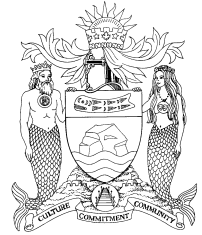


CITY OF WHITE ROCK

Zoning Bylaw No. 2000

ADOPTED: April 15, 2013

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2000**



A Bylaw to adopt the City of White Rock Zoning Bylaw 2012, No. 2000

WHEREAS pursuant to Part 26, Division 7 of the *Local Government Act* in relation to Zoning and other Development Regulations, the Council of the City of White Rock is empowered to make regulations thereto;

AND WHEREAS a public hearing was given notice and held in accordance with the requirements of the *Local Government Act*;

NOW THEREFORE the Council of the Corporation of the City of White Rock, in open meeting assembled, enacts as follows:

1. That this Bylaw may be cited for all purposes as “White Rock Zoning Bylaw, 2012, No. 2000”.
2. The Zoning Bylaw attached herein as Schedules “A”, “B” and “C” and incorporated as part of this bylaw is hereby adopted.
3. That White Rock Zoning Bylaw, 1999, No. 1591 and all subsequent amendments is hereby repealed.
4. That the Mayor and City Clerk are hereby empowered to do all things necessary to give effect to this Bylaw.

PUBLIC INFORMATION Meetings held on the	31 st day of	January, 2013 and
	6 th day of	February, 2013
RECEIVED FIRST READING on the	11 th day of	March, 2013
RECEIVED SECOND READING as AMENDED on the	11 th day of	March, 2013
PUBLIC HEARING held on the	25 th day of	March, 2013
RECEIVED THIRD READING as amended on the	15 th day of	April, 2013
RECONSIDERED AND FINALLY ADOPTED as amended on the	15 th day of	April, 2013

MAYOR

CITY CLERK

City of White Rock Zoning Bylaw No. 2000

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1.0 Introduction

1.1 Purpose

The purpose of this zoning bylaw, in accordance with Part 14 of the *Local Government Act*, is to establish land use regulations for the City of White Rock consistent with the White Rock Official Community Plan respecting:

- a) the use of land, including the surface of water;
- b) the density of the use of land, buildings, and structures
- c) the siting, size, and physical dimensions of buildings and structures;
- d) the provision of off-street parking and loading spaces;
- e) landscaping and screening; and
- f) runoff control

2.0 General

2.1 Basic Provisions

2.1.1 Within the City of White Rock, no person shall:

- a) use any land, buildings or structures;
- b) commence any construction to erect, move, enlarge or structurally alter any building or structure; or
- c) create a lot by subdivision under the *Land Title Act* or *Strata Property Act*; except as permitted by:
 - i) the provisions and regulations of this Bylaw
 - ii) the provisions and regulations of this Bylaw as varied by order of the Board of Variance in accordance with the *Local Government Act*
 - iii) the provisions and regulations of this Bylaw as varied by a Development Permit approved by Council in accordance with the *Local Government Act*
 - iv) the provisions and regulations of this Bylaw as varied by a Development Variance Permit approved by Council in accordance with the *Local Government Act*
 - v) a Temporary Use Permit approved by Council in accordance with the *Local Government Act*
 - vi) the non-conforming uses and other continuations provisions of the *Local Government Act*
 - vii) Respecting subdivision, Section 511 [Bylaws adopted after application for subdivision submitted] and Section 514 [Subdivision to provide residence for a relative] of the *Local Government Act*

2.1.2 No provision or regulation of this Bylaw shall be construed to replace or remove the requirement for approvals under any other act or regulation.

- 2.1.3 Properties with uses existing at the date of adoption of this bylaw have, in some instances, been zoned to recognize existing long-standing uses in transitional areas, or otherwise to recognize existing lot areas for older historical properties.
- 2.1.4 This bylaw uses comprehensive development zones (CD zones) as a means to accommodate site specific proposals, minimize the use of restrictive covenants, and to incorporate “form-based” zoning which has broad implications for community livability, and is intended to accommodate community input on the form, character and density for these projects.
- 2.1.5 Residential buildings in the RE, RI, RS and RT zones that were lawfully constructed but rendered non-conforming for residential gross floor area with the approval of this bylaw, may be reconstructed to their original size if damaged or destroyed to the extent of 75% or more of their assessed value above the foundation by fire or other natural causes.
- 2.1.6 Metric units are used for all measurements in this Bylaw. The approximate equivalent in imperial units are included for convenience only and do not form part of this Bylaw.

2.2 Administration & Enforcement

- 2.2.1 A Building Official, Bylaw Enforcement Officer, Business License Inspector or other employee appointed by the City of White Rock to administer and enforce this Bylaw is hereby authorized pursuant to Section 16(6) of the *Community Charter* to enter, at all reasonable times, on any property including land and improvements, that is subject to this Bylaw, to inspect and determine whether the regulations and provisions of this Bylaw are being or have been complied with. The Building Official, Bylaw Enforcement Officer, Business License Inspector or other appointed employee shall undertake such entry and inspection in accordance with the procedures outlined in the relevant City Bylaws and in accordance with Section 16(6) of the *Community Charter*.
- 2.2.2 A Building Official for or on behalf of the City of White Rock, where applicable, shall not issue any permit except in accordance with the provisions and regulations of this Bylaw.
- 2.2.3 No person shall prevent or obstruct the entry of a Building Official, Bylaw Enforcement Officer, Business License Inspector or other appointed employee of the City of White Rock on property in the administration of this Bylaw.
- 2.2.4 Any owner or occupier of land, who causes, suffers, or permits any contravention of any provision of these regulations is guilty of an offence and is liable on conviction for the payment of penalties imposed under the Offence Act. Every day that an offence under this Bylaw is caused or allowed to continue, constitutes a separate offence and separate fines, each not exceeding the maximum for that offence, may be imposed for each day during which the offence continues.

2.3 Severability

- 2.3.1 Every provision of this Bylaw is independent of all other provisions and if any provisions of this Bylaw is declared invalid for any reason by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable.

3.0 Interpretation & Definitions

3.1 Zone Boundaries

- 3.1.1 The precise boundaries of each zone shall be interpreted as following the boundary of a lot, the centre line of a road allowance or stream, or as outlined in Schedule “C” – Zone Maps.

3.2 Rules of Interpretation

- 3.2.1 Words, phrases and terms used in this Bylaw that are neither defined in this Bylaw nor in the *Local Government Act* or the *Community Charter* or the *Interpretation Act* shall be given their usual and customary meaning.
- 3.2.2 Where the regulations set forth in this Bylaw conflict with the terms and conditions contained in an existing Land Use Contract, the terms and conditions contained in the Land Use Contract shall prevail.

3.3 Definitions

- 3.3.1 For the purposes of this Bylaw, the following defined words, phrases and terms shall have the meaning assigned to them below, unless the context otherwise requires:

“accessory bed & breakfast use” means a use that is accessory to a one-unit residential use that provides temporary accommodations for the travelling public.

“accessory boarding use” means the use of a room or rooms (similar to sleeping units) in a dwelling unit used for the accommodation of roomers and boarders for periods greater than 30 days with either private or shared sanitary facilities and without separate cooking facilities or equipment; this use shall not be permitted in conjunction with a *hotel, accessory bed & breakfast use, accessory registered secondary suite, short term rental, care facility, or any other similar commercial or institutional use.*

“accessory child care centre” means a child care centre within the licensee’s personal residence where child care is provide for no more than eight (8) children.

“accessory coach house” means a 2nd *dwelling unit* that is separate from and accessory to a *one-unit residential use* and is located above an *ancillary building* in the form of either a garage or carport at the rear of the *one-unit residential use*.

“accessory home occupation” means an occupation or profession carried on as a business by a person residing in the same dwelling unit in a manner ancillary to the residential use of the dwelling unit.

“accessory registered secondary suite” means an additional dwelling unit contained within the principal dwelling unit on the site, where the principal dwelling unit is the only other dwelling unit on the site and is a single real estate entity, and that is registered with the City of White Rock as a secondary suite.

“accessory use” means a use which is subordinate and customarily incidental to the principal use and located on the same lot as the principle use.

“adult entertainment use” means a use of an establishment, or part thereof that provides adult-oriented entertainment, not suitable for viewing by minors, including, but not limited to, exotic dancing whereby entertainers remove clothing during a performance and/or perform in a sexually suggestive manner, or entertainment involving full or partial nudity.

“agency store” means a liquor store operated by an agent appointed under section 18 (5) of the *Liquor Distribution Act*.

“ancillary building” means a building which is detached from, subordinate and customarily incidental to the principal building permitted on the same lot and, without limiting the generality of the foregoing, includes detached garages, detached carports, detached workshops and storage sheds.

“ancillary car wash” means a facility for the washing of motor vehicles with a rated gross vehicle weight of 5,000 kg or less on an automated, semi-automated or manual basis, and ancillary to a gas bar/convenience store.

“apartment” means a multi-unit residential building containing four (4) or more residential dwelling units.

“assembly use” means the use of a *building* or part thereof, by a gathering of persons for civic, political, travel, religious, social, educational, and recreational or like purposes.

“assisted living residence” means a premises or part of a premises, other than a community care facility, in which housing, hospitality services and at least one but not more than two prescribed services are provided by or through the operator to three or more adults who are not related by blood or marriage to the operator of the premises.

“average natural grade” see *grade, average natural*.

“balcony” means an unenclosed platform cantilevered off of a *building*.

“bay, bow and box windows” means a window space projecting out from the walls of a *building*.

“basement” means the area of a *building* where the floor area is located no less than 0.6m (2.0ft) below *average natural grade*.

“building” means any *structure* wholly or partly enclosed by a roof or roofs, supported by walls, columns or posts and used or intended for the shelter or accommodation of persons, animals, chattels or things.

“Building Official” means a person employed by or contracted to the City to administer the Building Bylaw and the BC Building Code.

“Business License Inspector” means a person employed by or contracted to the City to administer the Business License Bylaw, and other bylaws of the City, including, but not limited to, the Zoning Bylaw, the Sign Bylaw and the Sidewalk Café/Business License Bylaw.

“Bylaw Enforcement Officer” means a person employed by or contracted to the City to administer all City bylaws.

“cannabis store” means a government cannabis store under the *Cannabis Distribution Act*, as amended, or an establishment licensed under the *Cannabis Control and Licencing Act*, as amended.

“cantilever” means an overhang where all or part of the floor area extends beyond and over a foundation wall.

“care facility” means a building which contains sleeping units for persons receiving care or assistance where the building and/or operator are regulated or funded by provincial or federal agencies, including care and assisted living as defined and regulated under the Community Care and Assisted Living Act as amended.

“child care centre” means a facility that provides child care, including group child care, preschool, family child care, occasional child care, and multi-age child care as defined, licensed and regulated under the *Community Care and Assisted Living Act* as amended, and is distinct from a *care facility*.

“church” means a building or structure or part thereof used for religious worship or organized religious services and associated accessory uses which may include a church hall or auditorium, nursery school, child care centre, parish hall, and an accessory dwelling unit.

“civic use” means a use providing for public functions and services including federal, provincial and municipal offices and yards, public schools and colleges, public hospitals, community centres, libraries, museums, parks, playgrounds, cemeteries, tourist information, waterways, and includes private and public utilities.

“commercial floor area” means the sum total of floor areas of each storey in a *building* used for commercial purposes, inclusive of exterior walls, areas occupied by internal walls and partitions, and excluding storage areas open to employees only, common stairwells, elevator shafts, common corridors, heating, maintenance and service areas, and enclosed parking facilities.

“community amenity space” means floor area used for community amenities that are provided by the constructor of a building as community amenities under a phased development agreement or amenity rezoning bylaw in accordance with prevailing legal requirements of the City.

“community garden” means an area managed by a non-profit society, public entity, or community organization, where members of the community may grow edible and ornamental plants for personal use or community distribution.

“community service” means a use by a non-profit society:

- a) providing information, referral, counseling, advocacy, or physical or mental health services on an out-patient basis;
- b) dispensing aid in the nature of food or clothing; or
- c) providing drop-in or activity space;

but does not include *churches, residential uses or care facilities*.

“deck/elevated patio” means an uncovered and unenclosed raised platform area constructed out of wood, metal, plastic or concrete greater than 0.6m above finished grade around the raised platform.

“density” means a measurement of development intensity on a lot which shall be in either floor area ratio or unit density.

“dwelling unit” means one or more *habitable rooms* used for the residential accommodation of one or more persons as an independent and separate residence containing cooking, living, sleeping and sanitary facilities, consisting of one stove and kitchen sink, and one or more sets of sanitary facilities for the exclusive use of such person or persons, but specifically excludes a recreational vehicle.

“electric vehicle” means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle's batteries.

“electric vehicle supply equipment” means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an *electric vehicle*.

“electric vehicle energy management system” means a system to control *electric vehicle supply equipment* electrical loads comprised of monitor(s), communications equipment, controller(s), timer(s) and other applicable devices.

“energized outlet” means a connected point in an electrical wiring installation at which current is taken and a source of voltage is connected to supply utilization equipment.

“exterior side yard” means a side yard that abuts a road on a corner lot.

“farmers’ market” means a reoccurring commercial use managed by a non-profit society, a public entity, or community organization, that provides for the sale of local agricultural products, locally produced alcohol (beer, wine, spirits and other similar alcohol), local artisan goods, and prepared foods and beverages, by independent vendors directly to consumers.

“fence” means an unenclosed *structure* used as a barrier to enclose or partially enclose a parcel of land.

“first storey” means the story above the *basement*, but where no *basement* exists, the lowest storey in the *building*.

“food primary” means a restaurant that includes a dining establishment issued a food primary license pursuant to the *Liquor Control and Licensing Act*.

“front yard” means the area between the side lot lines extending from the front lot line to the nearest wall of the building.

“gas bar” or **“gas bar / convenience store”** means a business establishment for the retail sale of automotive fuels (including gasoline, diesel fuel, gasohol, propane and natural gas) and lubricating oils, including the sale of products ancillary to automotive fuel sales, and the minor servicing and repairing of automobiles excluding auto body repair. It also includes the retail sale of convenience items, including food, tobacco, pharmaceuticals, periodicals, snack foods or other similar household convenience items.

“grade, average natural” means the average that is determined by measuring at the midpoints of the walls of the four sides of the *building* or *structure* (see sub-section 4.8).

“grade, finished” means the actual finished grade of the land adjacent to the foundation of a *building* or *structure*.

“grade, natural” means the grade of the *lot*, as determined by a B.C. Land Surveyor, prior to any construction or alteration of the site.

“gross floor area” means the sum total of floor areas of each *storey* in a *building*, inclusive of exterior walls.

Gross floor area shall exclude *community amenity space*.

“habitable room” means a room used for cooking, eating, sleeping or living and includes a kitchen, dining room, bedroom, living room, family room and den, but excludes a recreation room, bathroom, utility room, workroom, furnace room and storage room.

“health service facility” means a facility providing room, board and surgical or other medical treatment for the sick, injured or infirm including outpatient services, including but not limited to private hospitals, nursing homes with health care for dependent residents, mental health facilities, detoxification centres and adult day care.

“height” means, with reference to a *fence*, the vertical distance between the highest point of the *fence* and the *natural grade* elevation at that point; and, with reference to a *building* or *structure*, the vertical distance between the highest point of the *building* or *structure* and the *average natural grade* except where indicated otherwise.

“hospitality service” means meal services, housekeeping services, laundry services, social and recreational opportunities and a 24 hour emergency response system.

