THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW NO. 2000

A Bylaw to regulate the development and use of land in the City of White Rock.

DISCLAIMER: THIS BYLAW IS CONSOLIDATED FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

Consolidated as of September 20, 2021.

SUMMARY TABLE OF AMENDMENTS TO ZONING BYLAW 2000

<table>
<thead>
<tr>
<th>File No.</th>
<th>Bylaw No.</th>
<th>Date Adopted</th>
<th>Purpose of Amendment</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>12-042</td>
<td>1997</td>
<td>2013-05-13</td>
<td>Rezone 14310 Marine Drive from RS-1 to CD-39</td>
<td>To allow a two lot subdivision.</td>
</tr>
<tr>
<td>12-045</td>
<td>2025</td>
<td>2013-07-15</td>
<td>Text Amendment No. 1</td>
<td>Includes a series of text amendments, including B &amp; B’s vs. vacation rentals plus CR-3 zone.</td>
</tr>
<tr>
<td>13-020</td>
<td>2030</td>
<td>2013-10-07</td>
<td>Rezone 13756 North Bluff Road from RS-1 to RS-4</td>
<td>To allow a two lot subdivision.</td>
</tr>
<tr>
<td>13-001</td>
<td>2015</td>
<td>2013-11-04</td>
<td>Rezone 1467 – 1519 Vidal Street to CD-41 after discharge of LUC 30</td>
<td>To allow a 109 unit, 12 storey residential complex at 1467 – 1519 Vidal Street.</td>
</tr>
<tr>
<td>13-027</td>
<td>2036</td>
<td>2013-11-04</td>
<td>Rezone 15031 Victoria Avenue from RT-1 to RS-3</td>
<td>To allow the construction of a single house with a suite.</td>
</tr>
<tr>
<td>13-033</td>
<td>2044</td>
<td>2014-01-13</td>
<td>Amend the P-1 zone for 1174 Fir Street</td>
<td>To allow commercial use for 1174 Fir Street and amend the related parking requirements.</td>
</tr>
<tr>
<td>13-034</td>
<td>2042</td>
<td>2014-03-10</td>
<td>Text Amendment No. 2</td>
<td>Medical Marihuana and minor clarifications including retaining walls, structures, etc.</td>
</tr>
<tr>
<td>File No.</td>
<td>Bylaw No.</td>
<td>Date Adopted</td>
<td>Purpose of Amendment</td>
<td>Details</td>
</tr>
<tr>
<td>---------</td>
<td>-----------</td>
<td>--------------</td>
<td>----------------------</td>
<td>---------</td>
</tr>
<tr>
<td>14-011</td>
<td>2053</td>
<td>2014-05-26</td>
<td>Rezone 1245 Kent Street from RS-1 to RS-4</td>
<td>To allow a two lot subdivision.</td>
</tr>
<tr>
<td>14-016</td>
<td>2062</td>
<td>2014-07-14</td>
<td>Rezone 15520 Russell Avenue from RT-1 to RI-1</td>
<td>To allow a two lot ‘SoHL’ subdivision.</td>
</tr>
<tr>
<td>14-017</td>
<td>2063</td>
<td>2014-07-28</td>
<td>Rezone 14139 Blackburn Avenue from RS-1 to RS-4</td>
<td>To allow a two lot subdivision.</td>
</tr>
<tr>
<td>14-021</td>
<td>2064</td>
<td>2014-10-20</td>
<td>Rezone 1230 Best Street from RS-1 to RT-1</td>
<td>To allow the construction of a duplex.</td>
</tr>
<tr>
<td>14-044</td>
<td>2076</td>
<td>2015-04-13</td>
<td>Rezone 1172 Parker Street from RT-1 to RS-4</td>
<td>To allow a two lot subdivision.</td>
</tr>
<tr>
<td>15-006</td>
<td>2079</td>
<td>2015-03-23</td>
<td>Amend the CD-41 zone</td>
<td>To clarify density restrictions.</td>
</tr>
<tr>
<td>15-038</td>
<td>2071</td>
<td>2015-07-13</td>
<td>Rezone 15611 Marine Drive from CR-4 to CD-48</td>
<td>To allow an increase in floor area for a small addition to the lounge (Ocean Promenade)</td>
</tr>
<tr>
<td>15-007</td>
<td>2082</td>
<td>2015-07-13</td>
<td>Text Amendment No. 3</td>
<td>Retaining walls</td>
</tr>
<tr>
<td>15-012</td>
<td>2094</td>
<td>2015-09-14</td>
<td>Rezone 15919 Russell and 15920 Vine from RS-1 to RS-4</td>
<td>To allow a four lot subdivision.</td>
</tr>
<tr>
<td>15-020</td>
<td>2108</td>
<td>2016-01-25</td>
<td>Rezone 15912 Russell from RS-1 to RS-4</td>
<td>To allow a two lot subdivision.</td>
</tr>
<tr>
<td>n/a</td>
<td>2136</td>
<td>2016-05-30</td>
<td>Text Amendment No. 4</td>
<td>Includes a series of text amendments, to clarify gross floor area and related terms</td>
</tr>
<tr>
<td>16-026</td>
<td>2189</td>
<td>2016-03-06</td>
<td>Rezone 1255 Kent Street from RS-1 to RS-4</td>
<td>To allow a two lot subdivision.</td>
</tr>
<tr>
<td>16-037</td>
<td>2187</td>
<td>2017-03-06</td>
<td>Rezone 1113 Dolphin Street from RS-1 to RS-4</td>
<td>To allow a two lot subdivision.</td>
</tr>
<tr>
<td>16-039</td>
<td>2188</td>
<td>2017-03-06</td>
<td>Rezone 15683 Thrift Avenue from RS-1 to RS-4</td>
<td>To allow a two lot subdivision.</td>
</tr>
<tr>
<td>16-004</td>
<td>2126</td>
<td>2017-04-10</td>
<td>Rezone 1590 Nichol Road (zoned CR-5) and 14022/34 North Bluff Road (zoned RS-1) to CD-56</td>
<td>To allow a 51 unit, 5 storey mixed-use residential and commercial development at 1590 Nichol Road, and 14022/34 North Bluff Road.</td>
</tr>
<tr>
<td>n/a</td>
<td>2201</td>
<td>2017-04-24</td>
<td>Text Amendment No. 5</td>
<td>Includes a text amendment to permit siting exceptions for side mounted balcony guards.</td>
</tr>
<tr>
<td>File No.</td>
<td>Bylaw No.</td>
<td>Date Adopted</td>
<td>Purpose of Amendment</td>
<td>Details</td>
</tr>
<tr>
<td>---------</td>
<td>-----------</td>
<td>--------------</td>
<td>----------------------</td>
<td>---------</td>
</tr>
<tr>
<td>16-036</td>
<td>2196</td>
<td>2017-07-24</td>
<td>Amend the CD-17 zone</td>
<td>To clarify the zoning regulation for the 36 unit, 5 storey mixed-use commercial and residential development located at 1400-20 Johnston Road, and to remove the property located at 15241 Thrift Avenue from the CD-17 zone.</td>
</tr>
<tr>
<td>16-036</td>
<td>2197</td>
<td>2017-07-24</td>
<td>Rezone 15241 Thrift Avenue to CD-59</td>
<td>To allow for a 88 unit, 14 storey residential development located at 15241 Thrift Avenue.</td>
</tr>
<tr>
<td>14-009</td>
<td>2056</td>
<td>2017-06-12</td>
<td>Rezone the western portion of 1454 Oxford Street from P-1 to CD-46</td>
<td>To allow for a 121 unit residential development, comprised of two towers sized at 21- and 24- storeys each, located at 1454 Oxford Street.</td>
</tr>
<tr>
<td>15-017</td>
<td>2131</td>
<td>2017-06-12</td>
<td>Rezone 14825 &amp; 14835 Thrift Avenue from RS-1 to CD-51</td>
<td>To allow a 25 unit, 10 storey residential development at 14825 &amp; 14835 Thrift Avenue.</td>
</tr>
<tr>
<td>15-030</td>
<td>2120</td>
<td>2017-06-12</td>
<td>Rezone 1293 Best Street from RS-1 to CD-54</td>
<td>To allow a 28 unit, 4 storey residential development at 1293 Best Street.</td>
</tr>
<tr>
<td>16-021</td>
<td>2151</td>
<td>2017-06-12</td>
<td>Rezone 15541 Oxenham Avenue from RS-1 to RT-1</td>
<td>To allow the construction of a duplex.</td>
</tr>
<tr>
<td>16-038</td>
<td>2200</td>
<td>2017-06-12</td>
<td>Amend the CD-19 zone</td>
<td>To allow for the addition of 3 complex care beds, and to clarify the minimum number of off-street parking spaces.</td>
</tr>
<tr>
<td>16-020</td>
<td>2157</td>
<td>2017-09-18</td>
<td>Rezone 1516/26/36/50/56 Finlay Street and 15601/21 Russell Avenue from RS-1 to CD-57</td>
