces* must be provided in accordance with the following minimum standards:

Use	Required <i>Bicycle spaces</i>
<p>Dwelling – <i>Multiple Unit Residential Dwelling</i></p> <p><i>Ground-Oriented</i></p> <p><i>Non Ground-Oriented</i></p>	<p>6 visitor <i>bicycle spaces</i> per <i>multiple unit residential building</i>.</p> <p>6 visitor <i>bicycle spaces</i> per <i>multiple unit residential building</i>; <b>plus</b></p> <p>1.2 <i>bicycle spaces</i> in a <i>secure bicycle parking area</i> per <i>dwelling unit</i>.</p>
<p><i>General Service Use and Eating Establishment</i></p>	<p>0.06 <i>bicycle space</i> in a <i>secure bicycle parking area</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of the <i>gross floor area</i> where the <i>gross floor area</i> is greater than or equal to 2,000 m<sup>2</sup> [21,528 ft<sup>2</sup>]; <b>plus</b></p> <p><b>One of the following:</b></p> <p>0.12 visitor <i>bicycle space</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of <i>gross floor area</i> within <i>City Centre</i> or <i>Town Centres</i>; <b>or</b></p> <p>0.06 visitor <i>bicycle space</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of the <i>gross floor area</i> in areas outside of <i>City Centre</i> or <i>Town Centres</i>.</p>
<p><i>Hospital</i></p>	<p>0.1 <i>bicycle space</i> in a <i>secure bicycle parking area</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of <i>gross floor area</i>; <b>plus</b></p> <p>6 visitor <i>bicycle spaces</i> at each public entrance.</p>
<p><i>Retail Store</i></p>	<p>0.1 visitor <i>bicycle space</i> per 100 m<sup>2</sup> [1,075 ft<sup>2</sup>] of <i>gross floor area</i> where the <i>gross floor area</i> is greater than or equal to 4,645 m<sup>2</sup> [50,000 ft<sup>2</sup>].</p>
<p><i>Public School and Private School</i></p> <p>Elementary</p> <p>Secondary</p>	<p>4 visitor <i>bicycle spaces</i> per classroom.</p> <p>8 visitor <i>bicycle spaces</i> per classroom.</p>
<p><i>Tourist Accommodation</i></p>	<p>1 visitor <i>bicycle space</i> per 30 rooms.</p>
<p>University and College</p>	<p>8 visitor <i>bicycle spaces</i> per classroom</p>

## E. Off-Street Loading/Unloading

**Amendments: 14120, 10/16/00; 14223, 02/26/01; 14340, 03/26/01; 16918, 05/04/09; 17290, 12/13/10; 17471, 10/03/11; 18414, 03/23/15**

### 1. Required Off-Street Loading/Unloading Spaces

Requirements for off-street loading/unloading spaces are as follows:

- (a) All industrial *buildings* must provide an off-street loading/unloading space adjacent to each overhead loading door of the *building*, or where no loading door is provided, adjacent to a door, outside the *building*;
- (b) Each loading/unloading space must be clearly marked for the exclusive use of loading and unloading *vehicles*; and
- (c) Loading/unloading spaces must not be considered as off-street *parking spaces* for the purpose of calculating the *parking spaces* required under this By-law.

### 2. Dimensions for Loading/Unloading Areas

The minimum dimensions for loading/unloading spaces and manoeuvring aisles are as follows:

- (a) The width of the loading/unloading space must be at least 4.0 m [13 ft.];
- (b) The width of the maneuvering aisle must be at least 7.5 m [25 ft.];
- (c) The length of the loading/unloading space must be at least 9.2 m [30 ft.];
- (d) When the length of a loading/unloading space or maneuvering aisle abuts a fence, wall or similar *structure*, the width of the loading/unloading space must be increased by 0.75 metre [2 ft.] to provide sufficient space for *vehicle* maneuvering; and
- (e) The vertical clearance of the loading/unloading space and manoeuvring aisle must be at least 4.5 metres [15 ft.] and be free of protrusions or encroachments by any structural and non-structural elements.