“hotel” means a building or buildings containing sleeping units, where payment for occupancy is usually on a daily or weekly basis to the operator of the premises, and may include ancillary services such as restaurants, meeting or conference rooms, recreational facilities, and entertainment facilities issued a liquor primary license pursuant to the *Liquor Control and Licensing Act*.

“institutional floor area” means the sum total of floor areas of each storey in a *building* used for institutional purposes, inclusive of exterior walls, areas occupied by internal walls and partitions, and excluding storage areas open to employees only, common stairwells, elevator shafts, common corridors, heating, maintenance and service areas, and enclosed parking facilities.

“interior side yard” means a side yard abutting another lot.

“lane” means a dedicated road allowance less than 10.0m (32.8ft) in width intended to provide rear or side access to a lot and/or a private or common access to a building complex or bare land strata development.

“Level 2 charging” means a Level 2 *electric vehicle* charging level as defined by SAE International's J1772 standard.

“licensed establishment” means a business premise or establishment licensed under the *Liquor Control and Licensing Act* and the *Liquor Control and Licensing Regulation* as amended, including *liquor primary*, *food primary*, brewery, winery, distillery, *u-brew*, and *u-vin*.

“liquor primary” means a *licensed establishment* where the primary purpose is the sale of alcoholic beverages for consumption on-site.

“liquor store” means a government liquor store, government beer store or government wine store licensed under the *Liquor Distribution Act*.

“lot” means an area designated as a separate and distinct entity on a legally recorded subdivision plan or description filed under the *Land Title Act* or *Strata Property Act* in the Land title Office, or surveyed and registered under the *Land Act*. Distinction is provided for: a “fee-simple lot” which applies to lots created by subdivision under Part 7 of the *Land Title Act*; a “strata lot” which applies to lots created by subdivision under Part 14 of the *Strata Property Act*; and, a “lease lot” which applies to a parcel of land created by subdivision under Part 7 of the *Land Title Act* for the purpose of a lease of more than three (3) years.

“lot area” means the total horizontal area of land within the lot lines of a lot.

“lot coverage” means the area of a lot covered by any and all buildings measured to the outside of the outermost walls and expressed as a percentage of the lot, and includes any cantilevered floor area and chimneys as well as covered decks, covered porches, covered entranceways, carports, detached garages and ancillary buildings including detached garages and sheds.

“lot depth” means the least horizontal distance between the front and rear lot lines, but where the lot has irregular shape, the minimum lot depth may be the average of the lot line with the least lot depth and the lot line with the most lot depth.

“lot frontage” means the horizontal distance between the side lot lines, such distance being measured along a line parallel to the front lot line a distance from that line equal to the minimum required front-yard depth, except for “pan-handle lots” as further defined.

“lot line” means the legal boundary of a lot that divides one lot from another, or that divides a lot from a road allowance or park dedication area.

“lot line, exterior” means the *lot* line or lines, not being the *front* or *rear lot lines*, common to the *lot* and a *street*.

“lot line, front” means the *lot* line common to the *lot* and an abutting *street* or where there is more than one *lot* line common to abutting *streets*, the shortest of these lines shall be considered as the *front lot line*.

“lot line, rear” means the *lot* line opposite to and most distant from the *front lot line*, or, where the rear portion of the *lot* is bounded by intersecting side *lot* lines, shall be deemed to be the point of such intersection.

“lot line, side” means a lot line other than a front or rear lot line.

“lot width” means the horizontal distance of the *front lot line* between the *side lot lines*.

“medical or dental clinic” means a *building* or part thereof where members of the medical profession including, but not limited to, dentists, chiropractors, osteopaths, optometrists, physicians or occupational therapists provide diagnosis and treatment to the general public without overnight accommodation, and may include reception areas, offices for consultation, treatment rooms, including x-ray and minor operating rooms, a pharmaceutical dispensary, and a coffee shop. A medical or dental clinic may also include a facility for removal of tattoo’s/body art.

“mixed-use building” means a *building* containing a combination of *residential uses* and non-residential uses, and any *accessory* uses thereto.

“multi-unit residential use” means a building or part thereof which contains two (2) or more dwelling units, excluding secondary suites.

“neighborhood convenience store” means the retail sale of convenience items, including food, tobacco, pharmaceuticals, periodicals, snack foods or other similar household convenience items.

“off-street loading space” means an on-site parking space reserved for temporary parking for the purpose of loading or unloading of goods and materials.

“off-street parking space” means a space for the parking of a vehicle either inside or outside of a building or structure, but does not include maneuvering aisles and other areas providing access to the space.

“one-unit residential use” means a *residential use* limited to one *dwelling unit* on a *lot* exclusive of an *accessory registered secondary suite*.

“owner” means the person or persons listed as the titleholder on a property’s legal certificate of title registered in the BC Land Title Office.

“parking facilities” means an off-street area or structure for the temporary parking of vehicles, and may include at-grade, below-grade or above-grade facilities as a principal use.

“parks” and/or **“natural areas”** means an area of land designated and used by the public for active or passive recreation and/or an area of land in a natural or undeveloped condition where lands are restricted for future development by enactment, statute or covenant.

“principal building” means a *building* of which the floor space is used for a permitted principal use.

“principal use” means the primary use of land, buildings or structures.

“public utility use” means uses providing for the essential servicing of the City with water, sewer, electrical, telephone and similar services where such use is established by the Corporation, by another governmental body or by a company operating under the *Utilities Commission Act*, and includes broadcast transmission facilities, sewer, water-main, and power line easements, pump houses, sub-stations, telephone exchanges, traffic controls, and related *ancillary buildings and structures*.

“railway use” means a railway use and operation within the legislative authority of Parliament and includes (a) branches, extensions, sidings, railway bridges, tunnels, stations, depots, wharfs, rolling stock, equipment, stores, or other things connected with the railway, and (b) communications or signaling systems and related facilities and equipment used for railway purposes.

“rear yard” means the area between the side lot lines extending from the rear lot line to the nearest wall of a building.

“recreation facilities” means a curling rink, skating rink, swimming pool, playing field, public park, public playground.

“recycling use” means a use completely contained within a *building* for collection only for *recycling* goods which is limited to a material which is gathered for the main purpose of reprocessing a raw material for manufacturing purposes.

“residential floor area” means the sum total of floor areas of each storey in a building for *multi-unit residential use* which contains four (4) or more *dwelling units*, measured to the mid-point of the exterior walls, including areas occupied by internal walls and partitions, and excluding unenclosed balconies, common stairwells, elevator shafts, common corridors, enclosed parking facilities, and common recreation or amenity areas.

“residential gross floor area” means the sum total of floor areas of each storey in a *building* containing a *one-, two- or three-unit residential use*, excluding a *basement*, cellar, crawl spaces, carport, garage, bay window, bow window or box window, elevator shafts, and areas occupied by stairs on the second storey of a building.

“residential use” means a *building* consisting of a dwelling unit for residential occupancy as the *principal use* for long term accommodation for periods in excess of one (1) month.

“restaurant” means a business establishment where food and beverages are prepared, served and consumed on the premises, including dining establishments issued a *food primary license* pursuant to the *Liquor Control and Licensing Act*, and includes facilities for ordering and pick-up for consumption off-site.

“retail service group 1 use” means a use providing for the sale at retail or repair of household or personal goods or things, or for extending services to persons; is limited to: sale of automotive goods, health clubs, veterinary clinics, appliance repairs, appliance stores, art galleries, bakery shops, banks, barbers, billiard halls, book shops, bowling alleys, business offices, business schools, cafes, camera shops, clothing stores, coffee houses, dance studios, delicatessens, department stores, drug stores, dry cleaners, financial services offices excluding “money marts” or “pay-day cash services” (not permitted), fish markets, grocery stores, hairdressers, hardware, home furnishing stores, laundrettes, meat markets, medical or dental clinic, music studios, passenger depots, personal furnishing shops, printers, professional and semi-professional offices, *restaurants*, secondhand stores excluding “pawnshops” (not permitted), shoemakers, social clubs, stationery stores, super markets, tailors, tattoo/body art studio, theatres, toy stores, trade schools and variety stores; excludes a use providing for the sale at retail or servicing of non-household or non-personal goods or things, or for the sale at retail or servicing of any goods or things that necessitate access by motor vehicle or a use located other than in a permanent type *building*.

“retail service group 2 use” means a use providing for the sale at retail or servicing of non-household or non-personal goods or things, or for the sale at retail or servicing of any goods or things that necessitate access by motor vehicle; is limited to: building or home supply retail sales, business schools, car washes, curling rinks, drive-in facilities, drive-in *restaurants* and cafes, dry cleaners, gas bar, glass sales, health clubs, heating shops, light machinery sales, light marine sales, mortuaries, new automobile sales, nurseries, plumbing shops, recreation clubs, repair of automobiles, servicing of automobiles, sheet metal shops, skating rinks, social clubs, used automobile sales; excludes a use located other than in a permanent type *building*.

“retail store” means a *building* where goods, wares, merchandise, substances, articles, or things are stored, offered or kept for sale at retail and includes storage on or about the store premises of limited quantities of the goods, wares, merchandise, substances, articles, or things sufficient only to service the store.

“retaining wall” means a wall or similar works constructed to hold back, stabilize, support or retain soil, rock or a bank of earth.

“roughed-in electric vehicle charging infrastructure” means a *Level 2 charging* service including a 240v or 208v circuit breaker on an energized electrical panel connected by raceway to an outlet.

“setback” means the distance between the lot line and the exterior of a building or structure measured from the lot line to the exterior face of the building or structure and within which no part of any building or structure may be situated, except those matters and items specifically excluded from a setback or yard requirement permitted as exemptions elsewhere in this bylaw.

“shipping container” means an enclosed unit used or intended to be used for storing and transporting goods via ship, rail or truck, whether or not it is actually being used for such purpose.

“short term rental” or **“accessory vacation rental”** means the rental of a residential *dwelling unit* to short-term paying guests for periods not to exceed thirty (30) days.

“side yard” means the area between side lot lines and the nearest wall of a building extending from the front yard to the rear yard.

“special event” means any public or private exhibition, *farmers’ market*, parade, procession, carnival, athletic event, public performance or show, held on public property, including any street, road, lane, park, or other public right of way or place.

“sleeping unit” means a hotel or tourist accommodation room rented to the general public and used for temporary or overnight sleeping accommodations on a daily or weekly basis, and may include in room sanitary facilities, but excludes in-room kitchen or cooking facilities.

“storey” means that portion of a building which is situated between the surface of any floor and the surface of the floor next above it and, if there is no floor above it, that portion between the surface of such floor and the ceiling surface above it. A storey shall not include a *basement*, cellar, or crawl space, except for those portions of a *basement* which contain *residential floor area*, *institutional floor area* or *commercial floor area*.

“street” means a road allowance or road dedication area 10.0m (32.81ft) or more in width.

“structure” means any construction fixed to, supported by or sunk into land or water which is greater than 0.6m in height, excluding *buildings*, *retaining walls*, landscape trellises or arbors, in-ground swimming pools, and other similar works.

“three-unit residential use” means a multi-family residential building containing three (3) dwelling units attached as one building entity.

“townhouse” means a *multi-unit residential use* which is attached horizontally and which usually contains three or more *dwelling units*, and which has a principal entrance(s) which provides direct outdoor access at or from ground level, but does not include an *apartment* or a *hotel*.

“two-unit residential use” means a *residential use* where the *building* contains two *dwelling units* per fee-simple *lot*, either one above the other and separated by a ceiling and floor extending from exterior wall to exterior wall, or side by side and separated by a common wall extending from ground to roof, including detached dwelling units which are linked by a carport or garage that share a continuous permanent foundation and

common roof area, but does not include a *one unit residential* use plus *accessory registered secondary suite*.

“u-brew” or **“u-vin”** means an establishment licensed under Section 12.1 of the *Liquor Control and Licensing Act* to operate a u-brew or u-vin.

"underground" means a portion of a *building* or *structure* located either entirely beneath a *building* or below the level of the ground, where the *building* or the *structure* is below the *finished grade* of the immediately adjacent land.

“yard” means an area created by setback.

4.0 General Provisions & Regulations

4.1 Uses Permitted/Not Permitted – General

- 4.1.1 No person shall use or occupy any building, structure or land, including land covered by water, except as expressly permitted by and in compliance with all provisions of this bylaw. Any use not expressly permitted is prohibited.
- 4.1.2 The following uses are permitted in all zones:
- a) uses, *buildings*, and *structures* in accordance with the regulations of this bylaw;
 - b) public parks and playgrounds, including the following uses only where authorized by permit issued pursuant to the White Rock Parks Regulation By-law, 1977, No. 675 as amended, or another applicable license or agreement with the City of White Rock:
 - i) *community gardens*;
 - ii) *special events*;
 - iii) mobile food vendors;
 - iv) outdoor recreation equipment rental and classes; and
 - v) display and retail sale of artwork by the licensed artist; and
 - c) public *parking facilities*, a public utility, public utility buildings and structures (excluding a garage or storage yard under jurisdiction of the City of White Rock, the Province of British Columbia, or Crown Corporation) including utilities maintained and operated by the City of White Rock as well as those defined in the *Utilities Commission Act*.
- 4.1.3
- a) A use authorized by a Temporary Use Permit issued under the provisions of the *Local Government Act*, with the exception of a *cannabis store*, is permitted in any zone.
 - b) A *cannabis store* authorized by a Temporary Use Permit issued under the provisions of the *Local Government Act* is permitted in the Town Centre area, bounded by North Bluff Road, George Street, Thrift Avenue, and Martin Street, in accordance with the following general conditions:
 - i) the premises containing the *cannabis store* use shall be located a minimum of 100 metres from an entrance to an existing *child care centre* (notwithstanding, a new *child care centre* shall not be limited by the distance to a *cannabis store*);
 - ii) there shall be no more than three lots containing a *cannabis store* use in the area bounded by North Bluff Road, George Street, Thrift Avenue and Martin Street;
 - iii) the premises containing the *cannabis store* use shall be located a minimum of 30 metres from Byrant Park, Hodgson Park, and the Town Square located at 1510 Johnston Road;
 - iv) unless a government cannabis store, the *cannabis store* has a valid license issued in accordance with the *Cannabis Control and Licensing Act*, as amended;
 - v) the cannabis store shall not sell any goods or things until the *Cannabis Act* has come into force, and it has obtained a valid business licence (no business licence will be issued to any applicant for cannabis store use unless the City has been provided with written consent by the Owner or the Owner’s Agent as authorized in writing by the Owner).

- 4.1.4 *Decks/elevated patios* must be attached to a *principal building* and are only permitted behind the front face of the *building*.
- 4.1.5 The commercial cultivation, growth, production, storage, barter or sale of cannabis, or any products containing or derived from cannabis, is not permitted in any zone except as otherwise provided in this bylaw. This includes licensed producers regulated under applicable provincial or federal legislation, and *cannabis stores*.
- 4.1.6 The use of a modular *building* as a sales centre may be permitted in any RM, CR or CD zone permitting a multi-family residential, commercial or mixed commercial/residential project, but only when a building permit has been issued for the multi-family residential, commercial or mixed commercial/residential project, and must be removed prior to final approval of the building permit.
- 4.1.7 The use of a modular building as a construction site office may be permitted in any RM, CR or CD zone permitting a multi-family residential, commercial or mixed commercial/residential project, but only when a building permit has been issued for the multi-family residential, commercial or mixed commercial/residential project, and must be removed prior to final approval of the building permit.
- 4.1.8 *Shipping containers* are not permitted as permanent storage units or as *ancillary buildings or structures*, and may only be located in the City when used for storage purposes for tools and materials during construction when a building permit has been issued, and must be removed prior to final approval of the building permit. Notwithstanding, shipping containers may be used for storage purposes on P-1 zoned lands owned by the City of White Rock.
- 4.1.9 Accessory off-street parking shall not be used for the parking or storing:
- (a) of two or more commercial vehicles;
 - (b) of any commercial vehicle exceeding 7.7m (25.26ft) in length;
 - (c) of any contractors equipment or machinery; and/or
 - (d) of house trailers or recreational vehicles, boats or boat trailers, any one of which exceeds 7.7m (25.26ft) in length unless fully concealed from view within an enclosed garage, tarped within an open carport, or tarped and screened from view from a public street by landscaping.