<td>To allow a 126 unit, 13 storey mixed-use residential and commercial development at 1516/26/36/50/56 Finlay Street and 15601/21 Russell Avenue.</td>
</tr>
<tr>
<td>16-027</td>
<td>2211</td>
<td>2017-09-18</td>
<td>Rezone 1310 Johnston from CR-2 to CD-60</td>
<td>To allow a 30 unit, 12 storey mixed-use residential and commercial development at 1310 Johnston Road.</td>
</tr>
<tr>
<td>16-045</td>
<td>2214</td>
<td>2017-09-18</td>
<td>Rezone 14935 &amp; 14945 Victoria Avenue from CR-3, and 14948 Beachview Avenue &amp; 1156 Vidal Street from RT-1, to P-1</td>
<td>To allow the construction of a multi-level public parking garage.</td>
</tr>
<tr>
<td>16-011</td>
<td>2145</td>
<td>2017-10-23</td>
<td>Rezone 1350 Johnston Road from CR-2 to CD-58</td>
<td>To allow a 97 unit, 12 storey mixed-use residential and commercial development at 1350 Johnston Road.</td>
</tr>
<tr>
<td>File No.</td>
<td>Bylaw No.</td>
<td>Date Adopted</td>
<td>Purpose of Amendment</td>
<td>Details</td>
</tr>
<tr>
<td>---------</td>
<td>-----------</td>
<td>--------------</td>
<td>----------------------</td>
<td>---------</td>
</tr>
<tr>
<td>16-022</td>
<td>2186</td>
<td>2017-10-23</td>
<td>Rezone 15920 Goggs Avenue from RS-1 to RS-4.</td>
<td>To allow a two lot subdivision.</td>
</tr>
<tr>
<td>n/a</td>
<td>2240</td>
<td>2018-01-29</td>
<td>Text Amendment No. 6</td>
<td>Addition of a new definition (cannabis dispensary), amendments to section 4.1.5</td>
</tr>
<tr>
<td>n/a</td>
<td>2237</td>
<td>2018-02-19</td>
<td>Text Amendment No. 7</td>
<td>Addition of a new definition (adult entertainment use), addition of section 2.3 (Severability), amendments to section 6.16.1.</td>
</tr>
<tr>
<td>n/a</td>
<td>2260</td>
<td>2018-07-09</td>
<td>Text Amendment No. 8</td>
<td>Clarification of public/community-oriented uses permitted in all zones where authorized by City, and specific use regulations for community gardens in CD zones that are vacant, P zones, and CR-1, CR-2, CR-3, CR-4 and CR-5 zones.</td>
</tr>
<tr>
<td>n/a</td>
<td>2261</td>
<td>2018-07-09</td>
<td>Text Amendment No. 9</td>
<td>To allow child care centres with over 8 children in CR zones, to provide consistent terminology for child care uses, require on-site outdoor play areas for child care centres, and housekeeping amendments to reflect changes to numbering of the Local Government Act and the City’s Official Community Plan.</td>
</tr>
<tr>
<td>n/a</td>
<td>2262</td>
<td>2018-07-09</td>
<td>Text Amendment No. 10</td>
<td>To add electric vehicle charging requirements and regulations for new developments containing multi-unit residential uses with 10 or more off-street parking spaces.</td>
</tr>
<tr>
<td>n/a</td>
<td>2263</td>
<td>2018-07-09</td>
<td>Text Amendment No. 11</td>
<td>To amend the definition for accessory boarding use to require stays of 30 days or more, to update the parking requirements for accessory vacation rental use (1 per dwelling unit), to update the general regulations for accessory bed and breakfast and accessory vacation rental uses, and to remove the permission to have both an accessory vacation rental and an accessory bed and breakfast uses on the same property in the RS, RE, and RI zones.</td>
</tr>
<tr>
<td>File No.</td>
<td>Bylaw No.</td>
<td>Date Adopted</td>
<td>Purpose of Amendment</td>
<td>Details</td>
</tr>
<tr>
<td>---------</td>
<td>-----------</td>
<td>--------------</td>
<td>---------------------</td>
<td>---------</td>
</tr>
<tr>
<td>n/a</td>
<td>2264</td>
<td>2018-07-09</td>
<td>Text Amendment No. 12</td>
<td>To amend the definition of licensed establishment to include licensed manufacturers (breweries, distilleries, and wineries) in the definition, to delete the existing definition for licensed manufacturers, and to require the same off-street parking requirements for licensed establishments as are required for restaurants.</td>
</tr>
<tr>
<td>n/a</td>
<td>2266</td>
<td>2018-07-23</td>
<td>Text Amendment No. 13</td>
<td>To replace the existing definition for cannabis dispensary with a new definition (cannabis store), to designate temporary use permit areas within the City of White Rock, to specify general conditions regarding the issue of temporary use permits for cannabis stores, and to amend Section 4.1.5 for consistency of language.</td>
</tr>
<tr>
<td>17-016</td>
<td>2249</td>
<td>2018-09-17</td>
<td>Amend the CD-23 zone</td>
<td>To allow a 29 unit, six storey mixed use building at 1456 Johnston Road, and update the regulations for the property at 1455 George Street to reflect the 108 unit residential building as constructed.</td>
</tr>
<tr>
<td>n/a</td>
<td>2290</td>
<td>2019-03-13</td>
<td>Rezone 1310 Johnston from CD-60 to CD-61</td>
<td>To revise the existing CD zone to allow a 6 storey mixed-use residential and commercial development at 1310 Johnston Road</td>
</tr>
<tr>
<td>n/a</td>
<td>2317</td>
<td>2019-11-18</td>
<td>Text Amendment No. 14</td>
<td>To update the regulations for “short term rental” uses (previously accessory vacation rentals).</td>
</tr>
<tr>
<td>n/a</td>
<td>2323</td>
<td>2020-02-10</td>
<td>Text Amendment No. 15</td>
<td>(Cannabis Store Separations) To amend the number of Cannabis stores permitted in the Town Centre Area – Section 4.1.3(b)(ii)</td>
</tr>
<tr>
<td>18-006</td>
<td>2310</td>
<td>2020-07-13</td>
<td>Rezone 15894 Roper Avenue from RT-1 to RS-4</td>
<td>To allow a two lot subdivision</td>
</tr>
<tr>
<td>n/a</td>
<td>2371</td>
<td>2021-03-29</td>
<td>Text Amendment No. 16</td>
<td>To update the regulations for Accessible Parking Standards – Section 4.14.6.</td>
</tr>
<tr>
<td>n/a</td>
<td>2376</td>
<td>2021-05-10</td>
<td>Text Amendment No. 17</td>
<td>To revise the existing CR-1 Town Centre Area Commercial/Residential Zone</td>
</tr>
<tr>
<td>21-007</td>
<td>2386</td>
<td>2021-06-14</td>
<td>Amend CD 16 Zone</td>
<td>Mezzanine Floor Area Exemption</td>
</tr>
<tr>
<td>File No.</td>
<td>Bylaw No.</td>
<td>Date Adopted</td>
<td>Purpose of Amendment</td>
<td>Details</td>
</tr>
<tr>
<td>---------</td>
<td>-----------</td>
<td>--------------</td>
<td>-----------------------------------------------</td>
<td>---------</td>
</tr>
<tr>
<td>19-018</td>
<td>2366</td>
<td>2021 09 20</td>
<td>Rezone 15496 Thrift Avenue from RS-1 to RT-1</td>
<td>To allow the construction of a duplex.</td>
</tr>
<tr>
<td>20-018</td>
<td>2375</td>
<td>2021 09 20</td>
<td>Text Amendment No. 18</td>
<td>To revise the existing Section 4.1. of the Bylaw to specify general conditions regarding a cannabis store at 15053 Marine Drive. Addition of subsection ‘c’ to Section 4.1.3.</td>
</tr>
</tbody>
</table>
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
RECEIVED FIRST READING on the
RECEIVED SECOND READING as AMENDED on the
PUBLIC HEARING held on the
RECEIVED THIRD READING as amended on the
RECONSIDERED AND FINALLY ADOPTED as amended on the