### 3. Design Standards for Loading/Unloading Spaces:

Design standards for loading/unloading spaces are as follows:

- (a) The layout of loading/unloading areas must not result in *vehicles* backing out onto a *highway*;
- (b) All loading/unloading areas must be graded and designed to ensure that the loading *vehicles* will remain entirely within the loading/unloading space;

- (c) Any fence, wall or *structure* required for loading must be protected from damage by *vehicles* with curbs, bollards or other similar devices; and
- (d) Any lighting used to illuminate the loading area must be directed to this area only and not to any adjoining premises or *lots*.”

Proposed Amendments to  
Other Parts of Surrey Zoning By-law, 1993, No. 12000

The following amendments are proposed to Surrey Zoning By-law, 1993, No. 12000, as amended:

**1. Part 1, Definitions**

- Amend Part 1 by deleting the definition for “Gross Floor Area” and replacing it with the following:

“means all the area of the floor enclosed by the outside edge of the exterior walls of a *building*, including without limitation stairways, elevator shafts, storage rooms and mechanical rooms.”

- Amend Part 1 by deleting the definition for “Bicycle Space” and replacing it with the following:

“means a space to secure one bicycle and must include a device that is anchored to a hard surface.”

- Amend Part 1 by deleting the definition for “Bicycle Storage” and replacing it with the following:

“see ‘Secure Bicycle Parking Area.’”

- Amend Part 1 by adding the following definition:

**“Secure Bicycle Parking Area**  
means a secured, enclosed area for *bicycle spaces*.”

**2. Part 4, General Provisions**

- Delete Sub-section E.1.(g) and replace it with the following:

“(g) Where “sq. m.” or “m<sup>2</sup>” are used following a number, this shall be interpreted to mean “square metres”;

- Delete Sub-section E.1.(f) and replace it with the following:

“(f) Where “sq.ft.” or “ft<sup>2</sup>” are used following a number, this shall be interpreted to mean “square feet”;

**3. Part 12, One-Acre Residential Zone (RA)**

- Delete Sub-section H.1.(a) and replace it with the following:

“(a) Parking requirements in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law shall apply; and”

#### 4. Part 13, Acreage Residential Gross Density Zone (RA-G)

- Delete H.1 and replace it with the following:
  - “1. Resident *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

#### 5. Part 14, Half-Acre Residential Zone (RH)

- Delete Section H.1. and replace it with the following:
  - “1. Resident *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.”
- Delete Sub-section H.3.(a) and replace it with the following:
  - “(a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

#### 6. Part 15, Half-Acre Residential Gross Density Zone (RH-G)

- Delete Section H.1. and replace it with the following:
  - “1. Resident *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.”
- Delete Section H.1. and replace it with the following:
  - “1. Resident *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.”
- Delete Sub-section H.3.(a) and replace it with the following:
  - “(a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

## 7. Part 15A, Cluster Residential Zone (RC)

- Delete Sub-section H.1.(a) and replace it with the following:
  - “(a) Resident *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.”
- Delete Sub-section H.1.(d).i. and replace it with the following:
  - “1. On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

## 8. Part 15B, Single Family Residential Oceanfront Zone (RF-O)

- Delete Section H.1. and replace it with the following:
  - “1. Resident and visitor *parking spaces* shall be provided as stated in Table C.1 of in Part 5 Off-Street Parking and Loading/Unloading of this By-law.”
- Delete Section H.3 and replace it with the following:
  - “3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except on *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

## 9. Part 16, Single Family Residential Zone (RF)

- Delete Section H.1 and replace it with the following:
  - “1. Resident *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.”
- Delete Sub-section H.4.(a) and replace it with the following:

- “(a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law;”

**10. Part 16A, Single Family Residential Secondary Suite Zone (RF-SS)**

- Delete Section H.1 and replace it with the following:
  - “1. Resident and visitor *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.”
- Delete Sub-section H.4.(a) and replace it with the following:
  - “(a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law;”

**11. Part 17, Single Family Residential Gross Density Zone (RF-G)**

- Delete Section H.1 and replace it with the following:
  - “1. Resident and visitor *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.”
- Delete Sub-section H.4.(a) and replace it with the following:
  - “(a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 house trailer or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law;”

**12. Part 17A, Single Family Residential (12) Zone (RF-12)**

- Delete Section H.5 and replace it with the following:

“5. Notwithstanding the width of the *parking space* required for a single garage and a double garage in Section B.2 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, a single garage to accommodate only 1 *vehicle* or a double garage to accommodate 2 *vehicles* parked side-by-side in this Zone shall meet the following requirements:

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(a) Single garage that accommodates 1 <i>vehicle</i> only:	The maximum width of a garage shall be 4.0 m [13 ft.] measured between the interior faces of the side walls of the garage.
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(b) Double garage that accommodates 2 <i>vehicles</i> parked side-by-side:	The maximum width of a garage, measured between the interior faces of the side walls of the garage, shall be: <ul style="list-style-type: none"><li>i. 6.0 metres [20 ft.] for <i>lots</i> greater than 14.4 metres [47 ft.] in width;</li><li>ii. 5.8 metres [19 ft.] for <i>lots</i> between 14.0 metres [46 ft.] and 14.4 metres [47 ft.] in width; or</li><li>iii. 5.5 metres [18 ft.] for <i>lots</i> less than 14.0 metres [46 ft.] in width;</li></ul> provided that the garage door opening must accommodate a garage door that is a minimum width of 5.0 metres [16 ft.]”
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**13. Part 17B, Single Family Residential (12) Coach House Zone (RF-12-C)**

- Delete Section H.7 and replace it with the following:

“7. Notwithstanding the width of the *parking space* required for a single garage and a double garage in Section B.2 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, a single garage to accommodate only 1 *vehicle* or a double garage to accommodate 2 *vehicles* parked side-by-side in this Zone shall meet the following requirements:

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(a) Single garage that accommodates 1 <i>vehicle</i> only:	The maximum width of a garage shall be 4.0 m [13 ft.] measured between the interior faces of the side walls of the garage.
(b) Double garage that accommodates 2 <i>vehicles</i> parked side-by-side:	The maximum width of a garage, measured between the interior faces of the side walls of the garage, shall be: i. 6.0 metres [20 ft.] for <i>lots</i> greater than 14.4 metres [47 ft.] in width; ii. 5.8 metres [19 ft.] for <i>lots</i> between 14.0 metres [46 ft.] and 14.4 metres [47 ft.] in width; or iii. 5.5 metres [18 ft.] for <i>lots</i> less than 14.0 metres [46 ft.] in width; provided that the garage door opening must accommodate a garage door that is a minimum width of 5.0 metres [16 ft.]”

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**14. Part 17E, Single Family Residential (9) Zone (RF-9)**

- Delete Section H.5 and replace it with the following:

“5. Notwithstanding the width of the *parking space* required for a double garage in Section B.2 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, for the purpose of this Zone, the width of a double garage to accommodate 2 *vehicles* parked side-by-side may be reduced to a minimum of 5.5 m. [18 ft.], measured between the inside faces of the side walls of the garage, provided that the opening for *vehicle* access to the garage shall accommodate a garage door that is a minimum of 5.0 m. [16 ft.] in width.”

**15. Part 17F, Single Family Residential (9) Coach House Zone (RF-9C)**

- Delete Section H.6 and replace it with the following:

- “6. Notwithstanding the width of the *parking space* required for a double garage in Section B.2 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, for the purpose of this Zone, the width of a double garage to accommodate 2 *vehicles* parked side-by-side may be reduced to a minimum of 5.5 m. [18 ft.], measured between the inside faces of the side walls of the garage, provided that the opening for *vehicle* access to the garage shall accommodate a garage door that is a minimum of 5.0 m. [16 ft.] in width.”

**16. Part 17G, Special Single Family Residential (9) Zone (RF-9S)**

- Delete Section H.6 and replace it with the following:

- “6. Notwithstanding the width of the *parking space* required for a double garage in Section B.2 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, for the purpose of this Zone, the width of a double garage to accommodate 2 *vehicles* parked side-by-side may be reduced to a minimum of 5.5 m. [18 ft.], measured between the inside faces of the side walls of the garage, provided that the opening for *vehicle* access to the garage shall accommodate a garage door that is a minimum of 5.0 m. [16 ft.] in width.”

**17. Part 18, Duplex Residential Zone (RM-D)**

- Delete Section H.6 and replace it with the following:

- “6. Notwithstanding the width of the parking space required for a double garage in Section B.2 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, for the purpose of this Zone, the width of a double garage to accommodate 2 *vehicles* parked side-by-side may be reduced to a minimum of 5.5 m. [18 ft.], measured between the inside faces of the side walls of the garage, provided that the opening for *vehicle* access to the garage shall accommodate a garage door that is a minimum of 5.0 m. [16 ft.] in width.”