4.2 Comprehensive Zone Coverage

- 4.2.1 For the purposes of this Bylaw, all lands and properties within the boundaries of the City of White Rock shall be deemed to have a zone assigned to it.

4.3 Existing Lots of Record

- 4.3.1 In each zone, all lots that have a lesser lot area, frontage or depth than required herein, and that were registered on a plan in the Land Titles Office prior to the date of adoption of this Bylaw, are established as locations where the minimum lot area, frontage or depth requirements of the zone do not apply, but only to the extent necessary to permit the use of that lot for a use permitted in that zone, and only on the condition that all other requirements of this Bylaw applying in that zone must be observed.

4.4 Construction within an Identified Floodplain

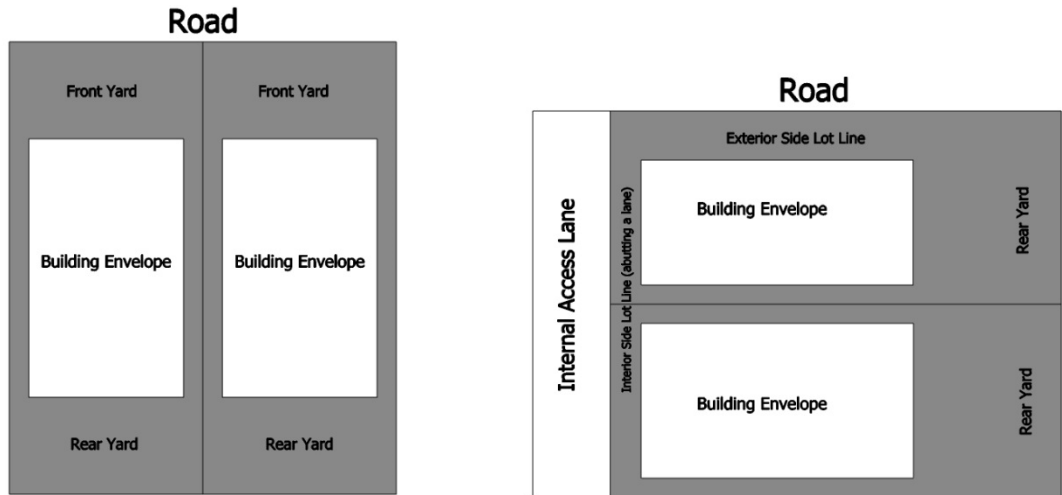
- 4.4.1 Development within the Campbell River Floodplain and Ocean Floodplain areas as identified in the Official Community Plan require approval for development permit as outlined in the applicable development permit guidelines.
- 4.4.2 Storage tanks shall be located above the identified flood elevation level, or otherwise:
 - a) be buried and have a water-tight cap; and/or
 - b) be sufficiently anchored to withstand flood waters
- 4.4.3 Where landfill is required to raise a minimum floor area elevation above the identified flood level for a residential use, the maximum building height permitted may be increased by the equivalent depth of the landfill or difference needed to raise the underside of the floor above the flood level. Where landfill is provided to raise the grades and elevations, the site shall be engineered so as not to adversely impact drainage patterns for adjacent properties.

4.5 Established Building Line

- 4.5.1 Where a one-unit, two-unit or multi-unit residential building is to be constructed or reconstructed on a lot within a residential zone and where there is an established line of buildings on the same side of the street, such permitted building may be constructed or reconstructed closer to the lot line adjoining the street than permitted by this bylaw such that the front yard or exterior side yard setback is equal to the average front yard or exterior side yard setback of buildings on the same side of the street, provided that such permitted building is not located closer to the lot line adjoining a street than the established building line existing on the date of adoption of this Bylaw.

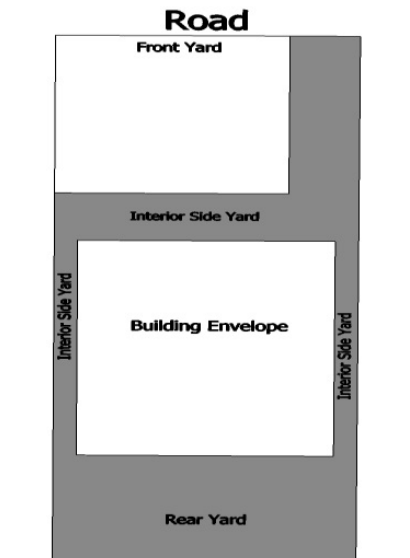
4.6 Lot Line Setbacks on Strata Lots

- 4.6.1 The interpretation of front, rear and side yard setbacks for strata lots is dependent on the requirements of the zone applicable to the subject lands, and adjacency to a public road.
- 4.6.2 Where a strata lot is adjacent to, and access is provided from, a public road, the front, rear and side yard setbacks are determined in the same manner as they are for a fee-simple lot.
- 4.6.3 Where a strata lot is provided access from a private or common access lane:
 - a) no front yard setback is required from the strata lot adjacent to the common access lane, however, a minimum 6.0m setback is required between the internal access lane and the front face of the building and opening for a garage or carport;
 - b) the rear yard is interpreted as the part of the lot directly opposite from the strata lot line running parallel with the common access lane;
 - c) all other strata lot lines are interpreted as side lot lines.
- 4.6.4 In cases where lot widths and lot depths (exclusive of the access area) are equal, or where lot lines are so irregular that proper interpretation cannot be made, the City's Approving Officer may make interpretation regarding the location of front, rear and side yards for the purposes of locating buildings on each bare land strata lot.



4.7 Lot Line Setbacks on Pan-Handle (Fee Simple) Lots

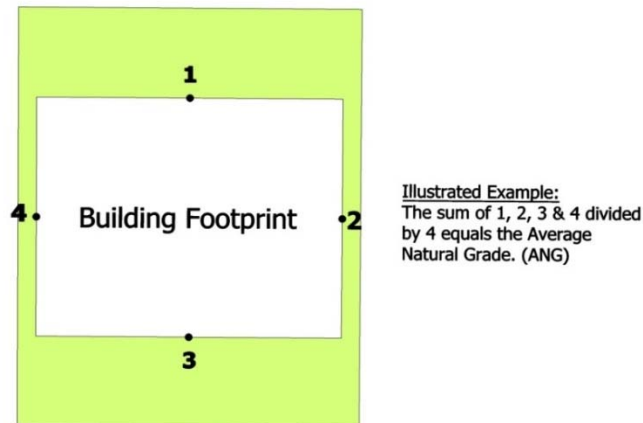
4.7.1 The interpretation of front, rear and side yard setbacks for pan-handle (fee-simple) lots is dependent on the width and depth of the lot exclusive of the access area, where the narrow portion is interpreted as the width of the lot, and the wider portion is interpreted as the depth as shown in the illustration below. Front yard setbacks are only adjacent to a road, rear yard setbacks are interpreted to be behind the building envelope running parallel with the narrower lot lines, and all remaining lot lines are interpreted as side yards, as shown in the illustration below.



4.7.2 In cases where lot widths and lot depths (exclusive of the access area) are equal, or where lot lines are so irregular that proper interpretation cannot be made, the City's Approving Officer may make interpretation regarding the location of front, rear and side yards for the purposes of siting buildings and structures.

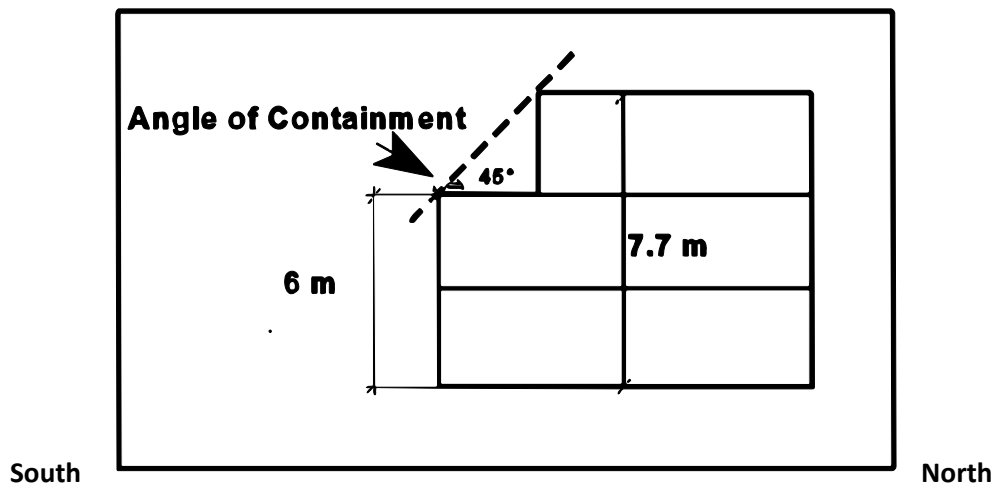
4.8 Building Heights

- 4.8.1 The height of buildings and structures shall be interpreted as the vertical distance between the highest point of the building or structure and average natural grade, except as indicated for *principal buildings* in the CR-3 zone.
- 4.8.2 For the purposes of this Bylaw, average natural grade shall be calculated as the average grade, as determined by measuring the natural grade at the midpoints of the walls on all sides of the building or structure, then divided by the number of all sides, as illustrated below using four sides as an example (the sum of 1, 2, 3 & 4, divided by 4 = ANG). Natural grade shall be determined by a registered BC Land Surveyor and shall be determined as the grades prior to any construction or alteration of the land.



4.9 Angle of Containment

Where angle of containment is required, the height of the southerly elevation of the building shall be determined by an angle of containment of 45 degrees to the vertical commencing 6.0m (19.69ft) above the *natural grade* at the mid-point of the base for the southerly wall as generally shown below. No part of a *building*, with the exception of open type balcony guards, shall be placed above the angle of containment.



4.10 Floor Area in One-, Two-, and Three-Unit Residential Zones

4.10.1 Floor area ratio calculations in all one, two and three-unit residential zones (RS, RE, RI, RT zones and CD zones for one-, two, and three-unit residential uses) shall include the sum total of floor areas of each storey in a *building* for *residential use*, excluding the following:

- a) *basements*
- b) cellars or crawl spaces
- c) carports or garages
- d) bay, bow or box windows
- e) elevator shafts
- f) areas on the second storey of a *building* occupied by stairs

4.11 Floor Area in Multi-Unit Residential, Commercial, Public and Mixed Use Zones

4.11.1 Floor area ratio calculations in all multi-unit residential zones (RM) shall be measured based on *residential floor area* as defined in Section 3.3, which includes the sum total of floor areas of each storey in a *building* for *multi-unit residential use*, measured to the midpoint of the exterior walls, including areas occupied by internal walls and partitions, and excluding the following:

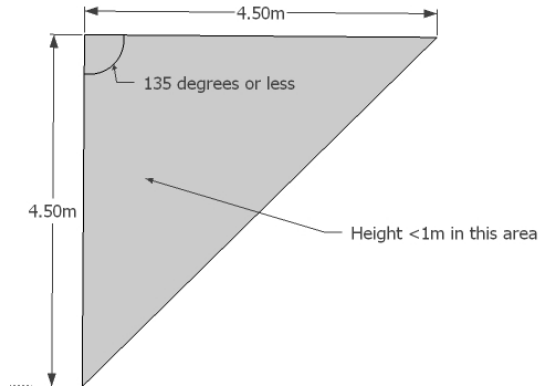
- a) unenclosed balconies
- b) common stairwells
- c) elevator shafts
- d) common corridors
- e) enclosed parking facilities
- f) common recreation or amenity areas

4.11.2 Floor area ratio calculations in all commercial or mixed use zones (CR), and public use (P) zones shall be measured based on *gross floor area* as defined in Section 3.3, which is the sum total of floor areas of each *storey* in a *building*, inclusive of exterior walls.

4.11.3 Maximum floor areas in all Comprehensive Development (CD) zones for multi-unit residential, commercial or mixed uses may be based on *gross floor area*, *residential floor area*, *institutional floor area*, or *commercial floor area*, as defined in Section 3.3, or a combination of the above terms.

4.12 Screening & Fencing

4.12.1 A *fence*, wall or similar *structure* over 1.0m (3.28ft) in height shall not be permitted within 4.5m (14.76ft) of an exterior lot corner, as defined by the intersection of an exterior side lot line and a front lot line or a rear lot line, where such lines form an interior angle of 135° or less, as illustrated below.

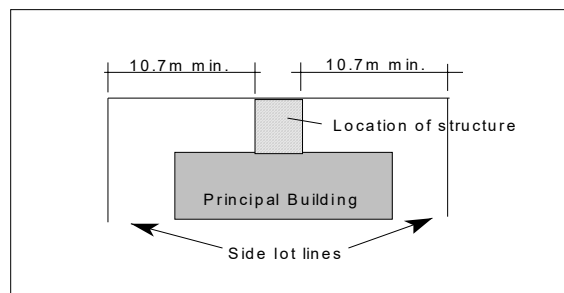


- 4.12.2 Subject to the provisions of Paragraph 4.12.1 above, and except as otherwise provided for in this Bylaw, a fence:
- a) may be sited on any portion of a lot; and
 - b) shall not exceed a height of 2.0m (6.56ft).

4.13 Siting Exceptions and Permitted Projections

- 4.13.1 Notwithstanding any setback requirements contained in this Bylaw, the following structures may project into the required setback area of all zones, in accordance with the following restrictions:
- a) exterior cladding or rain screen wall assembly may project a maximum of 0.115m (0.375ft) into any required setback area;
 - b) exterior architectural design features and cornices may project a maximum of 0.3m (1ft) into any required setback area;
 - c) *bay, bow and box windows* and *cantilevers* may project a maximum of 0.6m (2ft) into a front, rear or exterior side yard setback area (but not an interior side yard setback area) provided that such projection shall only apply to the projected feature, shall not comprise more than 3.0m (9.54ft) of linear distance of any wall, and provided that the projected feature is located at least 2.44m (8.0ft) from the front, rear or exterior side lot line;
 - d) freestanding light poles, warning devices, antennas, masts, utility poles, wires, flagpoles, signs and sign structures may be sited on any portion of a lot, except as otherwise limited or restricted by this or other bylaws;
 - e) underground buildings such as an underground parking area may be sited on any portion of a lot, provided that such projections do not extend above grade and are not permitted within any RS, RE, RI or RT zone; and
 - f) structures designed to provide weather protection over the main pedestrian entrance may project a maximum of 1.2m (4ft) into a required front or exterior side yard setback, provided that such structure must be at least 2.44m (8.0ft) from a front or exterior side lot line.
 - g) side mounted balcony guards may project a maximum of 0.15m (0.5 ft) into any required setback area.
- 4.13.2 In addition to the exceptions noted in Paragraph 4.13.1, and notwithstanding any setback requirements contained in this Bylaw, the following structures may project into the required setback area of all RM zones, in accordance with the following restrictions:

- a) eaves and gutters may project a maximum of 1.2m (4ft) into any required setback;
- b) unenclosed balconies may project a maximum of 1.6m (5.25ft) into a required front, rear or exterior side yard setback
- c) an extension of the principal building or structure designed to provide weather protection over the primary pedestrian entrance, as a porte cochere, may be permitted within the required front or exterior side yard setback areas provided that:
 - i) the height of the extension shall not exceed 4.0 metres (13.12 feet) measured from finished grade;
 - ii) no more than one such extension shall be permitted for each principal building; and
 - iii) the extension shall not be located within a distance of 10.7 metres (35.10 feet) of a side lot line as illustrated below.