31st day of January, 2013 and
6th day of February, 2013
11th day of March, 2013
11th day of March, 2013
25th day of March, 2013
15th day of April, 2013
15th day of April, 2013

_______________________
MAYOR

_______________________
CITY CLERK
# City of White Rock Zoning Bylaw No. 2000

**SCHEDULE “A” – TEXT**

**TABLE OF CONTENTS:**

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>Introduction</td>
<td>1</td>
</tr>
<tr>
<td>1.1</td>
<td>Purpose</td>
<td>1</td>
</tr>
<tr>
<td>2.0</td>
<td>General</td>
<td>1</td>
</tr>
<tr>
<td>2.1</td>
<td>Basic Provisions</td>
<td>1</td>
</tr>
<tr>
<td>2.2</td>
<td>Administration &amp; Enforcement</td>
<td>2</td>
</tr>
<tr>
<td>2.3</td>
<td>Severability</td>
<td>3</td>
</tr>
<tr>
<td>3.0</td>
<td>Interpretation &amp; Definitions</td>
<td>3</td>
</tr>
<tr>
<td>3.1</td>
<td>Zone Boundaries</td>
<td>3</td>
</tr>
<tr>
<td>3.2</td>
<td>Rules of Interpretation</td>
<td>3</td>
</tr>
<tr>
<td>3.3</td>
<td>Definitions</td>
<td>3</td>
</tr>
<tr>
<td>4.0</td>
<td>General Provisions &amp; Regulations</td>
<td>15</td>
</tr>
<tr>
<td>4.1</td>
<td>Uses Permitted/Not Permitted – General</td>
<td>15</td>
</tr>
<tr>
<td>4.2</td>
<td>Comprehensive Zone Coverage</td>
<td>17</td>
</tr>
<tr>
<td>4.3</td>
<td>Existing Lots of Record</td>
<td>17</td>
</tr>
<tr>
<td>4.4</td>
<td>Construction within an Identified Floodplain</td>
<td>17</td>
</tr>
<tr>
<td>4.5</td>
<td>Established Building Line</td>
<td>17</td>
</tr>
<tr>
<td>4.6</td>
<td>Lot Line Setbacks on Strata Lots</td>
<td>18</td>
</tr>
<tr>
<td>4.7</td>
<td>Lot Line Setbacks on Pan-Handle (Fee Simple) Lots</td>
<td>18</td>
</tr>
<tr>
<td>4.8</td>
<td>Building Heights</td>
<td>19</td>
</tr>
<tr>
<td>4.9</td>
<td>Angle of Containment</td>
<td>20</td>
</tr>
<tr>
<td>4.10</td>
<td>Floor Area in One-, Two-, and Three-Unit Residential Zones</td>
<td>20</td>
</tr>
</tbody>
</table>
4.11 Floor Area in Multi-Unit Residential, Commercial, Public and Mixed Use Zones.......................... 21
4.12 Screening & Fencing .................................................................................................................. 21
4.13 Siting Exceptions and Permitted Projections ............................................................................. 22
4.14 Off-Street Parking Requirements ............................................................................................ 24
4.15 Off-Street Loading Requirements ............................................................................................. 28
4.16 Bicycle Parking .......................................................................................................................... 29
4.17 Provision of Electric Vehicle Charging Infrastructure ............................................................... 29

5.0 Specific Use Provisions & Regulations ....................................................................................... 31
5.1 Community Care Facilities ........................................................................................................ 31
5.2 Community Services .................................................................................................................. 32
5.3 Accessory Home Occupation Use ............................................................................................. 32
5.4 Accessory Boarding Use ............................................................................................................ 32
5.5 Accessory Registered Secondary Suite ..................................................................................... 33
5.6 Accessory Coach House ............................................................................................................. 33
5.7 Accessory Bed & Breakfast Use .................................................................................................. 33
5.8 Short Term Rental ....................................................................................................................... 34
5.9 Community Gardens .................................................................................................................. 35