- Delete Sub-section H.7.(a) and replace it with the following:

- (a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law;”

**18. Part 21, Multiple Residential 15 Zone (RM-15)**

- Delete Section H.1 and replace it with the following:

- “1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**19. Part 22, Multiple Residential 30 Zone (RM-30)**

- Delete Section H.1 and replace it with the following:
  - “1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**20. Part 23, Multiple Residential 45 Zone (RM-45)**

- Delete Section H.1 and replace it with the following:
  - “1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**21. Part 24, Multiple Residential 70 Zone (RM-70)**

- Delete Section H.1 and replace it with the following:
  - “1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**22. Part 25, Multiple Residential 135 Zone (RM-135)**

- Delete Section H.1 and replace it with the following:
  - “1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**23. Part 26, Multiple Residential Commercial 135 Zone (RMC-135)**

- Delete Section H.1 and replace it with the following:
  - “1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**24. Part 27, Multiple Residential Commercial 150 Zone (RMC-150)**

- Delete Section H.1 and replace it with the following:
  - “1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**25. Part 28, Special Care Housing 1 Zone (RMS-1)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**26. Part 29, Special Care Housing 2 Zone (RMS-2)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**27. Part 30, Cemetery Zone (PC)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**28. Part 31, Assembly Hall 1 Zone (PA-1)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**29. Part 32, Assembly Hall 2 Zone (PA-2)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**30. Part 33, Institutional Zone (PI)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**31. Part 34, Local Commercial Zone (C-4)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**32. Part 35, Neighbourhood Commercial Zone (C-5)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**33. Part 36, Community Commercial Zone (C-8)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**34. Part 36A, Community Commercial A Zone (C-8A)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**35. Part 36B, Community Commercial B Zone (C-8B)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**36. Part 37, Town Centre Commercial Zone (C-15)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**37. Part 38, Downtown Commercial Zone (C-35)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**38. Part 39, Highway Commercial Industrial Zone (CHI)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**39. Part 40, Self-Service Gasoline Station Zone (CG-1)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**40. Part 41, Combined Service Gasoline Station Zone (CG-2)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**41. Part 42, Tourist Accommodation Zone (CTA)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**42. Part 43, Child Care Zone (CCR)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**43. Part 44, Commercial Recreation Zone (CPR)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**44. Part 45, Golf Course Zone (CPG)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**45. Part 46, Marina Zone (CPM)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**46. Part 47, Business Park Zone (IB)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**47. Part 47A, Business Park 1 Zone (IB-1)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”
- Delete Section H.2 and replace it with the following:
  - “2. Notwithstanding Sub-section E.1.(b) of Part 5 Off-Street Parking and Loading/Unloading of this By-law, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* may be permitted within the designated loading/unloading areas provided that:
    - (a) The number of *parking spaces* shall not exceed the number of loading spaces and/or shipping/receiving doors; and
    - (b) The parking spaces shall not be visible from the *highways* abutting the *lot*.”

**48. Part 47B, Business Park 2 Zone (IB-2)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”
- Delete Section H.2 and replace it with the following:
  - “2. Notwithstanding Sub-section E.1.(b) of Part 5 Off-Street Parking and Loading/Unloading of this By-law, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* may be permitted within the designated loading/unloading areas provided that:
    - (b) The number of *parking spaces* shall not exceed the number of loading spaces and/or shipping/receiving doors; and
    - (b) The *parking spaces* shall not be visible from the *highways* abutting the *lot*.”

**49. Part 47C, Business Park 3 Zone (IB-3)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**50. Part 48, Light Impact Industrial Zone (IL)**

- Delete Section H.1 and replace it with the following:

- “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”

**51. Part 48A, Light Impact Industrial 1 Zone (IL-1)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law. For the purpose of this Part, the parking requirements for *warehouse uses* and *distribution centres* shall be the same as those for *light impact industry*.”
- Delete Section H.4 and replace it with the following:
  - “4. Notwithstanding Sub-section A.3.(b) of Part 5 Off-Street Parking and Loading/Unloading of this By-law, required parking shall be provided on the same *lot* as the uses they serve.”

**52. Part 49, High Impact Industrial Zone (IH)**

- Delete Section H.1 and replace it with the following:
  - “1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.”