4.13.3 In addition to the exceptions noted in Paragraph 4.13.1, and notwithstanding any setback requirements contained in this Bylaw, the following structures may project into the required setback area of any RS, RE, RI or RT zone only, in accordance with the following restrictions:

- a) *balconies, decks/elevated patios*, or steps may project beyond the face of the *principal building* to a maximum of 1.5m into an *exterior side yard setback*, and/or 2.1m into a *front or rear yard setback*, where the *setback* being encroached into is a minimum of 5.65m.
- b) eaves and gutters, cornices, sills and sun shades may project a maximum of 0.6m (2ft) into a required interior side yard setback, and 1.2m (4ft) into a required front, rear or exterior side yard setback, provided that where an exterior side yard setback required is less than 3.0m (9.84ft), the maximum projection permitted is 0.6m (2ft).
- c) chimneys and fireplaces may project a maximum of 0.6m (2ft) into a required front, rear or exterior side yard setback.

4.13.4 The heights of buildings and structures permitted elsewhere in this Bylaw may be exceeded for: elevator shafts and stair towers that do not provide direct access to the roof; for antennas; for church spires, belfries and domes; for chimneys; for flag poles; and, for monuments; but no such structure shall cover more than 20 percent of the *lot* or, if located on a *building*, no more than 10 percent of the roof area of the *building*.

4.13.5 Notwithstanding Paragraph 4.13.4, the heights of buildings and structures in all RS, RE, RI and RT zones, inclusive of stair towers and elevator shafts that do provide direct access to the roof, shall not exceed the maximum height prescribed under the applicable zone.

4.13.6 In the RM-1, RM-2 and RM-3 zones only, where solar panels or other green energy technologies are installed on or within a roof, the maximum height of buildings and structures permitted elsewhere in this Bylaw may be exceeded for solar heating panels by not more than 2.2m (7.22ft).

4.14 Off-Street Parking Requirements

4.14.1 Unless otherwise indicated in this Bylaw, off-street parking spaces must be provided and maintained in accordance with the following standards:

Development Type or Use	Required Parking Spaces
RESIDENTIAL USES	
One-unit residential Two-unit residential Three-unit residential Townhouse	2 per dwelling unit, except 1 per dwelling unit for lots zoned RS-3 fronting onto Marine Drive
Accessory secondary suite Accessory coach house Short term rental	1 per dwelling unit
Accessory bed & breakfast Accessory boarding use	1 per sleeping unit
Apartment	1.2 per dwelling unit, plus 0.3 per dwelling unit for visitor parking, for a total of 1.5 spaces per dwelling unit
Community Care Facility	1 per 5 units plus 1 for every 2 employees
Accessory Child Care Centre	2 spaces for pick-up and drop-off plus 1 for every 2 employees
COMMERCIAL USES	
Commercial – retail	1 per every 37m ² of commercial (retail) floor area, except 1 per 74m ² of commercial (retail) floor area for lots fronting onto Marine Drive
Commercial – office	1 per every 37m ² of commercial (office) floor area, except 1 per 74m ² of commercial (office) floor area for lots fronting onto Marine Drive
Commercial – restaurant or licensed establishment	1 per every 8 seats available for customer use, except 1 per every 16 seats for lots fronting onto Marine Drive
Hotel / Motel	1 per sleeping unit
INSTITUTIONAL & CULTURAL USES	
Civic use, Recreational use	1 per every 37m ² of institutional floor area used for a civic or recreational use. For 1174 Fir Street only (lot 1, Block 30, Plan 11883), 6 parking spaces total for

	professional and semi-professional office use.
Assembly use	1 per every 46m ² of institutional floor area used for an assembly use
Elementary school	1 per every 92m ² of institutional floor area
Hospital	1 per 5 patient beds
Child Care Centre	1 per every 3 employees, plus 2 spaces for pick-up and drop-off

- 4.14.2 Notwithstanding Paragraph 4.14.1 above, developments existing prior to the adoption of this Bylaw shall be considered acceptable provided that there are no changes in the use or increases in the floor area and/or density of the development. If there is a change of use or increase in floor area or density, an existing development will be required to comply with the parking requirements outlined in Paragraph 4.14.1.
- 4.14.3 The minimum on-site parking requirements outlined in Paragraph 4.14.1 above may be reduced by up to a maximum of 10% where:
- transportation demand management measures, including the use of car co-operatives, or car-share programs, are provided, and
 - the reduction in minimum on-site parking requirements is substantiated by a parking study that is prepared by a registered professional engineer and is subject to review and approval by the City; and
 - the proponents offer and enter into a covenant to require continuation of the transportation demand management measure.
- 4.14.4 Where a building or structure is used for more than one permitted use, the required number of parking spaces shall be interpreted as the sum of the requirements for each use.
- 4.14.5 Notwithstanding Paragraph 4.14.4 above, shared on-site parking areas for two (2) or more uses may be permitted where:
- the maximum demand for such parking areas by the individual uses occurs at different periods of the day;
 - the maximum demand of such parking areas is substantiated by a parking study that is prepared by a registered professional engineer and is subject to review and approval by the City; and
 - the proponents offer and enter into a covenant to restrict any change of use or occupancy that would adversely affect the continuation of the shared on-site parking arrangement.
- 4.14.6 The size of parking spaces for persons with disabilities shall be provided in accordance with the requirements of the BC Building Code. Further, as part of the overall required number of parking stalls, parking stalls for occupancies where more than 10 parking spaces are provided shall be provided as follows:

Total Required Spaces	Required Spaces for Handicapped
10 to 75	1
76 to 125	2
126 to 200	3

Over 200	4 plus 1 for every additional 100 or fraction thereof
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- 4.14.7 In the calculation of required parking, where the calculation results in a fraction of a parking space, any fraction less than 0.5 shall be disregarded and any fraction of 0.5 or greater shall require one (1) full parking space.
- 4.14.8 Minimum parking space dimensions shall be as follows:

Angle	Width	Length	Depth to Curb	Aisle Width	Traffic Direction
30°	2.7m	5.2m	5.2m	3.5m	1-way
45°	2.7m	5.2m	6.0m	3.9m	1-way
60°	2.7m	5.2m	6.4m	5.0m	1-way
90°	2.7m	5.8m	5.8m	6.7m	1- or 2-way
Parallel Parking	2.5m	7.0m	2.5m	3.5m 6.0m	1-way 2-way

- 4.14.9 Small car spaces may be provided to a maximum portion of 40% of the total parking required, shall have a minimum width of 2.5m and minimum length of 5.2m, and shall be clearly marked for small car use only.

4.15 Off-Street Loading Requirements

- 4.15.1 Additional spaces must be provided for the temporary stopping, loading and unloading of vehicles for every commercial site, place of public assembly, hospital, institution, school, or club. The minimum number of loading spaces in addition to the parking space requirements of Paragraph 4.14.1 above, are as follows:

Commercial / Institutional Floor Area	Required Loading Spaces
< 500m ²	1 loading space
500-2000m ²	2 loading spaces
2001-3500m ²	3 loading spaces
>3500m ²	1 additional loading space for every additional 5000m ² of commercial / institutional floor area

- 4.15.2 Notwithstanding the above, a minimum of one (1) off-street loading space shall be provided for every apartment complex, assisted-living complex and *care facility* containing more than ten (10) *dwelling units* or *living units*. Where the apartment complex, assisted-living complex or *care facility* is provided in more than one *principal building* with separate elevators for each *building*, one (1) off-street loading space shall be provided for each *principal building* containing more than ten (10) *dwelling units* or *living units*.
- 4.15.3 Loading spaces shall have a minimum width of 3.0m, a minimum length of 9.0m and a minimum clearance height of 3.7m.

4.16 Bicycle Parking

4.16.1 On-site bicycle parking areas should be considered for all new commercial, institutional and multi-family developments and, when provided, should be designed as an integral part of the overall site plan addressing concerns of topography and ease of access.

4.16.2 On-site bicycle parking areas should be designed in accordance with the following:

- a) Class I – long-term secured bicycle parking provided in the form of waterproof bicycle lockers, secured bicycle rooms, or secured compounds within a building complete with bicycle racks. Class I bicycle parking areas should be located at grade, within sight of the building entry or security room, and have the following minimum dimensions:

Vertical Clearance	Width	Length (if placed horizontally)	Length (if placed vertically)
1.9m	0.6m	1.8m	1.0m

Where waterproof bicycle lockers are provided, the following minimum dimensions apply:

Length	Height	End width at door	End width opposite door
1.8m	1.2m	0.6m	0.22m

- b) Class II – short-term bicycle parking should be provided in the form of bicycle racks, made of sturdy, theft-resistant material and should be securely anchored to the floor or ground, designed to support the bicycle frame, not the wheels. Class II parking areas should be clearly visible from the principal building entry points or roads.

4.16.3 On-site bicycle parking areas should be provided as follows:

Use	Class I	Class II
Apartment, Townhouse	1 space per dwelling unit	0.2 spaces per dwelling unit
Commercial – retail	0.25 spaces per 200m ² gross floor area	0.75 spaces per 200m ² gross floor area
Commercial – office	0.75 spaces per 200m ² gross floor area	0.25 spaces per 200m ² gross floor area
Civic, assembly, recreation, education uses	0.25 spaces per 200m ² gross floor area	0.75 spaces per 200m ² gross floor area
Community Care Facility, Hospital	0.25 spaces per 200m ² gross floor area	0.75 spaces per 200m ² gross floor area

4.17 Provision of Electric Vehicle Charging Infrastructure

4.17.1 For new buildings that include multi-unit residential uses, a minimum of 1 of every 10 *off-street parking spaces* shall feature an *energized outlet* capable of providing *Level 2 charging* or higher to the *off-street parking space*.

An additional 1 of every 10 *off-street parking spaces* shall feature *roughed-in electric vehicle charging infrastructure*, including an electrical outlet box located within 3 metres of the parking space.

Where more than 1 of every 10 *off-street parking spaces* features an *energized outlet* capable of providing *Level 2 charging* or higher is provided, the minimum number of *off-street parking spaces* featuring *roughed-in electric vehicle charging infrastructure* may be reduced by the number of *off-street parking spaces* that feature the *energized outlets* beyond the minimum requirement.

This section does not apply to new buildings with fewer than 10 *off-street parking spaces*.

- 4.17.2 *Energized outlets*, provided pursuant to Section 4.17.1 above, shall be labelled for their intended use for *electric vehicle* charging.
- 4.17.3 Where an *electric vehicle management energy system* is implemented, the Director of Engineering may specify a minimum performance standard to ensure a sufficient rate of *electric vehicle* charging.

5.0 Specific Use Provisions & Regulations

5.1 Community Care Facilities

5.1.1 Child Care Centres:

- 1) An accessory child care centre shall be permitted as an accessory use to a one-unit residential use in all RS, RE, and RI Zones, provided that:
 - a) child care is provided for no more than eight (8) children;
 - b) child care is provided within the personal residence of the licensee;
 - c) the accessory child care centre has a valid license issued in accordance with the *Community Care and Assisted Living Act* and *Child Care Licensing Regulation* as amended;
 - d) the *accessory child care centre* has a valid *business license*; and
 - e) the *accessory child care centre* meets the off-street parking requirements in Section 4.14.1.
- 2) A *child care centre* providing care for more than eight (8) children is permitted in the CR-1, CR-2, CR-3, CR-4, CR-5 zones and in all P zones, provided that:
 - a) the *child care centre* has a valid license issued in accordance with the *Community Care and Assisted Living Act* and *Child Care Licensing Regulation* as amended;
 - b) the *child care centre* has a valid *business license*;
 - c) the *child care centre* meets the off-street parking requirements in Section 4.14.1; and
 - d) the outdoor play area required for the *child care centre* under the *Child Care Licensing Regulation* is located on the same lot as the child care centre.

5.1.2 Care Facilities:

- 1) A *care facility* used as a residence for no more than ten (10) persons, not more than six (6) of whom are persons in care, is permitted in all RS, RE and RI zones provided that:
 - a) the *care facility* has a valid license issued in accordance with the *Community Care and Assisted Living Act and Regulations as amended*;
 - b) the *care facility* has a valid *business license*; and
 - c) shall be located not closer than 300.0 metres (984.25 feet) from any other *care facility*.
- 2) A *care facility* used as a residence for more than six (6) persons in care is permitted in all P zones and in all CD zones specifically permitting a *care facility*, provided that:
 - a) the *care facility* received approval for development permit if developed, redeveloped or expanded after September 2008;
 - b) the *care facility* has a valid license issued in accordance with the *Community Care and Assisted Living Act and Regulations as amended*; and
 - c) the *care facility* has a valid *business license*.

5.2 Community Services

- 5.2.1 *Community services* may be permitted in any CR or CS zone, any P zone, and any CD zone that permits a commercial use.

5.3 Accessory Home Occupation Use

- 5.3.1 An *accessory home occupation use* is permitted in all zones permitting a residential use, but only in accordance with the following provisions:
- 1) it shall be completely enclosed within the *building* used for the *residential use* to which it is *accessory*, and shall not occupy more than 40% of the *residential gross floor area* of a *dwelling unit*;
 - 2) the wholesale or retail sale of any goods or materials from the *dwelling unit* is not permitted;
 - 3) within all RM (multiple-unit zones), mixed commercial/residential zones, or RS, RE or RI zones containing an accessory bed and breakfast use or a *short term rental*, no home occupation shall be permitted which involves clients directly accessing the *building*;
 - 4) there shall be no exterior storage or display of goods or materials;
 - 5) the *home occupation use* shall be clearly incidental to the *residential use* of the *building*;
 - 6) there shall be no alteration to the exterior appearance of the property to indicate that a home occupation is being conducted except for one non-illuminated sign in accordance with the requirements of the City's Sign Bylaw;
 - 7) the premises shall not be used for any assembly related uses or occupancies, or for any use that generates noise, vibration, dust, odours, vapours, heat, on-street parking or vehicular traffic other than that normally associated with a residential dwelling;
 - 8) it shall be conducted only by the resident of the residential use to which it is accessory, and not more than one resident or non-resident employee;
 - 9) all home occupation uses will be required to possess a valid *business license*;
 - 10) no *business license* will be issued any applicant for home occupation use unless the City has been provided with written consent by the Owner or the Owner's Agent as authorized in writing by the Owner;
 - 11) parking for the home occupation use shall be provided totally upon the site, in addition to that required for the principal residential use. No more than one additional off-street parking space for the home occupation will be permitted. Any additional spaces shall be provided totally enclosed within the structure.

5.4 Accessory Boarding Use

- 5.4.1 An *accessory boarding use* shall only be permitted in the RS, RE, RI and RT zones, and shall:
- a) be *accessory* to a *residential use*;
 - b) be completely enclosed within the *principal dwelling*;
 - c) be limited to a maximum of two *sleeping units* per *dwelling unit* and a maximum of four (4) boarding guests;

- d) not provide separate cooking facilities for the *accessory boarding use*;
- e) provide one additional on-site parking space per *sleeping unit*;
- f) shall only be permitted in an owner-occupied *dwelling unit*;
- (g) shall only accommodate boarders or roomers for periods of 30 days or greater.