6.0 General Zones – Uses Permitted & Zone Provisions .................................................................. 36
6.1 RS-1 One Unit Residential Zone ................................................................................................. 36
6.2 RS-2 One Unit (Small Lot) Residential Zone .............................................................................. 39
6.3 RS-3 One Unit (Small Lot, Hillside) Residential Zone ................................................................. 41
6.4 RS-4 One Unit (12.1m Lot Width) Residential Zone ..................................................................... 43
6.5 RE-1 Estate Residential 1 Zone .................................................................................................... 45
6.6 RE-2 Estate Residential 2 Zone .................................................................................................... 47
6.7 RE-3 Estate Residential 3 Zone .................................................................................................... 49
6.8 RI-1 One Unit (Infill 1) Residential Zone .................................................................................... 51
6.9 RI-2 One Unit (Infill 2) Residential Zone .................................................................................... 54
6.10 RT-1 Two Unit (Duplex) Residential Zone ................................................................. 57
6.11 RT-2 Three Unit (Triplex) Residential Zone ............................................................... 59
6.12 RM-1 Low Density Multi-Unit Residential Zone ....................................................... 61
6.13 RM-2 Medium Density Multi-Unit Residential Zone ................................................. 63
6.14 RM-3 High Density Multi-Unit Residential Zone ....................................................... 66
6.15 RM-4 Marine Drive Medium Density Multi-Unit Residential Zone ......................... 68
6.16 CR-1 Town Centre Area Commercial / Residential Zone ......................................... 70
6.17 CR-2 Lower Town Centre Area Commercial / Residential Zone ............................... 76
6.18 CR-3 West Beach Business Area Commercial / Residential Zone ......................... 78
6.19 CR-4 East Beach Business Area Commercial / Residential Zone ......................... 81
6.20 CR-5 Neighborhood Commercial Zone .................................................................... 83
6.21 CR-6 Gas Bar/Convenience Commercial 1 Zone ..................................................... 85
6.22 P-1 Civic / Institutional Use Zone ............................................................................. 87
6.23 P-2 Church / Assembly Use Zone ........................................................................... 89
6.24 P-3 Community Care Facility (Low Density) Zone .................................................... 90
6.25 P-4 Community Care Facility (Medium Density) Zone ............................................. 92

SCHEDULE “B” – Comprehensive Development Zones

SCHEDULE “C” – Zone Maps
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 offense 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 defined, 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, launderettes, 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).

c) Notwithstanding Section 4.1.3.b) of this Bylaw to the contrary, a cannabis store authorized by a Temporary Use Permit issued under the provisions of the Local Government Act is permitted at 15053 Marine Drive, 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; a new child care centre shall not be limited by the distance to a cannabis store;

ii) the cannabis store must have a valid license issued in accordance with the Cannabis Control and Licensing Act, as amended; and

iii) the cannabis store shall not sell any goods or things until a valid business licence has been issued by the City of White Rock.

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:

<table>
<thead>
<tr>
<th>Development Type or Use</th>
<th>Required Parking Spaces</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One-unit residential</td>
<td>2 per dwelling unit, except 1 per dwelling unit for lots zoned RS-3 fronting onto Marine Drive</td>
<td></td>
</tr>
<tr>
<td>Two-unit residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Three-unit residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhouse</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory secondary suite</td>
<td>1 per dwelling unit</td>
<td></td>
</tr>
<tr>
<td>Accessory coach house</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Short term rental</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory bed &amp; breakfast</td>
<td>1 per sleeping unit</td>
<td></td>
</tr>
<tr>
<td>Accessory boarding use</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartment</td>
<td>1.2 per dwelling unit, plus 0.3 per dwelling unit for visitor parking, for a total of 1.5 spaces per dwelling unit</td>
<td></td>
</tr>
<tr>
<td>Community Care Facility</td>
<td>1 per 5 units plus 1 for every 2 employees</td>
<td></td>
</tr>
<tr>
<td>Accessory Child Care Centre</td>
<td>2 spaces for pick-up and drop-off plus 1 for every 2 employees</td>
<td></td>
</tr>
<tr>
<td><strong>COMMERCIAL USES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial – retail</td>
<td>1 per every 37m² of commercial (retail) floor area, except 1 per 74m² of commercial (retail) floor area for lots fronting onto Marine Drive</td>
<td></td>
</tr>
<tr>
<td>Commercial – office</td>
<td>1 per every 37m² of commercial (office) floor area, except 1 per 74m² of commercial (office) floor area for lots fronting onto Marine Drive</td>
<td></td>
</tr>
<tr>
<td>Commercial – restaurant or licensed establishment</td>
<td>1 per every 8 seats available for customer use, except 1 per every 16 seats for lots fronting onto Marine Drive</td>
<td></td>
</tr>
<tr>
<td>Hotel / Motel</td>
<td>1 per sleeping unit</td>
<td></td>
</tr>
</tbody>
</table>

**INSTITUTIONAL & CULTURAL USES**

| Civic use, Recreational use | 1 per every 37m² 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 46m² of institutional floor area used for an assembly use |
| Elementary school | 1 per every 92m² 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:

a) transportation demand management measures, including the use of car co-operatives, or car-share programs, are provided, and

b) 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

c) 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:

a) the maximum demand for such parking areas by the individual uses occurs at different periods of the day;

b) 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
c) 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 Accessible Parking:

1) Accessible Parking Dimensions:
   a) Accessible parking spaces shall have a minimum length of 5.5m and a minimum width of 2.5m.
   b) Van-accessible parking spaces shall have a minimum length of 5.5m and a minimum width of 3.4m.
   c) The access and egress route to and from accessible and van-accessible parking spaces must have a minimum vertical clearance of 2.3m.
   d) Accessible parking spaces and van-accessible parking spaces shall have an adjacent access aisle on one side with a minimum width of 1.5m that may be shared between two adjacent accessible and 1 or van-accessible parking spaces.
   e) A wheel stop shall be placed 0.6m from the end of each accessible and van-accessible parking spaces.

2) Accessible Parking Supply:
   a) Accessible and van-accessible parking spaces shall be provided in accordance with the following supply requirements:

<table>
<thead>
<tr>
<th>Total Required Parking Spaces</th>
<th>Minimum Required Van-Accessible</th>
<th>Minimum Required Accessible Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 or less</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>6 to 50</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>51 to 100</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>101 to 150</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>151 to 200</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Over 200</td>
<td>5 plus 1 for every additional 100 required parking spaces or fraction thereof.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• &quot;When the required accessible space supply is an even number there must be an equal number of van-accessible spaces to standard accessible spaces.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• &quot;When the required accessible space supply is an odd number there should be one additional van-accessible space than standard accessible spaces.</td>
<td></td>
</tr>
</tbody>
</table>

3) Accessible Parking Dimensions and Layout
   The dimensions and layout of accessible parking shall comply with the following:
1. For one accessible stall required, such a stall shall be van accessible and have the following dimensions:

```
5.5m
/_________________________
|                         |
|                         |
|   WHEEL STOP            |
|                         |
|                         |
| 3.4m        1.5m        |
|________________________|
|    4.9m               |
```

OR

```
5.5m
/_________________________
|                         |
|                         |
|   WHEEL STOP            |
|                         |
|                         |
| 1.5m        3.4m        |
|________________________|
|    4.9m               |
```

2. For two or more even number of accessible stalls required, the stalls shall be marked as:

```
5.5m
/_________________________
|                         |
|                         |
|   WHEEL STOP            |
|                         |
|                         |
| 3.4m        1.5m        2.5m |
|________________________|
|    7.4m               |

2 stall requirement (repeat for additional pairs of stalls in same row)
```

