

Gabriola Park – Visitor Parking Stall Rental Annual Application & Acknowledgements

Strata Plan: Gabriola Park (20498 82 Ave, Langley, BC)

Program Year: _____ (e.g., 2026–2027)

1. Purpose and nature of permission

This application is for a time-limited permission to use a visitor parking stall (the “Stall”) for a program year, subject to Strata Corporation bylaws/rules and the Strata Property Act. The Stall remains common property and is not designated as limited common property by this program. The permission is not transferable and does not create a leasehold interest.

2. Term and renewal

If granted, permission is for a maximum term of one (1) year and may be renewed only by a new application and a new lottery draw each program year. The Strata Corporation may impose conditions on the use of the Stall and may cancel the permission on reasonable notice, consistent with applicable law and strata governance requirements.

3. Eligibility

Only owners in good standing (and any resident/tenant approved by the owner, where permitted by Strata policy) may apply. Applicants must provide complete and truthful information and supporting photographs as requested.

4. Required application information and photos

Submit the following with this application:

- Photo of garage interior showing parking capacity and current use (including storage/clutter).
- Photo of driveway showing usable parking space (if any).
- Vehicle list for the household, including licence plate for each vehicle, and at least one supporting photo per vehicle if requested.

5. Household and vehicle details

Strata Lot #:	
Applicant owner name:	
Email:	
Phone:	
Unit address:	20498 82 Ave, Langley, BC

Program year applying for:	
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6. Household vehicles (attach additional pages if needed)

Vehicle (Year/Make/Model)	Licence Plate	Fits in garage? (Y/N)	Photo attached? (Y/N)

7. Point-based weighting criteria (for lottery)

Eligible applications are entered into a weighted lottery. Points are used only to determine weighting (number of ballots) and do not guarantee allocation. Unless otherwise stated, documentation/photos must support each item.

- +1 point for each vehicle beyond two (2) in the household.
- +2 points for a pickup truck/oversized vehicle that does not fit in the garage.
- -1 point for prior visitor parking violations attributable to the strata lot (as determined from strata records).
- -1 point if fewer than two (2) vehicles are parked in the garage due to storage/clutter (i.e., the garage is not being used for intended parking).
- +1 optional point if the strata lot has no usable driveway parking (if applicable to the development design).

8. Lottery method and transparency

For transparency, the draw is conducted using a random selection method weighted by points. Each applicant receives at least one (1) ballot. Weight is calculated as: ballots = max(1, 1 + total points). Winners are selected without replacement until the available number of stalls is filled. The strata may conduct the draw at an open meeting or otherwise publish a draw record, subject to privacy considerations.

9. Compliance, enforcement, and strata responsibilities (important)

Use of the Stall is a privilege. The permit holder must comply with strata bylaws/rules and any posted signage, including display of any required permit/identifier.

The Strata Corporation and its agents are not responsible for day-to-day policing of unauthorized parking in the Stall. If the permit holder encounters unauthorized parking, they must report the incident to Strata (council/manager) with date/time, photos, and licence plate

details. The permit holder will not initiate towing or enforcement actions independently unless specifically authorized in writing by Strata.

The permit holder remains responsible for their own vehicle security and for any fines, tickets, or damages arising from improper parking or bylaw breaches.

10. Fees, assignment, and revocation

If selected, the permit holder must sign the Strata's fee/permit terms (including payment schedule and permit display requirements). Permission may be revoked on reasonable notice if conditions are breached, if the permit holder is in arrears, if the information provided is false/misleading, or where required for strata operations, consistent with applicable law and fairness obligations.

10A. Additional conditions and disclaimers

- Program changes: The Strata Corporation may amend program rules, fees, eligibility criteria, and weighting in future years via council decision and/or owner approval as required, without creating expectations for continuity.
- Verification and audits: Strata may request additional supporting information/photos and may verify compliance. Material misrepresentation may result in loss of permission and enforcement under strata bylaws/rules.
- Insurance: The permit holder acknowledges Strata does not insure the permit holder's vehicle or contents, and the permit holder should maintain appropriate vehicle insurance.
- Costs and damages: The permit holder is responsible for costs, fines, and damages caused by the permit holder or their guests/occupants. The permit holder agrees to indemnify and hold the Strata Corporation harmless from claims arising from their use of the Stall to the extent permitted by law.
- Safety and access: Strata may reassign or temporarily suspend use for safety, maintenance, emergency access, or operational needs, on reasonable notice when practicable.
- Use restrictions: The Stall is for parking an operable, licensed, insured vehicle only. Storage of goods, trailers, or other items is prohibited unless expressly permitted in writing by Strata.
- Non-transferable: The permission cannot be sold, assigned, sublicensed, or otherwise transferred (including on sale of the strata lot).
- Not a property right: The Stall remains visitor/common property and this permission does not create limited common property, a lease, or an easement.
- No guarantee: Allocation is not guaranteed and is subject to the number of stalls made available for the program year.

11. Privacy and recordkeeping

Personal information collected in this application (including licence plates and photos) is collected for the purpose of administering the parking program. Access will be limited to strata

council/management and service providers as needed for administration and enforcement. Applicants acknowledge that a winner list may be disclosed to owners/residents in a form that reasonably balances transparency with privacy.

12. Applicant declarations and acknowledgements

- I confirm the information in this application is true, complete, and supported by the attached photos.
- I understand the Stall is common property and any permission granted is temporary (maximum one year) and not transferable.
- I understand a new application and a new lottery draw are required each year, and there is no guarantee of renewal.
- I understand the Strata is not responsible for policing unauthorized parking in the Stall; I will report incidents to Strata and will not tow or enforce on my own.
- I agree to comply with all strata bylaws/rules and any conditions imposed for the Stall, including permit display and fee payment.
- I acknowledge that breaches may result in fines, loss of permission, and/or other enforcement under strata governance.

13. Signature

Owner/applicant signature:	Date:
Printed name:	Strata Lot #:
If tenant/resident applying, owner authorization (signature):	Date:

Reference notes (for strata council)

Government of British Columbia guidance confirms strata corporations may grant a short-term exclusive use agreement/privilege for common-property parking/storage, not exceeding one year, and may set conditions and renew for additional one-year terms. Sources: Government of British Columbia, “Strata parking stalls and storage lockers” and “Exclusive use of common property in stratas” (accessed 2026-01-20).

CHOA guidance notes that common property parking may be allocated via short-term exclusive use under section 76 of the Strata Property Act. Source: Condominium Home Owners’ Association of BC (CHOA), “Parking Spaces and Storage Lockers” (updated Feb 2023).

Statutory basis: Strata Property Act, section 76 (Short Term Exclusive Use), as published by the Land Title and Survey Authority of BC (LTSA).