5.5 Accessory Registered Secondary Suite

5.5.1 An *accessory registered secondary suite* shall only be permitted in the RS, RE and RI zones, and shall:

- a) be accessory to a one-unit residential use only;
- b) be limited to one accessory registered secondary suite per *lot*;
- c) conform with the BC Building Code requirements and limited to a maximum of 90 square metres *residential gross floor area* and not more than two (2) bedrooms;
- d) provide one additional on-site parking space for occupants of the *accessory registered secondary suite*;
- e) be inspected and registered through the City's Secondary Suite Registration process; and
- f) only accommodate tenants for periods of thirty (30) days or greater.

5.6 Accessory Coach House

5.6.1 An *accessory coach house* shall only be permitted in the zones where specifically permitted, and shall:

- a) be accessory to a one-unit residential use only, but not with an *accessory registered secondary suite*;
- b) be allowed only where secondary access can be provided from a lane or common access lane in a bare land strata development;
- c) be allowed over garages or carports where specified in the zone permitted;
- d) be allowed a vestibule (entrance foyer and stairway) on the main (garage or carport) level;
- e) be limited to a maximum of two (2) bedrooms and 90 square metres *residential gross floor area* exclusive of the vestibule;
- f) be provided one additional on-site parking space for occupants of the *accessory coach house*; and
- g) be inspected and registered through the City's Secondary Suite Registration process.

5.7 Accessory Bed & Breakfast Use

5.7.1 An *accessory bed & breakfast use* shall:

- a) only be permitted in a *principal building* containing a *one-unit residential use*;
- b) not provide separate cooking facilities or equipment for the *accessory bed & breakfast use*;
- c) install fire extinguishers, interconnected smoke and carbon monoxide alarms, and emergency lighting in hallways and egress points, to B.C. Building Code standards;
- d) be limited to a maximum of three (3) *sleeping units*;
- e) be limited to no more than six (6) guests at any given time;

- f) provide one (1) *off-street parking space* for each *sleeping unit*, pursuant to Section 4.14;
- g) not create any form or manner of nuisance for neighbouring properties, including but not limited to noise, light, traffic or on-street parking;
- h) have a valid *business license* (no *business license* will be issued any applicant for an *accessory bed & breakfast use* unless the City has been provided with written consent by the Owner or the Owner's Agent as authorized in writing by the Owner); and
- i) only provide for the temporary accommodation of any number of guests for periods not to exceed thirty (30) days.

5.8 Short Term Rental

5.8.1 A short term rental use shall:

- a) only be operated from an *accessory registered secondary suite* that complies with all applicable BC Building Code requirements;
- b) only be operated by an *owner* (or immediate family member of the *owner*) of the subject property, where they are a full-time resident and occupant of the *one-unit residential use*. A tenant may not sublet the *accessory registered secondary suite* for this purpose;
- c) only be operated if the owner has designated a responsible person whose name and contact information is prominently displayed in the short term rental premises at all times when the short term rental is operated, who, at all times that the short-term rental is operated, has access to the premises and authority to make decisions in relation to the premises and the rental agreement, and who must be able to attend at the short-term rental premises within two hours of being requested to do so;
- d) install fire extinguishers, interconnected smoke and carbon monoxide alarms, and emergency lighting in hallways and egress points, to B.C. Building Code standards;
- e) not permit any structural alteration or addition that changes the residential character and form of the *principal building*;
- f) be limited to a maximum of two (2) *sleeping units* only;
- g) be limited to no more than four (4) adult guests at any given time;
- h) not be occupied by more than one booking or reservation at any given time;
- i) not have any exterior signage advertising the *short term rental use*;
- j) provide accessory off-street parking in accordance with the provisions of Section 4.14;
- k) not create any form or manner of nuisance for neighbouring properties, including but not limited to noise, light, traffic or on-street parking;
- l) have a valid business license, and display the business licence number in all advertising for the *short term rental*;
- m) only provide for the temporary accommodation of guests for periods not to exceed thirty (30) days.

5.9 Community Gardens

- 1) A *community garden* shall be permitted in all P zones, in the CR-1, CR-2, CR-3, CR-4, CR-5 zones, and in all CD zones, provided that:

- a) for CD zones, there shall be no other buildings or structures for other uses present on the lot;
- b) any non-profit society or community organization operating the *community garden* shall have a valid *business licence* (no *business license* will be issued to an applicant for any *community garden* unless the City has been provided with written consent by the Owner or the Owner's Agent as authorized in writing by the Owner, including identifying the terms for when the community garden is to cease); and
- c) the cultivation of cannabis, or any invasive or illegal species does not occur as part of the community garden use.

6.0 General Zones – Uses Permitted & Zone Provisions

6.1 RS-1 One Unit Residential Zone

The intent of this zone is to accommodate *one-unit residential buildings* on *lots* of 464 square metres (4,995 square feet) or larger.

6.1.1 Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory coach house* in accordance with the provisions of Section 5.6.
 - e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - f) a *short term rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- 3) a *care facility* in accordance with the provisions of Section 5.1.
- 4) notwithstanding the above, on lots with less than the minimum required *lot area*, a one-unit residential use only is permitted.

6.1.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-1 zone are as follows:

Lot width	15.0m (49.2ft)
Lot depth	27.4m (89.9ft)
Lot area	464.0m ² (4,994.6ft ²)

6.1.3 Lot Coverage:

- 1) The maximum *lot coverage* is as follows:
 - a) 45% for lots with less than or equal to 696 square metres *lot area*;
 - b) 40% for lots with greater than 696 square metres *lot area*.

6.1.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.5 times the *lot area*.
- 2) maximum permitted floor area of a 2nd storey for a *principal building* shall not exceed 80% of the footprint for the 1st storey including attached garage and that portion of any covered porch, deck or carport. Notwithstanding, existing *principal buildings* constructed or issued a building permit prior to adoption of this bylaw are exempt from this requirement except for proposed major additions which increase the *residential gross floor area* by 50% or more.
- 3) notwithstanding any other provision in this bylaw, only one basement storey is permitted.

6.1.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *ancillary buildings* containing an *accessory coach house* shall not exceed a *height* of 7.0m for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m for a *building* with any lesser roof slope.
- 3) *ancillary buildings* and *structures* shall not exceed a *height* of 5.0m.

6.1.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Rear lot line on a lot with an exterior side yard requirement of 7.5m, where the rear lot line abuts the interior side lot line of an adjacent residential lot	3.8m (12.47ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (7.87ft)
Exterior side lot line (where the rear lot line abuts a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot or abutting an interior or rear lot line for a commercial use)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	7.5m (24.61ft)	7.5m (24.61ft)

6.1.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.1.5 and 6.1.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *Ancillary buildings and structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

6.1.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.2 RS-2 One Unit (Small Lot) Residential Zone

The intent of this zone is to accommodate one unit residential *buildings* on *lots* of 362 square metres (3,896.53 square feet) or more.

6.2.1 Permitted Uses:

- 1) a *one-unit residential* use in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - e) a *short term rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- 3) a *care facility* in accordance with the provisions of Section 5.1.
- 4) notwithstanding the above, on lots with less than the minimum required *lot area*, a one-unit residential use only is permitted.

6.2.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-2 zone are as follows:

Lot width	10.0m (32.81ft)
Lot depth	27.4m (89.9ft)
Lot area	362.0m ² (3,896.53ft ²)

6.2.3 Lot Coverage:

- 1) The maximum *lot coverage* in the RS-2 zone is 50%.

6.2.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.6 times the *lot area*.

6.2.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft), and the height of the southerly elevation of the building shall be determined by an angle of containment of 45 degrees to the vertical commencing 6.0 metres (19.69 feet) above the natural grade at the base of the south wall as illustrated in sub-section 4.9.
- 2) *ancillary buildings* and structures shall not exceed a *height* of 4.0m (13.12ft).

6.2.6 Minimum Setback Requirements:

- 1) *principal buildings and ancillary buildings and structures* in the RS-2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line i.e. see 2) below	3.0m (9.84ft)	Not permitted
Rear lot line i.e. see 2) below	3.0m (9.84ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (7.87ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot) i.e. for a distance of 7.5m as per 3) below	3.0m (9.84ft) & 1.5m (4.92ft)	3.0m (9.84ft) & 1.5m (4.92ft)

- 2) Notwithstanding the above, the *front and rear yard setbacks* shall in combination be not less than 12.0m (39.37ft).
- 3) Notwithstanding the above, the *exterior side yard setback* requirement for *principal buildings* and for *ancillary buildings and structures* shall be 3.0m (9.84ft) for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.93ft) from that point to the *rear lot line* of the *lot*.

6.2.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.2.5 and 6.2.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings* shall not exceed a gross floor area of 11.15m² (120.0ft²).
- 3) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.

6.2.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.3 RS-3 One Unit (Small Lot, Hillside) Residential Zone

The intent of this zone is to accommodate one unit residential *buildings* on hillside *lots* of 278.7 square metres (2,992.37 square feet) or more.

6.3.1 Permitted Uses:

- 1) a *one-unit residential* use in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - e) a *short term rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- 3) a *care facility* in accordance with the provisions of Section 5.1.
- 4) notwithstanding the above, on lots with less than the minimum required *lot area*, a one-unit residential use only is permitted.

6.3.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-3 zone are as follows:

Lot width	9.0m (29.53ft)
Lot depth	27.4m (89.9ft)
Lot area	278.7m ² (2,992.37ft ²)

6.3.3 Lot Coverage:

- 1) The maximum *lot coverage* in the RS-3 zone is 50%.

6.3.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.7 times the *lot area*.

6.3.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft), and the height of the southerly elevation of the building shall be determined by an angle of containment of 45 degrees to the vertical commencing 6.0m (19.69ft) above the natural grade at the base of the wall as illustrated in sub-section 4.9.
- 2) *ancillary buildings* and structures shall not exceed a *height* of 4.0m (13.12ft).

6.3.6 Minimum Setback Requirements:

- 1) *principal buildings and ancillary buildings and structures* in the RS-3 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line i.e. see 2) below	3.0m (9.84ft)	Not permitted
Rear lot line i.e. see 2) below	3.0m (9.84ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (7.87ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot) i.e. for a distance of 7.5m as per 3) below	3.0m (9.84ft) & 1.5m (4.92ft)	3.0m (9.84ft) & 1.5m (4.92ft)

- 2) Notwithstanding the above, the *front and rear yard setbacks* shall in combination be not less than 9.0m (29.5ft), except for lots with lot depth of 25m (82.02ft) or less i.e. where the rear yard setback shall be no less than 1.8m (5.9ft) and the minimum front yard setback shall be no less than 3.0m (9.84ft).
- 3) Notwithstanding the above, the *exterior side yard setback* requirement for *principal buildings* and for *ancillary buildings and structures* shall be 3.0m (9.84ft) for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.93ft) from that point to the *rear lot line* of the *lot*.
- 4) Notwithstanding 6.3.6(1) above, for those properties located at 14579, 14585, 14591 and 14597 Marine Drive the minimum *front yard setback* shall be 7.5m and the minimum *rear yard setback* shall be 4.5m.

6.3.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.3.5 and 6.3.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings* shall not exceed a gross floor area of 11.15m² (120.0ft²).
- 3) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.

6.3.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.4 RS-4 One Unit (12.1m Lot Width) Residential Zone

The intent of this zone is to accommodate *one-unit residential buildings* on *lots* with minimum 12.1m *lot width* and 410m² (4,413ft²) *lot area*.

6.4.1 Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory coach house* in accordance with the provisions of Section 5.6.
 - e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - f) an *accessory vacation rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- 3) a *care facility* in accordance with the provisions of Section 5.1.
- 4) notwithstanding the above, on lots with less than the minimum required *lot area*, a *one-unit residential use* only is permitted.

6.4.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-4 zone are as follows:

Lot width	12.1m (39.7ft)
Lot depth	27.4m (89.9ft)
Lot area	410.0m ² (4,413.2ft ²)

6.4.3 Lot Coverage:

- 1) The maximum *lot coverage* in the RS-4 zone is 45%.

6.4.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.5 times the *lot area*.
- 2) maximum permitted floor area of a 2nd storey for a *principal building* shall not exceed 80% of the footprint for the 1st storey including attached garage and that portion of any covered porch, deck or carport. Notwithstanding, existing *principal buildings* constructed or issued a building permit prior to adoption of this bylaw are exempt from this requirement except for proposed major additions which increase the *residential gross floor area* by 50% or more.
- 3) notwithstanding any other provision in this bylaw, only one basement storey is permitted.

6.4.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *ancillary buildings* containing an *accessory coach house* shall not exceed a *height* of 7.0m for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m for a *building* with any lesser roof slope.

3) *ancillary buildings* and structures shall not exceed a *height* of 5.0m.

6.4.6 Minimum Setback Requirements:

1) *principal buildings* and *ancillary buildings and structures* in the RS-4 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Rear lot line on a lot with an exterior side yard requirement of 5.65m, where the rear lot line abuts the interior side lot line of an adjacent residential lot	3.8m (18.5ft)	1.5m (4.92ft)
Interior side lot line	1.35m (4.43ft)	1.35m (4.43ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (7.87ft)
Exterior side lot line (where the rear lot line abuts a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot or abutting an interior or rear lot line for a commercial use)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	5.65m (18.5ft)	5.65m (18.5ft)

6.4.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.4.5 and 6.4.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per lot.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *ancillary buildings and structures* shall not be sited less than 3.0m from a *principal building* on the same lot.

6.4.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.5 RE-1 Estate Residential 1 Zone

The intent of this zone is to accommodate *one-unit residential buildings* on estate residential *lots* of 0.5 hectares (1.235 acres) or larger.

6.5.1 Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - e) a *short term rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- 3) a *care facility* in accordance with the provisions of Section 5.1.

6.5.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RE-1 zone are as follows:

Lot width	30.0m (98.4ft)
Lot depth	100.0m (328.08ft)
Lot area	0.5ha (1.235ac)

6.5.3 Lot Coverage:

- 1) maximum *lot coverage* is 20%.

6.5.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.3 times the *lot area*.

6.5.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *ancillary buildings* and structures shall not exceed a *height* of 5.0m.

6.5.6 Minimum Setback Requirements:

- 1) *principal buildings and ancillary buildings and structures* in the RE-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Exterior side lot line (abutting a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot, or abutting an interior or rear lot line for a commercial use)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	7.5m (24.61ft)	7.5m (24.61ft)

6.5.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.5.5 and 6.5.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per lot.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.

6.5.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.6 RE-2 Estate Residential 2 Zone

The intent of this zone is to accommodate *one-unit residential buildings* on estate residential *lots* of 2,000m² (21,527.9ft²) or larger.

6.6.1 Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - e) a *short term rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3.
- 3) a *care facility* in accordance with the provisions of Section 5.1.

6.6.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RE-2 zone are as follows:

Lot width	23.0m (75.46ft)
Lot depth	60.0m (196.8ft)
Lot area	2,000m ² (21,527.9ft ²)

6.6.3 Lot Coverage:

- 1) maximum *lot coverage* is 25%.

6.6.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.35 times the *lot area*.

6.6.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *ancillary buildings* and *structures* shall not exceed a *height* of 5.0m.