3. For three or more odd number of accessible stalls required, a combination of requirements 1 and 2 shall be used and marked as:

```
5.5m
/_________________________
|                         |
|                         |
|   WHEEL STOP            |
|                         |
|                         |
| 3.4m        1.5m        2.5m|
|________________________|
|    4.9m               |    12.3m   |
|                         |    7.4m   |
|                         |    3.4m   |

1 stall requirement plus 2 stall requirement (repeat for additional pairs of stalls in same row)
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:

<table>
<thead>
<tr>
<th>Angle</th>
<th>Width</th>
<th>Length</th>
<th>Depth to Curb</th>
<th>Aisle Width</th>
<th>Traffic Direction</th>
</tr>
</thead>
<tbody>
<tr>
<td>30°</td>
<td>2.7m</td>
<td>5.2m</td>
<td>5.2m</td>
<td>3.5m</td>
<td>1-way</td>
</tr>
<tr>
<td>45°</td>
<td>2.7m</td>
<td>5.2m</td>
<td>6.0m</td>
<td>3.9m</td>
<td>1-way</td>
</tr>
<tr>
<td>60°</td>
<td>2.7m</td>
<td>5.2m</td>
<td>6.4m</td>
<td>5.0m</td>
<td>1-way</td>
</tr>
<tr>
<td>90°</td>
<td>2.7m</td>
<td>5.8m</td>
<td>5.8m</td>
<td>6.7m</td>
<td>1- or 2-way</td>
</tr>
<tr>
<td>Parallel Parking</td>
<td>2.5m</td>
<td>7.0m</td>
<td>2.5m</td>
<td>3.5m</td>
<td>1-way</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6.0m</td>
<td>2-way</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Commercial / Institutional Floor Area</th>
<th>Required Loading Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 500m²</td>
<td>1 loading space</td>
</tr>
<tr>
<td>500-2000m²</td>
<td>2 loading spaces</td>
</tr>
<tr>
<td>2001-3500m²</td>
<td>3 loading spaces</td>
</tr>
<tr>
<td>&gt;3500m²</td>
<td>1 additional loading space for every additional 5000m² of commercial / institutional floor area</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Vertical Clearance</th>
<th>Width (if placed horizontally)</th>
<th>Length (if placed vertically)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.9m</td>
<td>0.6m</td>
<td>1.8m</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1.0m</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Length</th>
<th>Height</th>
<th>End width at door</th>
<th>End width opposite door</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.8m</td>
<td>1.2m</td>
<td>0.6m</td>
<td>0.22m</td>
</tr>
</tbody>
</table>

   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:

<table>
<thead>
<tr>
<th>Use</th>
<th>Class I</th>
<th>Class II</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment, Townhouse</td>
<td>1 space per dwelling unit</td>
<td>0.2 spaces per dwelling unit</td>
</tr>
<tr>
<td>Commercial – retail</td>
<td>0.25 spaces per 200m² gross floor area</td>
<td>0.75 spaces per 200m² gross floor area</td>
</tr>
<tr>
<td>Commercial – office</td>
<td>0.75 spaces per 200m² gross floor area</td>
<td>0.25 spaces per 200m² gross floor area</td>
</tr>
<tr>
<td>Civic, assembly, recreation,</td>
<td>0.25 spaces per 200m² gross floor area</td>
<td>0.75 spaces per 200m² gross floor area</td>
</tr>
<tr>
<td>education uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Care Facility, Hospital</td>
<td>0.25 spaces per 200m² gross floor area</td>
<td>0.75 spaces per 200m² gross floor area</td>
</tr>
</tbody>
</table>

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.

6.1 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  | 464.0m² (4,994.6ft²) |

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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Ancillary Buildings and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>7.5m (24.61ft)</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Rear lot line</td>
<td>7.5m (24.61ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>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</td>
<td>3.8m (12.47ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Interior side lot line</td>
<td>1.5m (4.92ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Interior side lot line (abutting a lane)</td>
<td>2.4m (7.87ft)</td>
<td>2.4m (7.87ft)</td>
</tr>
<tr>
<td>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)</td>
<td>3.8m (12.47ft)</td>
<td>3.8m (12.47ft)</td>
</tr>
<tr>
<td>Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)</td>
<td>7.5m (24.61ft)</td>
<td>7.5m (24.61ft)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Lot Width</th>
<th>10.0m (32.81ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Depth</td>
<td>27.4m (89.9ft)</td>
</tr>
<tr>
<td>Lot Area</td>
<td>362.0m² (3,896.53ft²)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Ancillary Buildings and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line i.e. see 2) below</td>
<td>3.0m (9.84ft)</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Rear lot line i.e. see 2) below</td>
<td>3.0m (9.84ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Interior side lot line</td>
<td>1.2m (3.94ft)</td>
<td>1.2m (3.94ft)</td>
</tr>
<tr>
<td>Interior side lot line (abutting a lane)</td>
<td>2.4m (7.87ft)</td>
<td>2.4m (7.87ft)</td>
</tr>
<tr>
<td>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</td>
<td>3.0m (9.84ft) &amp; 1.5m (4.92ft)</td>
<td>3.0m (9.84ft) &amp; 1.5m (4.92ft)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Lot</th>
<th>Minimum Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot width</td>
<td>9.0m (29.53ft)</td>
</tr>
<tr>
<td>Lot depth</td>
<td>27.4m (89.9ft)</td>
</tr>
<tr>
<td>Lot area</td>
<td>278.7m² (2,992.37ft²)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Ancillary Buildings and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line i.e. see 2) below</td>
<td>3.0m (9.84ft)</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Rear lot line i.e. see 2) below</td>
<td>3.0m (9.84ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Interior side lot line</td>
<td>1.2m (3.94ft)</td>
<td>1.2m (3.94ft)</td>
</tr>
<tr>
<td>Interior side lot line (abutting a lane)</td>
<td>2.4m (7.87ft)</td>
<td>2.4m (7.87ft)</td>
</tr>
<tr>
<td>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</td>
<td>3.0m (9.84ft) &amp; 1.5m (4.92ft)</td>
<td>3.0m (9.84ft) &amp; 1.5m (4.92ft)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Lot width</th>
<th>12.1m (39.7ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot depth</td>
<td>27.4m (89.9ft)</td>
</tr>
<tr>
<td>Lot area</td>
<td>410.0m² (4,413.2ft²)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Ancillary Buildings and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>7.5m (24.61ft)</td>
<td>Not permitted</td>
</tr>
<tr>
<td>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</td>
<td>3.8m (12.47ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Interior side lot line</td>
<td>1.35m (4.43ft)</td>
<td>1.35m (4.43ft)</td>
</tr>
<tr>
<td>Interior side lot line (abutting a lane)</td>
<td>2.4m (7.87ft)</td>
<td>2.4m (7.87ft)</td>
</tr>
<tr>
<td>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)</td>
<td>3.8m (12.47ft)</td>
<td>3.8m (12.47ft)</td>
</tr>
<tr>
<td>Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)</td>
<td>5.65m (18.5ft)</td>
<td>5.65m (18.5ft)</td>
</tr>
</tbody>
</table>

6.4.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 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:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot width</td>
<td>30.0m (98.4ft)</td>
</tr>
<tr>
<td>Lot depth</td>
<td>100.0m (328.08ft)</td>
</tr>
<tr>
<td>Lot area</td>
<td>0.5ha (1.235ac)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Ancillary Buildings and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>7.5m (24.61ft)</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Rear lot line</td>
<td>7.5m (24.61ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Interior side lot line</td>
<td>1.5m (4.92ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>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)</td>
<td>3.8m (12.47ft)</td>
<td>3.8m (12.47ft)</td>
</tr>
<tr>
<td>Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)</td>
<td>7.5m (24.61ft)</td>
<td>7.5m (24.61ft)</td>
</tr>
</tbody>
</table>

6.5.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 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:

<table>
<thead>
<tr>
<th>Lot width</th>
<th>23.0m (75.46ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot depth</td>
<td>60.0m (196.8ft)</td>
</tr>
<tr>
<td>Lot area</td>
<td>2,000m² (21,527.9ft²)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Ancillary Buildings and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>7.5m (24.61ft)</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Rear lot line</td>
<td>7.5m (24.61ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Interior side lot line</td>
<td>1.5m (4.92ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Exterior side lot line (abut)</td>
<td>3.8m (12.47ft)</td>
<td>3.8m (12.47ft)</td>
</tr>
<tr>
<td>exterior side lot line (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)</td>
<td>7.5m (24.61ft)</td>
<td>7.5m (24.61ft)</td>
</tr>
<tr>
<td>Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)</td>
<td>7.5m (24.61ft)</td>
<td>7.5m (24.61ft)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Lot width</th>
<th>20.0m (65.6ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot depth</td>
<td>40.0m (131.2ft)</td>
</tr>
<tr>
<td>Lot area</td>
<td>1,200 m² (12,916.7ft²)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Ancillary Buildings and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>7.5m (24.61ft)</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Rear lot line</td>
<td>7.5m (24.61ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Interior side lot line</td>
<td>1.5m (4.92ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>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)</td>
<td>3.8m (12.47ft)</td>
<td>3.8m (12.47ft)</td>
</tr>
<tr>
<td>Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)</td>
<td>7.5m (24.61ft)</td>
<td>7.5m (24.61ft)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Lot width</th>
<th>9.1m (29.86ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot depth</td>
<td>35.0m (114.83ft)</td>
</tr>
<tr>
<td>Lot area</td>
<td>333.0m² (3,584.38ft²)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Ancillary Buildings and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line i.e. see 2) below</td>
<td>7.5m (24.61ft)</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Rear lot line i.e. see 2) below</td>
<td>7.5m (9.84ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Interior side lot line</td>
<td>1.2m (3.94ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Interior side or rear lot line (abutting a lane)</td>
<td>2.4m (7.87ft)</td>
<td>2.4m (12.47ft)</td>
</tr>
<tr>
<td>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</td>
<td>3.0m (9.84m) &amp; 1.5m (4.92ft)</td>
<td>3.0m (9.84m) &amp; 1.5m (4.92ft)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Dimension Type</th>
<th>Narrow Lot Housing With Rear Lane Access</th>
<th>Narrow Lot Housing with Shared Access</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot width for interior lots</td>
<td>9.15m (30.0ft)</td>
<td>10.0m (32.8ft)</td>
</tr>
<tr>
<td>Lot width for corner lots</td>
<td>10.0m (32.8ft)</td>
<td>10.0m (32.8ft)</td>
</tr>
<tr>
<td>Lot depth</td>
<td>27.4m (90.0ft)</td>
<td>33.5m (110.0ft)</td>
</tr>
<tr>
<td>Lot area</td>
<td>265.0m² (2,852.5ft²)</td>
<td>335.0m² (3,606.0ft²)</td>
</tr>
</tbody>
</table>

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:

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

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:

<table>
<thead>
<tr>
<th>Lot Width</th>
<th>18.0m (59.04ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Depth</td>
<td>30.5m (100.4ft)</td>
</tr>
<tr>
<td>Lot Area</td>
<td>742.0m² (7,986.82ft²)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Ancillary Buildings and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>7.5m (24.61ft)</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Rear lot line</td>
<td>7.5m (24.61ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Rear lot line abutting a lane</td>
<td>7.5m (24.61ft)</td>
<td>3.8m (12.47ft)</td>
</tr>
<tr>
<td>Interior side lot line</td>
<td>1.5m (4.92ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Interior side lot line (abutting a lane)</td>
<td>2.4m (7.87ft)</td>
<td>2.4m (12.47ft)</td>
</tr>
<tr>
<td>Exterior side lot line</td>
<td>3.8m (12.47ft)</td>
<td>3.8m (12.47ft)</td>
</tr>
</tbody>
</table>

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    | 742.0m² (7,986.82ft²) |

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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Ancillary Buildings and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>7.5m (24.61ft)</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Rear lot line</td>
<td>7.5m (24.61ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Rear lot line abutting a lane</td>
<td>7.5m (24.61ft)</td>
<td>3.8m (12.47ft)</td>
</tr>
<tr>
<td>Interior side lot line</td>
<td>1.5m (4.92ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Interior side lot line abutting a lane</td>
<td>2.4m (7.87ft)</td>
<td>2.4m (12.47ft)</td>
</tr>
</tbody>
</table>
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 sub-sections 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:

<table>
<thead>
<tr>
<th>Lot</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>width</td>
<td>18.0m (59.04ft)</td>
</tr>
<tr>
<td>depth</td>
<td>30.5m (100.4ft)</td>
</tr>
<tr>
<td>area</td>
<td>742.0m² (7,986.82ft²)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Ancillary Buildings and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>7.5m (24.61ft)</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Rear lot line</td>
<td>7.5m (24.61ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Rear lot line (abutting a lane)</td>
<td>7.5m (24.61ft)</td>
<td>2.4m (7.87ft)</td>
</tr>
<tr>
<td>Interior side lot line</td>
<td>2.4m (7.87ft)</td>
<td>2.4m (7.87ft)</td>
</tr>
<tr>
<td>Interior side lot line (abutting a lane)</td>
<td>2.4m (7.87ft)</td>
<td>2.4m (12.47ft)</td>
</tr>
<tr>
<td>Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot)</td>
<td>3.8m (12.47ft)</td>
<td>3.8m (12.47ft)</td>
</tr>
</tbody>
</table>
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 subsections 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:

<table>
<thead>
<tr>
<th>Lot width</th>
<th>18.0m (59.04ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot depth</td>
<td>30.5m (100.4ft)</td>
</tr>
<tr>
<td>Lot area</td>
<td>742.0m² (7,986.82ft²)</td>
</tr>
</tbody>
</table>

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:

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

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  | 742.0m² (7,986.82ft²) |

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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Ancillary Buildings and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>6.0m (19.68ft)</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Rear lot line (not abutting a lane)</td>
<td>6.0m (19.68ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Rear lot line (abutting a lane)</td>
<td>6.0m (19.68ft)</td>
<td>2.4m (7.87ft)</td>
</tr>
<tr>
<td>Interior side lot line (not abutting a lane)</td>
<td>6.0m (19.68ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Interior side lot line (abutting a lane)</td>
<td>6.0m (19.68ft)</td>
<td>2.4m (7.87ft)</td>
</tr>
<tr>
<td>Exterior side lot line</td>
<td>6.0m (19.68ft)</td>
<td>6.0m (19.68ft)</td>
</tr>
</tbody>
</table>