6.6.6 Minimum Setback Requirements:

- 1) *principal buildings and ancillary buildings and structures* in the RE-2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Exterior side lot line (abutting a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot, or abutting an interior or rear lot line for a commercial use)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	7.5m (24.61ft)	7.5m (24.61ft)

6.6.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.6.5 and 6.6.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building per lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.

6.6.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.7 RE-3 Estate Residential 3 Zone

The intent of this zone is to accommodate *one-unit residential buildings* on estate residential *lots* of 1,200m² (12,916.7ft²) or larger.

6.7.1 Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - e) a *short term rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3.
- 3) a *care facility* in accordance with the provisions of Section 5.1.

6.7.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RE-3 zone are as follows:

Lot width	20.0m (65.6ft)
Lot depth	40.0m (131.2ft)
Lot area	1,200 m ² (12,916.7ft ²)

6.7.3 Lot Coverage:

- 1) maximum *lot coverage* is 35%.

6.7.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.4 times the *lot area*.

6.7.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *ancillary buildings* and *structures* shall not exceed a *height* of 5.0m.

6.7.6 Minimum Setback Requirements:

- 1) *principal buildings and ancillary buildings and structures* in the RE-3 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Exterior side lot line (abutting a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot, or abutting an interior or rear lot line for a commercial use)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	7.5m (24.61ft)	7.5m (24.61ft)

6.7.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.7.5 and 6.7.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per lot.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.

6.7.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.8 RI-1 One Unit (Infill 1) Residential Zone

The intent of this zone is to accommodate infill redevelopment for one unit residential *buildings* in the south of hospital lands area on *lots* of 333.0m² (3,584.38ft²) or more.

6.8.1 Permitted Uses:

- 1) a *one-unit residential* use in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - e) a *short term rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in accordance with the provisions of Section 5.3.
- 3) a *care facility* in accordance with the provisions of Section 5.1.

6.8.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* for fee simple and bare land strata lots in the RI-1 zone are as follows:

Lot width	9.1m (29.86ft)
Lot depth	35.0m (114.83ft)
Lot area	333.0m ² (3,584.38ft ²)

6.8.3 Lot Coverage:

- 1) The maximum *lot coverage* in the RI-1 zone is 50%.

6.8.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 250m² (2,690.98ft²), inclusive of *basement* and/or *garage*, for a *lot* with *lot area* less than or equal to 450m² (4,843.76ft²). Notwithstanding, for properties with *lot area* greater than 450m² (4,843.76ft²), *residential gross floor area* shall not exceed 307m² (3,304.52ft²) inclusive of *basement* and/or *garage*.
- 2) maximum *gross floor area* for *ancillary buildings* shall not exceed 6.0m² (64.58ft²).

6.8.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 8.5m (27.88ft) for a *building* with a roof slope of 1:1, and shall not exceed a *height* of 7.7m (25.25ft) for a *building* with any lesser roof slope.
- 2) *ancillary buildings and structures* shall not exceed a *height* of 3.0m (9.84ft).
- 3) dormers and any part of the *building* that projects out of either roof angle shall be limited to 0.4 times the length of the base wall of the same face of the building facing the same lot line, provided that the roof for any such projection has a minimum slope of 4:12.

6.8.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-3 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line i.e. see 2) below	7.5m (24.61ft)	Not permitted
Rear lot line i.e. see 2) below	7.5m (9.84ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.5m (4.92ft)
Interior side or rear lot line (abutting a lane)	2.4m (7.87ft)	2.4m (12.47ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot) i.e. for a distance of 7.5m as per 3) below	3.0m (9.84m) & 1.5m (4.92ft)	3.0m (9.84m) & 1.5m (4.92ft)

- 2) balconies or decks located on the rear elevation of a *principal building* are not permitted above the first *story*.
- 3) Notwithstanding the above, the *exterior side yard setback* requirement for *principal buildings* and for *ancillary buildings and structures* shall be 3.0m (9.84ft) for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.93ft) from that point to the *rear lot line* of the *lot*.
- 4) subject to the provision of sub-section 4.13.1, bay, bow or box window projections shall be permitted along the front face of the *principal building*, and are not included in the calculation of *residential gross floor area*.
- 5) subject to the provision of sub-section 4.13.1, an extension of the *principal building* designed to provide weather projection over the primary pedestrian entrance shall be permitted to project within the required *front yard* setback area provided that:
 - i) the number of projections are limited to not more than one (1);
 - ii) the height of the projection shall not exceed the lesser of 3.0m (9.84ft) or the height of the first story as measured from the finished grade;
 - iii) the length of the projection shall be limited to a maximum projection of 2.0m (6.56ft) into the front yard setback with a width of not more than 3.0m (9.84ft); and
 - iv) the projection shall be open and not enclosed.

6.8.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.8.5 and 6.8.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *ancillary buildings and structures* shall be located not less than 1.5m (4.92) from a *principal building*.

6.8.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.8.9 Notwithstanding the provisions of Section 4.14, driveways shall not exceed a width of 4.0m (13.12ft). Further, the width of an opening to a garage for vehicular access and contained within the *principal building* shall not exceed 3.5m (11.48ft).

6.9 RI-2 One Unit (Infill 2) Residential Zone

The intent of this zone is to accommodate infill redevelopment for one unit residential *buildings* in the East Side Large Lot Infill Redevelopment Area.

6.9.1 Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory coach house* in accordance with the provisions of Section 5.6.
 - e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - f) a *short term rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3.
- 3) a *care facility* in accordance with the provisions of Section 5.1.

6.9.2 Lot Size:

- 1) The minimum *lot width*, *lot depth*, and *lot area* for fee-simple and bare land strata lots in the RI-2 zone are as follows:

Dimension Type	Narrow Lot Housing With Rear Lane Access	Narrow Lot Housing with Shared Access
Lot width for interior lots	9.15m (30.0ft)	10.0m (32.8ft)
Lot width for corner lots	10.0m (32.8ft)	10.0m (32.8ft)
Lot depth	27.4m (90.0ft)	33.5m (110.0ft)
Lot area	265.0m ² (2,852.5ft ²)	335.0m ² (3,606.0ft ²)

6.9.3 Lot Coverage:

- 1) maximum *lot coverage* in the RI-2 zone is 50%.

6.9.4 Floor Area:

- 1) maximum *residential gross floor area* for all *buildings* shall not exceed 0.65.
- 2) maximum *residential gross floor area* for an *accessory coach house* is outlined in Section 5.6.
- 3) *basement* floor area shall be included in the calculation of maximum permitted *residential gross floor area*.

6.9.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m.
- 2) *ancillary buildings* containing an *accessory coach house* shall not exceed a *height* of 7.0m for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m for a *building* with any lesser roof slope.
- 3) *ancillary buildings* not containing a *coach house* shall not exceed a height of 3.0m (9.84ft).

6.9.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RI-2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	3.0m (9.8ft)	Not permitted
Rear lot line with shared access driveway	6.0m (19.7ft)	1.2m (3.94ft)
Rear lot line abutting a lane	6.0m (19.7ft)	3.0m (9.8ft)
Interior side lot line with rear yard access from a lane	1.2m (3.94ft)	0.0m (0.0ft) on one side; 3.0m (9.8ft) on the other when needed to accommodate the 3 rd parking space, or 1.2m (3.94ft) to accommodate a 2 nd level coach house over a carport.
Interior side lot line with shared access driveway	2.07m (6.8ft) on the driveway access side; 1.2m (3.94ft) on the other side	0.0m (0.0ft) on one side; 3.0m (9.8ft) on the other when needed to accommodate the 3 rd parking space, or 1.2m (3.94ft) to accommodate a 2 nd level coach house over a carport
Exterior side lot line	2.07m (6.8ft)	2.07m (6.8ft)

6.9.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.9.5 and 6.9.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *ancillary buildings and structures* shall be located not less than 3.0m (9.84ft) from a *principal building*.

6.9.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.10 RT-1 Two Unit (Duplex) Residential Zone

The intent of this zone is to accommodate a two unit residential (duplex) use on *fee-simple lots* with 742.0m² (7,986.82ft²) or greater *lot area*.

6.10.1 Permitted Uses:

- 1) a *one-unit residential* use; or
- 2) a *two-unit residential use*;
in conjunction with not more than one (1) of the following accessory uses per *dwelling unit*:
 - a) an *accessory home occupation* in accordance with the provisions of Section 5.3.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
- 3) a *care facility* in accordance with the provisions of Section 5.1.
- 4) notwithstanding the above, on *lots* with less than the minimum required *lot area* or *lot width*, a *one-unit residential use* only is permitted in accordance with the provisions of Section 6.1.
- 5) notwithstanding the above, *accessory registered secondary suites* are not permitted within a *two-unit residential use* that has been subdivided in accordance with the Strata Property Act.

6.10.2 Lot Size:

- 1) Minimum *lot width*, *lot depth* and *lot area* in the RT-1 zone are as follows:

Lot width	18.0m (59.04ft)
Lot depth	30.5m (100.4ft)
Lot area	742.0m ² (7,986.82ft ²)

6.10.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 45%.

6.10.4 Floor Area:

- 1) Maximum *residential gross floor area* shall not exceed 0.5 times the *lot area*.

6.10.5 Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *Ancillary buildings* and *structures* shall not exceed a *height* of 5.0m.

6.10.6 Minimum Setback Requirements:

- 1) *Principal buildings and ancillary buildings and structures* in the RT-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Rear lot line abutting a lane	7.5m (24.61ft)	3.8m (12.47ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (12.47ft)
Exterior side lot line	3.8m (12.47ft)	3.8m (12.47ft)

6.10.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.10.5 and 6.10.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building per fee-simple lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *ancillary buildings and structures* shall not be located closer than 3.0m (9.85ft) to a *principal building*.

6.10.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.11 RT-2 Three Unit (Triplex) Residential Zone

The intent of this zone is to accommodate a two- or three-unit residential (duplex or triplex) use on *fee-simple lots* with 742.0m² (7,986.82ft²) or greater *lot area*.

6.11.1 Permitted Uses:

- 1) a *two-unit residential* use; or
- 2) a *three-unit residential* use;
in conjunction with not more than one (1) of the following accessory uses, per *dwelling unit*:
 - a) an *accessory home occupation* in accordance with the provisions of Section 5.3.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
- 3) notwithstanding the above, on lots with less than the minimum required lot area or lot width, a one-unit residential use only is permitted in accordance with the provisions of sub-sections 6.1.3 to 6.1.8.

6.11.2 Lot Size:

- 1) Minimum *lot width*, *lot depth* and *lot area* in the RT-2 zone are as follows:

Lot width	18.0m (59.04ft)
Lot depth	30.5m (100.4ft)
Lot area	742.0m ² (7,986.82ft ²)

6.11.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 45%.

6.11.4 Floor Area:

- 1) Maximum *residential gross floor area* shall not exceed:
 - a) 0.5 times the *lot area* for a *two-unit residential* use; or
 - b) 0.6 times the *lot area* for a *three-unit residential* use.

6.11.5 Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *Ancillary buildings* and *structures* shall not exceed a *height* of 5.0m.

6.11.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *ancillary buildings and structures* in the RT-2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Rear lot line abutting a lane	7.5m (24.61ft)	3.8m (12.47ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Interior side lot line abutting a lane	2.4m (7.87ft)	2.4m (12.47ft)
Exterior side lot line	3.8m (12.47ft)	3.8m (12.47ft)

- 2) Notwithstanding the above, where the rear lot line of a lot abuts the interior side lot line of an adjacent lot that is zoned for commercial use, the minimum required exterior side yard setback may be reduced to 3.8m (12.47ft).

6.11.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.11.5 and 6.11.6 above, the following also applies:

- 1) There shall be not more than one *ancillary building* per *fee-simple lot*.
- 2) *Ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *Ancillary buildings and structures* shall not be located closer than 3.0m (9.85ft) to a *principal building*.

6.11.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.12 RM-1 Low Density Multi-Unit Residential Zone

The intent of this zone is to accommodate multi-unit residential uses in the form of townhouse or apartment complexes at low densities not exceeding 24 units per 0.4 hectare (1.0 acre).

6.12.1 Permitted Uses:

- 1) a *multi-unit residential* use in conjunction with not more than one (1) of the following accessory uses, per *dwelling unit*:
 - a) an *accessory home occupation* in accordance with the provisions of Section 5.3.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
- 2) a *multi-unit residential use* is permitted in one (1) or more *principal buildings*.

6.12.2 Lot Size:

- 1) Minimum *lot width*, *lot depth* and *lot area* in the RM-1 zone are as follows:

Lot width	18.0m (59.04ft)
Lot depth	30.5m (100.4ft)
Lot area	742.0m ² (7,986.82ft ²)

6.12.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 45%.

6.12.4 Density:

- 1) Maximum number of *dwelling units* permitted shall be based on a *lot area* of not less than 167 m² (1,797.57 ft²) per *dwelling unit* for a maximum density of 24 units per 0.4 ha (1.0 acres).

6.12.5 Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *Ancillary buildings and structures* shall not exceed a *height* of 4.0m (13.12ft).

6.12.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *ancillary buildings and structures* in the RM-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Rear lot line (abutting a lane)	7.5m (24.61ft)	2.4m (7.87ft)
Interior side lot line	2.4m (7.87ft)	2.4m (7.87ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (12.47ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (rear lot line abutting interior side lot line of adjacent lot)	7.5m (24.61ft)	7.5m (24.61ft)

- 2) Notwithstanding the above, where the rear lot line of a lot abuts the interior side lot line of an adjacent lot that is zoned for commercial use, the minimum required exterior side yard setback may be reduced to 3.8m (12.47ft).

6.12.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.12.5 and 6.12.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building per fee-simple lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *ancillary buildings and structures* shall not be located closer than 3.0m (9.85ft) to a *principal building*.

6.12.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.12.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.13 RM-2 Medium Density Multi-Unit Residential Zone

The intent of this zone is to accommodate multi-unit residential uses in the form of townhouse or apartment complexes at medium densities not exceeding 50 units per 0.4 hectare (1.0 acre).

6.13.1 Permitted Uses:

- 1) a *multi-unit residential* use in conjunction with not more than one (1) of the following accessory uses, per *dwelling unit*:
 - a) an *accessory home occupation* in accordance with the provisions of Section 5.3.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
- 2) a *multi-unit residential use* is permitted in one (1) or more *principal buildings*.

6.13.2 Lot Size:

- 1) Minimum *lot width*, *lot depth* and *lot area* in the RM-2 zone are as follows:

Lot width	18.0m (59.04ft)
Lot depth	30.5m (100.4ft)
Lot area	742.0m ² (7,986.82ft ²)

6.13.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 45%.

6.13.4 Density:

- 1) Maximum number of *dwelling units* permitted shall be based on a *lot area* of not less than 80.0m² (861.14 ft²) per *dwelling unit* for a maximum density of 50 units per 0.4ha (1.0ac), and a maximum *residential floor area* of 1.1 times the *lot area*.
- 2) *Maximum residential floor area* may be increased:
 - i) by not more than 37.0m² (398.26ft²) total where common recreation facilities are provided within a *principal building* for the exclusive use of the occupants;
 - ii) by not more than 5.6m² (60.28ft²) per *dwelling unit* where storage and laundry facilities are provided within the individual *dwelling units*.

6.13.5 Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 10.7m (35.1ft).
- 2) *Ancillary buildings and structures* shall not exceed a *height* of 4.0m (13.12ft).