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:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot width</td>
<td>13.1m (43.0ft)</td>
</tr>
<tr>
<td>Lot depth</td>
<td>18.79m (61.6ft)</td>
</tr>
<tr>
<td>Lot area</td>
<td>295.0m² (3,175.35ft²)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>3.0m (9.84ft)</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Rear lot line (not abutting a lane)</td>
<td>3.0m (9.84ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Rear lot line (abutting a lane)</td>
<td>1.8m (5.91ft)</td>
<td>2.4m (7.87ft)</td>
</tr>
<tr>
<td>Interior side lot line</td>
<td>1.2m (3.94ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Exterior side lot line … see 2) below</td>
<td>3.0m (9.84ft)</td>
<td>3.0m (9.84ft)</td>
</tr>
</tbody>
</table>

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 a mix of uses and activities, including residential and commercial development along with cultural and civic facilities, to support the ability of residents to walk to meet their daily needs. Containing the greatest concentration and variety of employment-generating uses, this zone establishes this area as the City’s pedestrian and transit-focused growth area, consistent with the objectives and policies of the Official Community 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) subject to section 9 b), 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;
7) accessory home occupation in conjunction with a multi-unit residential use and in accordance with the provisions of Section 5.3, and that does not involve clients of the home occupation accessing the building in person;
8) one-unit residential use accessory to a retail service group 1 use and limited to a storey above the portion of a building used for the retail service group 1 use.
9) 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) despite Section 6.16.2 Lot Size, the minimum lot width of a lot accommodating an adult entertainment use shall not be less than 45 metres;
   e) a lot accommodating an adult entertainment use must have a lot line common with North Bluff Road;
   f) a building accommodating an adult entertainment use must be set back a minimum of 50 metres from Johnston Road and 30 metres from any other public road; and despite Section 4.14.1 Off-Street Parking Requirements, parking for adult entertainment use shall be provided as follows: 1 parking space per every 18.6 m² (200 ft²) of commercial floor area.

6.16.2 Lot Size:

1) Subject to section 9 c), minimum lot width, lot depth and lot area in the CR-1 zone are as follows:

<table>
<thead>
<tr>
<th>Lot width</th>
<th>18.0m (59.0ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot depth</td>
<td>30.48m (100.0ft)</td>
</tr>
<tr>
<td>Lot area</td>
<td>548.64m² (5,905.5ft²)</td>
</tr>
</tbody>
</table>
6.16.3 Lot Coverage:
1) Lot coverage per fee simple lot shall not exceed 65%.
2) Despite section 6.16.3(1), on a lot exceeding 3,035 m² (0.75 acres) in area, the area of impermeable materials on the lot shall not exceed 90 percent of the total lot area, and the minimum horizontal (length or width) dimensions for any permeable areas included toward this calculation is 4.0 m (13.1 ft).
3) For the purposes of section 6.16.3(2), the following materials are impermeable: asphalt, concrete, brick, and stone. Gravel, river rock less than 5 cm in size, wood chips, bark mulch, and other materials which have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly into the soil below are excluded from the area of impermeable materials.

6.16.4 Density:
The permitted maximum density is varied throughout this zone.
1) The maximum gross floor area shall not exceed 1.75 times the lot area.
2) Despite Section 6.16.4.1, maximum gross floor area may be increased if:
   a) the owner of the lot
      i. provides a community amenity described in the City’s Community Amenity Reserve Fund Bylaw, 2017, No. 2190, as amended, or
      ii. elects to pay to the City cash in lieu of the provision of the amenity under that bylaw in the amount of $430 per square metre of gross floor area above 1.75 times the lot area in accordance with an amenity agreement and a section 219 covenant granted to the City by the owner of the subject real property to secure the amenity;
   b) the lot size meets the minimums in the table below; and
   c) the uses within a principal building on a lot include:
      i. a minimum of 30% of the dwelling units secured through a housing agreement registered on title as residential rental tenure for the life of the building; or
      ii. a minimum of 10% of the dwelling units secured through a housing agreement registered on title as residential rental tenure for the life of the building at rents 10% below the average rents for the primary rental market in the City as determined by Canada Mortgage and Housing Corporation; or

<table>
<thead>
<tr>
<th>Minimum Lot Area (m²)</th>
<th>Maximum density (gross floor area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3,035 (0.75 acres)</td>
<td>2.3 times the lot area</td>
</tr>
<tr>
<td>5,058 (1.25 acres)</td>
<td>3.5 times the lot area</td>
</tr>
<tr>
<td>8,094 (2.0 acres)</td>
<td>4.0 times the lot area*</td>
</tr>
</tbody>
</table>

*maximum density may exceed 3.5 times the lot area only for lots north of Russell Avenue.
iii. only non-residential uses.

3) Despite Section 6.16.4.1 and 6.16.4.2, if a development permit allowing density above 1.75 times the lot area for a lot has been issued for the construction of a principal building prior to December 31, 2020, the maximum gross floor area for that lot is the maximum gross floor area that applied at the time of development permit issuance.

6.16.5 Building Heights:
The permitted maximum building height is varied throughout this zone.
1) Principal buildings shall not exceed a height of 10.7m (35.1ft).
2) Despite Section 6.16.5.1, maximum heights may be increased to a maximum of 13.7m (44.95ft) and a maximum of four (4) storeys, if the building is set back a minimum 7.0m from the lot line adjacent to Johnston Road, and the exterior wall of the top storey of a building facing Johnston Road is set back a minimum 2.0m from the exterior wall of the storey below it.
3) Despite Section 6.16.5.1, if a lot qualifies for the increased density described in section 6.16.4.2, the maximum permitted number of storeys for a principal building on the lot shall be in accordance with the number of storeys indicated by the following diagram, and in no case shall a principal building exceed a height of 40.0m (131.2ft).
4) Despite Section 6.16.5.1, if a development permit allowing a principal building with a maximum height over 10.7 metres for a lot has been issued for the construction of a principal building prior to December 31, 2020, the maximum height for that lot is the maximum height that applied at the time of development permit issuance.
For certainty, the ^ symbol on the diagram above identifies where additional height is permitted if an on-site community amenity space (such as a City-owned conference centre, art gallery, or City Hall) is provided in addition to the amenity contribution in section 6.16.4(2)(a), with a minimum floor area of 1,400 square metres (15,069 square feet). The maximum height in storeys on these lots without such community amenity space is ten (10) storeys.

The * symbol on the diagram above identifies where a fourth storey is permitted if the building complies with the additional setback requirements in section 6.16.5.2; The maximum height in storeys on these lots without such setbacks is three (3) storeys and 10.7m, per section 6.16.5.1.
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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line (abutting Johnston Road)</td>
<td>15.24m (50ft) from the street centreline</td>
<td>0.0m (0.0ft) See s. 6.16.7</td>
</tr>
<tr>