6.13.6 Minimum Setback Requirements:

- 1) *Principal buildings and ancillary buildings and structures* in the RM-2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	6.0m (19.68ft)	Not permitted
Rear lot line (not abutting a lane)	6.0m (19.68ft)	1.5m (4.92ft)
Rear lot line (abutting a lane)	6.0m (19.68ft)	2.4m (7.87ft)
Interior side lot line (not abutting a lane)	see 3) and 4) below	1.5m (4.92ft)
Interior side lot line (abutting a lane)	see 3) and 4) below	2.4m (12.47ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (rear lot line abutting interior side lot line of adjacent lot)	6.0m (19.68ft)	6.0m (19.68ft)

- 2) Notwithstanding the above, where the rear lot line of a lot abuts the interior side lot line of an adjacent lot that is zoned for commercial use, the minimum required *exterior side yard* setback may be reduced to 3.8m (12.47ft).
- 3) The *minimum interior side lot line* shall be 3.0m (9.84ft) where the wall or walls of the *principal building* facing that *interior side lot line* either has no windows, or windows to non-*habitable rooms* only.
- 4) The *minimum interior side lot line* shall be 5.0m (16.4ft) where the wall or walls of the *principal building* facing that *interior side lot line* has a window or windows to a *habitable room*, or to a balcony, provided that no part of any balcony shall be sited less than 3.0m (9.84ft) from an interior side lot line.

6.13.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.13.5 and 6.13.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *fee-simple lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *ancillary buildings and structures* shall not be located closer than 3.0m (9.85ft) to a *principal building*.

6.13.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.13.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.14 RM-3 High Density Multi-Unit Residential Zone

The intent of this zone is to accommodate multi-unit residential uses in the form of apartment complexes at high densities not exceeding 90 units per 0.4 hectare (1.0 acre).

6.14.1 Permitted Uses:

- 1) a *multi-unit residential* use in conjunction with not more than one (1) of the following accessory uses, per *dwelling unit*:
 - a) an *accessory home occupation* in accordance with the provisions of Section 5.3.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
- 2) a *multi-unit residential use* is permitted in one (1) or more *principal buildings*.

6.14.2 Lot Size:

- 1) Minimum *lot width*, *lot depth* and *lot area* in the RM-3 zone are as follows:

Lot width	18.0m (59.04ft)
Lot depth	30.5m (100.4ft)
Lot area	742.0m ² (7,986.82ft ²)

6.14.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 45%.

6.14.4 Density:

- 1) Maximum number of *dwelling units* permitted shall be based on a *lot area* of not less than 44.4m² (478.4ft²) per *dwelling unit* for a maximum density of 90 units per 0.4ha (1.0ac), and a *maximum residential floor area* of 2.0 times the *lot area*.
- 2) *Maximum residential floor area* may be increased:
 - i) by not more than 37.0m² (398.26ft²) total where common recreation facilities are provided within a *principal building* for the exclusive use of the occupants;
 - ii) by not more than 5.6m² (60.28ft²) per *dwelling unit* where storage and laundry facilities are provided within the individual *dwelling units*.

6.14.5 Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 23.0m (75.46ft).
- 2) *Ancillary buildings* and *structures* shall not exceed a *height* of 4.0m (13.12ft).

6.14.6 Minimum Setback Requirements:

- 1) *Principal buildings and ancillary buildings and structures* in the RM-3 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	6.0m (19.68ft)	Not permitted
Rear lot line (not abutting a lane)	6.0m (19.68ft)	1.5m (4.92ft)
Rear lot line (abutting a lane)	6.0m (19.68ft)	2.4m (7.87ft)
Interior side lot line (not abutting a lane)	6.0m (19.68ft)	1.5m (4.92ft)
Interior side lot line (abutting a lane)	6.0m (19.68ft)	2.4m (12.47ft)
Exterior side lot line	6.0m (19.68ft)	6.0m (19.68ft)

- 2) Notwithstanding the above, where the *interior lot line* abuts another *lot* zoned RM-3 the *principal building* shall be located no closer than 12.2m (40.0ft) from the *interior lot line* to ensure a minimum separation distance of 24.4m (80.0ft) between *principal buildings* for *principal buildings* that exceed 10.7m (35.1ft) in *building height*.

6.14.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.14.5 and 6.14.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building per fee-simple lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard or exterior side yard* area.
- 3) *ancillary buildings and structures* shall not be located closer than 3.0m (9.85ft) to a *principal building*.

6.14.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.14.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-section 4.15.2.

6.15 RM-4 Marine Drive Medium Density Multi-Unit Residential Zone

The intent of this zone is to accommodate multi-unit residential uses in the form of apartment complexes at medium densities not exceeding 50 units per 0.4 hectare (1.0 acre) along limited areas of Marine Drive.

6.15.1 Permitted Uses:

- 1) a *multi-unit residential use* in conjunction with not more than one (1) of the following accessory uses, per *dwelling unit*:
 - a) an *accessory home occupation* in accordance with the provisions of Section 5.3.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
- 2) a *multi-unit residential use* is permitted in one (1) or more *principal buildings*.

6.15.2 Lot Size:

- 1) Minimum *lot width*, *lot depth* and *lot area* in the RM-4 zone are as follows:

Lot width	13.1m (43.0ft)
Lot depth	18.79m (61.6ft)
Lot area	295.0m ² (3,175.35ft ²)

6.15.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 60%.

6.15.4 Density:

- 1) Maximum number of *dwelling units* permitted shall be based on a *lot area* of not less than 80 m² (861.14 ft²) per *dwelling unit* for a maximum density of 50 units per 0.4 ha (1.0 acres), and a maximum *residential floor area* of 1.1 times the *lot area*.
- 2) *Maximum residential floor area* may be increased:
 - i) by not more than 37.0m² (398.26ft²) total where common recreation facilities are provided within a *principal building* for the exclusive use of the occupants;
 - ii) by not more than 5.6m² (60.28ft²) per *dwelling unit* where storage and laundry facilities are provided within the individual *dwelling units*.

6.15.5 Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 7.7m (25.26ft) and the height of the southerly elevation of the building shall be determined by an angle of containment as illustrated in sub-section 4.9.
- 2) *Structures* shall not exceed a *height* of 4.0m.

6.15.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *structures* in the RM-4 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Structures
Front lot line	3.0m (9.84ft)	Not permitted
Rear lot line (not abutting a lane)	3.0m (9.84ft)	1.5m (4.92ft)
Rear lot line (abutting a lane)	1.8m (5.91ft)	2.4m (7.87ft)
Interior side lot line	1.2m (3.94ft)	1.5m (4.92ft)
Exterior side lot line ... see 2) below	3.0m (9.84ft)	3.0m (9.84ft)

- 2) The setback requirement shall be 3.0m (9.84ft) from an *exterior side lot line* for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.92ft) from that point to the *rear lot line*.

6.15.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-section 6.15.6 above, the following also applies:

- 1) *ancillary buildings* shall not be permitted.
- 2) *structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

6.15.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.15.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-section 4.15.2.

6.16 CR-1 Town Centre Area Commercial / Residential Zone

The intent of this zone is to accommodate commercial and multi-unit residential uses, and to facilitate redevelopment in accordance with the direction provided in the 2011 Town Centre Urban Design Plan.

6.16.1 Permitted Uses:

The following uses are permitted in one (1) or more principal buildings:

- 1) *retail service group 1 uses*;
- 2) *licensed establishments*, including *liquor primary, food primary, liquor store, agent store, u-brew, u-vin*, and *licensed manufacturer*;
- 3) *hotel*;
- 4) *civic use*;
- 5) *medical or dental clinic*;
- 6) *multi-unit residential use* in conjunction with not more than one of the following *accessory uses per dwelling unit*:
 - a) *accessory home occupation* in accordance with the provisions of Section 5.3.;
 - b) *accessory boarding use* in accordance with the provisions of Section 5.4.
- 7) a *one-unit residential use*, a *two-unit residential use* or a *three-unit residential use* accessory to a *retail service group 1 use*, and limited to the storey or storeys above the portion of a building used for *retail service group 1 uses*.
- 8) *adult entertainment use* in accordance with the following provisions:
 - a) the *adult entertainment use* has a valid business license;
 - b) the *adult entertainment use* shall not operate in conjunction with a liquor licence in the same establishment;
 - c) the *adult entertainment use* shall not be located within 500 metres of a school;
 - d) notwithstanding Section 6.16.2 Lot Size, the minimum lot width of a lot with an *adult entertainment use* shall not be less than 45 metres;
 - e) any *lot* accommodating an *adult entertainment use* must have a *lot line* common with North Bluff Road;
 - f) any establishment accommodating an *adult entertainment use* must be setback a minimum of 50 metres from Johnston Road, and 30 metres from any other public road; and
 - g) notwithstanding Section 4.14.1 Off-Street Parking Requirements, parking for *adult entertainment use* shall be provided 1 parking space per every 18.6 m² (200 ft²) of commercial floor area.

6.16.2 Lot Size:

- 1) Minimum *lot width, lot depth* and *lot area* in the CR-1 zone are as follows:

Lot width	18.0m (59.0ft)
Lot depth	30.48m (100.0ft)
Lot area	548.64m ² (5,905.5ft ²)

6.16.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 65%.

6.16.4 Density:

Maximum *gross floor area* (GFA) of all uses shall be 1.75 times the *lot area*.

Notwithstanding, maximum *gross floor area* (GFA) for all uses may be increased to a maximum of 5.4 times the *lot area* where the proponents enter into amenity agreement with the City. Terms of the agreement shall be in accordance with the City of White Rock Community Amenity Contribution Policy for redevelopment, as follows:

- i) redevelopment shall be consistent with the design principles, land use and key ideas in the City of White Rock August 2011 Town Centre Urban Design Plan;
- ii) maximum density and location of building mass for each site shall be consistent with the recommendations of the City of White Rock August 2011 Town Centre Urban Design Plan; and
- iii) site specifics and design details will be confirmed through the development permit approval process.

6.16.5 Building Heights:

Principal buildings shall not exceed a *height* of 10.7m (35.1ft). Notwithstanding, maximum *heights* may be increased to a maximum of 80.7m (265.0ft) where the proponents enter into amenity agreement with the City. Terms of the agreement shall be in accordance with the City of White Rock Community Amenity Contribution Policy for redevelopment as follows:

- i) redevelopment shall be generally as outlined in the City of White Rock August 2011 Town Centre Urban Design Plan;
- ii) maximum building *height* and location of building mass for each site shall generally conform to the recommendations of the City of White Rock August 2011 Town Centre Urban Design Plan; and
- iii) site specifics and design details will be confirmed through the development permit approval process.

6.16.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *structures* in the CR-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Structures
Front lot line	1.5m (4.92ft)	Not permitted *
Exterior side lot line	3.0m (9.84ft)	3.0m (9.84ft)

- 2) Where the *lot line* abuts *another lot* zoned CR-1 or CD and permitting a *principal building* that exceeds a height of 10.7m (35.1ft), the portion of the *principal building* above 10.7m (35.1ft) shall be located a minimum of 12.2m (40.0ft) from the *lot line* to ensure a minimum separation distance of 24.4m (80.0ft) between buildings above 10.7m (35.1ft) height.

6.16.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsection 6.16.6 above, the following also applies:

- 1) *ancillary buildings* shall not be permitted.
- 2) *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

- 3) * notwithstanding sub-sections 6.16.6 and 6.16.7 (2), patios and awnings are permitted in the front and exterior side yard areas in accordance with White Rock License Agreement (Sidewalk Café / Business License) Bylaw requirements.
- 6.16.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.
 - 6.16.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.17 CR-2 Lower Town Centre Area Commercial / Residential Zone

The intent of this zone is to accommodate commercial and multi-unit residential uses in the Lower Town Centre area and areas adjacent to the Town Centre.

6.17.1 Permitted Uses:

The following uses are permitted in one (1) or more principal buildings:

- 1) *retail service group 1 uses*;
- 2) *retail service group 2 uses*;
- 3) *licensed establishments*, including *liquor primary, food primary, agent store, u-brew* and *u-vin*;
- 4) *civic use*;
- 5) *medical or dental clinic*;
- 6) *multi-unit residential use* in conjunction with not more than one of the following *accessory uses per dwelling unit*:
 - h) *accessory home occupation* in accordance with the provisions of Section 5.3.;
 - i) *accessory boarding use* in accordance with the provisions of Section 5.4.
- 7) a *one-unit residential use*, a *two-unit residential use*, or a *three-unit residential use* accessory to a *retail service group 1 use* or a *retail service group 2 use*, and limited to the storey or storeys above the portion of a building used for *retail service group 1* or *retail service group 2 uses*.

6.17.2 Lot Size:

- 1) Minimum *lot width, lot depth* and *lot area* in the CR-2 zone are as follows:

Lot width	15.24m (50.0ft)
Lot depth	35.0m (115.0ft)
Lot area	534.2m ² (5,750.5ft ²)

6.17.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 65%.

6.17.4 Density:

- 1) Maximum *gross floor area* (GFA) of all uses shall be 1.75 times the *lot area*.

6.17.5 Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 10.7m (35.1ft).
- 2) *Structures* shall not exceed a *height* of 4.0m.

6.17.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *structures* in the CR-2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Structures
Front lot line	1.5m (4.92ft)	Not permitted *
Exterior side lot line	1.5m (4.92ft)	3.0m (9.84ft)
Interior side lot line or rear lot line adjacent to a lot zoned only for residential use	1.5m (4.92ft)	3.0m (9.84ft)

6.17.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.17.5 and 6.17.6 above, the following also applies:

- 1) *ancillary buildings* shall not be permitted.
- 2) *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.
- 3) * notwithstanding sub-sections 6.17.6 and 6.17.7 (2), patios and awnings are permitted in the front and exterior side yard areas in accordance with White Rock License Agreement (Sidewalk Café/Business License) Bylaw requirements.

6.17.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.17.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-section 4.15.2 and 4.15.3.

6.18 CR-3 West Beach Business Area Commercial / Residential Zone

The intent of this zone is to accommodate commercial and multi-unit residential uses in the West Beach Business area.

6.18.1 Permitted Uses:

The following uses are permitted in one (1) or more principal buildings:

- 1) *retail service group 1 uses*;
- 2) *licensed establishments*, including *liquor primary, food primary, agent store, u-brew* and *u-vin*;
- 3) *hotel*;
- 4) *medical or dental clinic*;
- 5) *multi-unit residential use* in conjunction with not more than one of the following *accessory uses per dwelling unit*:
 - a) *accessory home occupation* in accordance with the provisions of Section 5.3.;
 - b) *accessory boarding use* in accordance with the provisions of Section 5.4.
- 6) a *one-unit residential use*, a *two-unit residential use*, or a *three-unit residential use* accessory to a *retail service group 1 use*, and limited to the story or stories above the portion of a building used for *retail service group 1 uses*.

6.18.2 Lot Size:

- 1) Minimum *lot width, lot depth* and *lot area* in the CR-3 zone are as follows:

Lot width	15.24m (50.0ft)
Lot depth	35.0m (115.0ft)
Lot area	534.2m ² (5,750.5ft ²)

6.18.3 Lot Coverage:

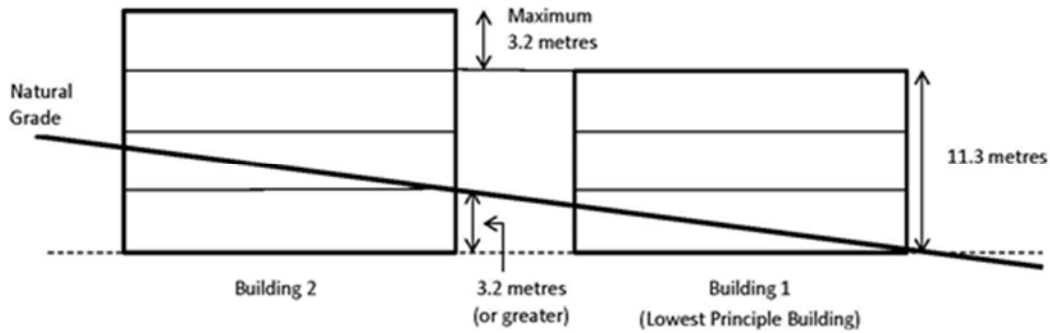
- 1) Maximum *lot coverage* per fee-simple lot is 75%.

6.18.4 Density:

- 1) Maximum *gross floor area (GFA)* of all uses shall be 1.75 times the *lot area*.

6.18.5 Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 11.3 metres (37.1 feet) measured as the vertical distance from the roof peak to the lesser of either the *natural grade* adjacent to the mid-point of the building on the lowest side of the property or not more than 0.5m (1.64ft) above the average height at the top of curb for the lowest street frontage adjacent to the property. Notwithstanding, where more than one *principal building* is proposed and where the *natural grade* for those other *principal buildings* is greater than 3.2 metres (10.5 feet) higher than the 1st or lowest *principal building*, the maximum *height* of the other *principal buildings* shall be no more than 3.2 metres (10.5 feet) greater in geodetic elevation than the maximum *height* of the 1st or lowest *principal building*, as shown in the illustration below.



2) Structures shall not exceed a height of 4.0m.

6.18.6 Minimum Setback Requirements:

1) *Principal buildings* and *structures* in the CR-3 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Structures
Front lot line	1.5m (4.92ft)	Not permitted *
Exterior side lot line	1.5m (4.92ft)	3.0m (9.84ft)
Interior side lot line or rear lot line adjacent to a lot zoned only for residential use	1.5m (4.92ft)	3.0m (9.84ft)

2) Notwithstanding sub-section 1) above, *principal buildings* shall be set back no more than 2.5m (8.2ft) from Marine Drive, where applicable.

6.18.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-section 6.18.5 and 6.18.6 above, the following also applies:

- 1) *ancillary buildings* shall not be permitted.
- 2) *structures* shall not be sited less than 3.0m from a *principal building* on the same lot.
- 3) * notwithstanding sub-sections 6.18.6 and 6.18.7 (2), patios and awnings are permitted in the front and exterior side yard areas in accordance with White Rock License Agreement (Sidewalk Café / Business License) Bylaw requirements.

6.18.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.18.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.19 CR-4 East Beach Business Area Commercial / Residential Zone

The intent of this zone is to accommodate commercial and multi-unit residential uses in the East Beach Business area.

6.19.1 Permitted Uses:

The following uses are permitted in one (1) or more principal buildings:

- 1) *retail service group 1 uses*;
- 2) *licensed establishments*, including *liquor primary, food primary, agent store, u-brew* and *u-vin*;
- 3) *hotel*;
- 4) *medical or dental clinic*;
- 5) a *three-unit residential use* or a *multi-unit residential use* in conjunction with not more than one of the following *accessory uses per dwelling unit*:
 - a) *accessory home occupation* in accordance with the provisions of Section 5.3;
 - b) *accessory boarding use* in accordance with the provisions of Section 5.4.
- 6) a *one-unit residential use* or a *two-unit residential use* accessory to a *retail service group 1 use*, and limited to the story or stories above the portion of a building used for *retail service group 1 uses*.

6.19.2 Lot Size:

- 1) Minimum *lot width, lot depth* and *lot area* in the CR-4 zone are as follows:

Lot width	9.1m (30.0ft)
Lot depth	18.2m (60.0ft)
Lot area	167.2m ² (1,800.0ft ²)

6.19.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 85%.

6.19.4 Density:

- 1) Maximum *gross floor area (GFA)* of all uses shall be 1.75 times the *lot area*.

6.19.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 9.2m (30.18ft) measured as the vertical distance between the highest point of the *structure* and the *average natural grade*, however, in no case shall the *building* be higher than 3.1 metres (10.17 feet) above the *average natural grade* of the *rear lot line* of the site. The front wall of a *building* shall not be higher than 4.6 metres (15.09 feet) above the average elevation of the *front lot line* of the site. The height of the southerly elevation of the building shall be determined by an angle of containment of 45 degrees to the vertical commencing 4.6 metres (15.09 feet) above the natural grade at the base of the wall as illustrated in sub-section 4.9.
- 2) *structures* shall not exceed a *height* of 4.0m.

6.19.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *structures* in the CR-4 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Structures
Front lot line	1.5m (4.92ft)	Not permitted *
Exterior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Rear lot line	1.83m (6.0ft)	1.83m (6.0ft)

6.19.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.19.5 and 6.19.6 above, the following also applies:

- 1) *ancillary buildings* shall not be permitted.
- 2) *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.
- 3) * notwithstanding sub-sections 6.19.6 and 6.19.7 (2), patios and awnings are permitted in the front and exterior side yard areas in accordance with White Rock License Agreement (Sidewalk Café / Business License) Bylaw requirements.

6.19.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.19.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.20 CR-5 Neighborhood Commercial Zone

The intent of this zone is to accommodate neighborhood oriented convenience and limited commercial service type uses.

6.20.1 Permitted Uses:

The following uses are permitted in **not** more than one (1) *principal building*:

- 1) a retail service use limited to art gallery, artisan shop, bakery shop, barber, book shop, business school, café or coffee house, dance studio, delicatessen, drug store, dry cleaner, grocery store, hairdresser, health club, launderette, *medical or dental clinic*, *neighborhood convenience store*, professional and semi-professional office, stationary store, tailor;
- 2) a *one-unit residential use* or a *two-unit residential use* accessory to a *retail service use*, and limited to the story or stories above the portion of a building used for *retail service use*.

6.20.2 Lot Size:

- 1) Minimum and maximum *lot width*, *lot depth* and *lot area* in the CR-5 zone are as follows:

	Minimum	Maximum
Lot width	15.0m (49.21ft)	n/a
Lot depth	30.5m (100.07ft)	n/a
Lot area	464.0m ² (4,994.45ft ²)	1,120.0m ² (12,055.58ft ²)

6.20.3 Lot Coverage:

- 1) maximum *lot coverage* per fee-simple lot is 45%.

6.20.4 Density:

- 1) maximum *gross floor area* of all uses shall be 0.75 times the *lot area*.
- 2) maximum *gross floor area* for *accessory buildings* shall not exceed 6.0m² (64.58ft²)

6.20.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *ancillary buildings* and *structures* shall not exceed a *height* of 4.0m² (13.12ft²).

6.20.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *ancillary buildings* and *structures* in the CR-5 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Exterior side lot line	3.8m (12.47ft)	7.5m (24.61ft)

6.20.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.20.4, 6.20.5 and 6.20.6 above, the following also applies:

- 1) *ancillary buildings* and *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

6.20.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.20.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.21 CR-6 Gas Bar/Convenience Commercial 1 Zone

The intent of this zone is to accommodate automobile fuel sales, a neighborhood oriented convenience store and ancillary car wash.

6.21.1 Permitted Uses:

The following uses are permitted in more than one (1) *principal building*:

- 1) a *gas bar / convenience store* and *accessory car wash*.

6.21.2 Lot Size:

- 1) Minimum and maximum *lot width*, *lot depth* and *lot area* in the CR-6 zone are as follows:

Lot width	15.0m (49.21ft)
Lot depth	30.5m (100.07ft)
Lot area	1,114.0m ² (11,990.0ft ²)

6.21.3 Lot Coverage:

- 1) maximum *lot coverage* per fee-simple lot is 45%.

6.21.4 Density:

- 1) maximum *gross floor area* of all uses shall be 0.45 times the *lot area*.

6.21.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m.
- 2) *ancillary buildings* and *structures* shall not exceed a *height* of 4.0m (13.12ft).
- 3) the canopy over a gas bar pump island and a separate *building* containing an *accessory car wash* are deemed to be *principal buildings* for the purpose of determining *height*.

6.21.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *ancillary buildings* and *structures* in the CR-6 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Buildings	Ancillary Buildings and Structures
Front lot line	6.1m (20.0ft)	6.1m (20.0ft)
Rear lot line	6.1m (20.0ft)	6.1m (20.0ft)
Interior side lot line	3.0m (9.84ft)	3.0m (9.84ft)
Exterior side lot line	6.1m (20.0ft)	6.1m (20.0ft)

- 2) Notwithstanding the above, the canopy over a gas bar pump island may be located not less than 4.5m (14.76ft) from any lot line.

6.21.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.21.5 and 6.21.6 above, the following also applies:

- 1) *ancillary buildings* and *structures* shall be located a minimum of 3.0m (9.85ft) from a *principal building*.

6.21.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.21.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.22 P-1 Civic / Institutional Use Zone

The intent of this zone is to accommodate public uses and the railway.

6.22.1 Permitted Uses:

The following uses are permitted in more than one (1) *principal building*:

- 1) *civic uses*;
- 2) *public utility uses*;
- 3) *child care centre*;
- 4) *community service use*;
- 5) *parks and natural areas*;
- 6) *railway use*;
- 7) *parking facilities*;
- 8) *Notwithstanding 1) to 7) above, professional and semi-professional offices are permitted on property located at 1174 Fir Street (Lot 1, Block 30, Plan 11883).*

6.22.2 Lot Size:

- 1) Minimum and maximum *lot width*, *lot depth* and *lot area* in the P-1 zone are as follows:

Lot width	18.0m (59.06ft)
Lot depth	30.5m (100.07ft)
Lot area	742.0m ² (7,986.82ft ²)

6.22.3 Lot Coverage:

- 1) maximum *lot coverage* per fee-simple lot is 50%.

6.22.4 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 10.7m.
- 2) *ancillary buildings* and *structures* shall not exceed a *height* of 6.0m (19.69ft).

6.22.5 Minimum Setback Requirements:

- 1) *Principal buildings* and *ancillary buildings* and *structures* in the P-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Buildings	Ancillary Buildings and Structures
Front lot line	6.0m (19.69ft)	6.0m (19.69ft)
Rear lot line	6.0m (19.69ft)	6.0m (19.69ft)
Interior side lot line	6.0m (19.69ft)	6.0m (19.69ft)
Exterior side lot line	6.0m (19.69ft)	6.0m (19.69ft)

6.22.6 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.22.4 and 6.22.5 above, the following also applies:

- 1) *ancillary buildings* and *structures* shall be located a minimum of 3.0m (9.85ft) from a *principal building*.

6.22.7 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.22.8 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.23 P-2 Church / Assembly Use Zone

The intent of this zone is to accommodate the use of land for religious assembly and place of worship, and for community service.

6.23.1 Permitted Uses:

The following uses are permitted in more than one (1) *principal building*:

- 1) *assembly* use;
- 2) *community service* use;
- 3) a *one-unit residential* use accessory to an *assembly* or *community service* use.

6.23.2 Lot Size:

- 1) Minimum and maximum *lot width*, *lot depth* and *lot area* in the P-2 zone are as follows:

Lot width	18.0m (59.06ft)
Lot depth	30.5m (100.07ft)
Lot area	742.0m ² (7,986.82ft ²)

6.23.3 Lot Coverage:

- 1) maximum *lot coverage* per fee-simple lot is 45%.

6.23.4 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 10.7m.
- 2) *ancillary buildings* and *structures* shall not exceed a *height* of 4.0m (13.12ft).

6.23.5 Minimum Setback Requirements:

- 1) *Principal buildings* and *ancillary buildings* and *structures* in the P-2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Buildings	Ancillary Buildings and Structures
Front lot line	6.0m (19.69ft)	6.0m (19.69ft)
Rear lot line	6.0m (19.69ft)	6.0m (19.69ft)
Interior side lot line	6.0m (19.69ft)	6.0m (19.69ft)
Exterior side lot line	6.0m (19.69ft)	6.0m (19.69ft)

6.23.6 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.23.4 and 6.23.5 above, the following also applies:

- 1) *ancillary buildings* and *structures* shall be located a minimum of 3.0m (9.85ft) from a *principal building*.

6.23.7 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.23.8 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-section 4.15.2 and 4.15.3.

6.24 P-3 Community Care Facility (Low Density) Zone

The intent of this zone is to accommodate the use of land for licensed care facilities, including assisted living residences, hospitality services, community living and long-term care equivalent to low density multi-unit residential.

6.24.1 Permitted Uses:

The following uses are permitted in more than one (1) *principal building*:

- 1) *assisted living residence*;
- 2) *care facility*;
- 3) *community service use*;
- 4) *health service facility*;
- 5) *hospitality services*.

6.24.2 Lot Size:

- 1) Minimum and maximum *lot width*, *lot depth* and *lot area* in the P-3 zone are as follows:

Lot width	18.0m (59.06ft)
Lot depth	30.5m (100.07ft)
Lot area	742.0m ² (7,986.82ft ²)

6.24.3 Lot Coverage:

- 1) maximum *lot coverage* per fee-simple lot is 45%.

6.24.4 Density:

- 1) maximum *gross floor area* of all uses shall be 0.6 times the *lot area*, except that the *gross floor area* of all uses may be increased to 0.8 times the *lot area* where a housing agreement for affordable and/or special needs housing has been entered into and registered on title pursuant to Section 483 of the *Local Government Act*.

6.24.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m.
- 2) *structures* shall not exceed a *height* of 4.0m.

6.24.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *structures* in the P-3 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Buildings	Structures
Front lot line	6.0m (19.69ft)	6.0m (19.69ft)
Rear lot line	6.0m (19.69ft)	6.0m (19.69ft)
Interior side lot line	6.0m (19.69ft)	6.0m (19.69ft)
Exterior side lot line	6.0m (19.69ft)	6.0m (19.69ft)

6.24.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.24.5 and 6.24.6 above, the following also applies:

- 1) *ancillary buildings* shall not be permitted;
- 2) *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

6.24.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.24.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.25 P-4 Community Care Facility (Medium Density) Zone

The intent of this zone is to accommodate the use of land for licensed care facilities, including assisted living residences, hospitality services, community living and long-term care equivalent to medium density multi-unit residential.

6.25.1 Permitted Uses:

The following uses are permitted in more than one (1) *principal building*:

- 1) *assisted living residence*;
- 2) *care facility*;
- 3) *community service use*;
- 4) *health service facility*;
- 5) *hospitality services*.

6.25.2 Lot Size:

- 1) Minimum and maximum *lot width*, *lot depth* and *lot area* in the P-4 zone are as follows:

Lot width	18.0m (59.06ft)
Lot depth	30.5m (100.07ft)
Lot area	742.0m ² (7,986.82ft ²)

6.25.3 Lot Coverage:

- 1) maximum *lot coverage* per fee-simple lot is 45%.

6.25.4 Density:

- 1) maximum *gross floor area* of all uses shall be 1.1 times the *lot area*.

6.25.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 10.7m.
- 2) *structures* shall not exceed a *height* of 4.0m.

6.25.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *structures* in the P-4 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Buildings	Structures
Front lot line	6.0m (19.69ft)	6.0m (19.69ft)
Rear lot line	6.0m (19.69ft)	6.0m (19.69ft)
Interior side lot line	6.0m (19.69ft)	6.0m (19.69ft)
Exterior side lot line	6.0m (19.69ft)	6.0m (19.69ft)

6.25.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.25.5 and 6.25.6 above, the following also applies:

- 1) *ancillary buildings* shall not be permitted.
- 2) *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

6.25.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.25.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.