<td>Front lot line (not abutting Johnston Road)</td>
<td>3.0m (9.84ft)</td>
<td>0.0m (0.0ft) See s. 6.16.7</td>
</tr>
<tr>
<td>Exterior side lot line (abutting Johnston Road)</td>
<td>15.24m (50ft) from the street centreline</td>
<td>0.0m (0.0ft) See s. 6.16.7</td>
</tr>
<tr>
<td>Exterior side lot line (not abutting Johnston Road)</td>
<td>3.0m (9.84ft)</td>
<td>0.0m (0.0ft) See s. 6.16.7</td>
</tr>
<tr>
<td>Interior side lot line</td>
<td>0.0m (0.0ft)</td>
<td>0.0m (0.0ft) See s. 6.16.7</td>
</tr>
<tr>
<td>Rear lot line (abutting a street)</td>
<td>3.0m (9.84ft)</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Rear lot line (abutting a lane)</td>
<td>0.0m (0.0ft)</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Rear lot line (abutting another lot)</td>
<td>0.0m (0.0ft)</td>
<td>Not permitted</td>
</tr>
</tbody>
</table>

2) Where the lot line abuts another lot zoned CR-1 or CD and permitting a principal building that exceeds a height of 13.7m (44.95ft), the portion of the principal building above 13.7m (44.95ft) 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 13.7m (44.95ft) in 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 are not permitted.
2) ancillary structures shall not be sited less than 3.0m from a principal building on the same lot.
3) despite 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 Section 4.15.
6.16.10 Bicycle parking facilities shall be provided in accordance with the standards of Section 4.16.2 and in the quantities indicated in Section 4.16.3.

6.16.11 Adaptable Units:
   In a building containing a multi-unit residential use, a minimum of 50% of the dwelling units shall be adaptable housing units that are constructed to comply with the Adaptable Housing standards prescribed in the *British Columbia Building Code*. 
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:
   g) accessory home occupation in accordance with the provisions of Section 5.3.;
   h) 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:

<table>
<thead>
<tr>
<th>Lot width</th>
<th>15.24m (50.0ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot depth</td>
<td>35.0m (115.0ft)</td>
</tr>
<tr>
<td>Lot area</td>
<td>534.2m² (5,750.5ft²)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>1.5m (4.92ft)</td>
<td>Not permitted*</td>
</tr>
<tr>
<td>Exterior side lot line</td>
<td>1.5m (4.92ft)</td>
<td>3.0m (9.84ft)</td>
</tr>
<tr>
<td>Interior side lot line or rear lot line adjacent to a lot zoned only for residential use</td>
<td>1.5m (4.92ft)</td>
<td>3.0m (9.84ft)</td>
</tr>
</tbody>
</table>

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:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot width</td>
<td>15.24m (50.0ft)</td>
</tr>
<tr>
<td>Lot depth</td>
<td>35.0m (115.0ft)</td>
</tr>
<tr>
<td>Lot area</td>
<td>534.2m² (5,750.5ft²)</td>
</tr>
</tbody>
</table>

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 lessor 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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>1.5m (4.92ft)</td>
<td>Not permitted *</td>
</tr>
<tr>
<td>Exterior side lot line</td>
<td>1.5m (4.92ft)</td>
<td>3.0m (9.84ft)</td>
</tr>
<tr>
<td>Interior side lot line or rear lot line</td>
<td>1.5m (4.92ft)</td>
<td>3.0m (9.84ft)</td>
</tr>
<tr>
<td>adjacent to a lot zoned only for residential use</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Lot width</th>
<th>9.1m (30.0ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot depth</td>
<td>18.2m (60.0ft)</td>
</tr>
<tr>
<td>Lot area</td>
<td>167.2m² (1,800.0ft²)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>1.5m (4.92ft)</td>
<td>Not permitted *</td>
</tr>
<tr>
<td>Exterior side lot line</td>
<td>1.5m (4.92ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
<tr>
<td>Rear lot line</td>
<td>1.83m (6.0ft)</td>
<td>1.83m (6.0ft)</td>
</tr>
</tbody>
</table>

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, barber shop, book shop, business school, café or coffee house, dance studio, delicatessen, drug store, dry cleaner, grocery store, hairdresser, health club, laundrette, 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:

<table>
<thead>
<tr>
<th></th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot width</td>
<td>15.0m (49.21ft)</td>
<td>n/a</td>
</tr>
<tr>
<td>Lot depth</td>
<td>30.5m (100.07ft)</td>
<td>n/a</td>
</tr>
<tr>
<td>Lot area</td>
<td>464.0m² (4,994.45ft²)</td>
<td>1,120.0m² (12,055.58ft²)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Ancillary Buildings and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>7.5m (24.61ft)</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Rear lot line</td>
<td>7.5m (24.61ft)</td>
<td>1.5m (4.92ft)</td>
</tr>
</tbody>
</table>
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:

<table>
<thead>
<tr>
<th>Lot width</th>
<th>15.0m (49.21ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot depth</td>
<td>30.5m (100.07ft)</td>
</tr>
<tr>
<td>Lot area</td>
<td>1,114.0m² (11,990.0ft²)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Buildings</th>
<th>Ancillary Buildings and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>6.1m (20.0ft)</td>
<td>6.1m (20.0ft)</td>
</tr>
<tr>
<td>Rear lot line</td>
<td>6.1m (20.0ft)</td>
<td>6.1m (20.0ft)</td>
</tr>
<tr>
<td>Interior side lot line</td>
<td>3.0m (9.84ft)</td>
<td>3.0m (9.84ft)</td>
</tr>
<tr>
<td>Exterior side lot line</td>
<td>6.1m (20.0ft)</td>
<td>6.1m (20.0ft)</td>
</tr>
</tbody>
</table>

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 sub-sections 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:

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot width</td>
<td>18.0m (59.06ft)</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>30.5m (100.07ft)</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>742.0m² (7,986.82ft²)</td>
<td></td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Buildings</th>
<th>Ancillary Buildings and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>6.0m (19.69ft)</td>
<td>6.0m (19.69ft)</td>
</tr>
<tr>
<td>Rear lot line</td>
<td>6.0m (19.69ft)</td>
<td>6.0m (19.69ft)</td>
</tr>
<tr>
<td>Interior side lot line</td>
<td>6.0m (19.69ft)</td>
<td>6.0m (19.69ft)</td>
</tr>
<tr>
<td>Exterior side lot line</td>
<td>6.0m (19.69ft)</td>
<td>6.0m (19.69ft)</td>
</tr>
</tbody>
</table>

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    | 742.0m² (7,986.82ft²) |

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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Buildings</th>
<th>Ancillary Buildings and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>6.0m (19.69ft)</td>
<td>6.0m (19.69ft)</td>
</tr>
<tr>
<td>Rear lot line</td>
<td>6.0m (19.69ft)</td>
<td>6.0m (19.69ft)</td>
</tr>
<tr>
<td>Interior side lot line</td>
<td>6.0m (19.69ft)</td>
<td>6.0m (19.69ft)</td>
</tr>
<tr>
<td>Exterior side lot line</td>
<td>6.0m (19.69ft)</td>
<td>6.0m (19.69ft)</td>
</tr>
</tbody>
</table>

6.23.6 Ancillary Buildings and Structures:

   Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 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  | 742.0m² (7,986.82ft²) |

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:
<table>
<thead>
<tr>
<th></th>
<th>Front lot line</th>
<th>Rear lot line</th>
<th>Interior side lot line</th>
<th>Exterior side lot line</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6.0m (19.69ft)</td>
<td>6.0m (19.69ft)</td>
<td>6.0m (19.69ft)</td>
<td>6.0m (19.69ft)</td>
</tr>
</tbody>
</table>

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:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot width</td>
<td>18.0m (59.06ft)</td>
</tr>
<tr>
<td>Lot depth</td>
<td>30.5m (100.07ft)</td>
</tr>
<tr>
<td>Lot area</td>
<td>742.0m² (7,986.82ft²)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Buildings</th>
<th>Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>6.0m (19.69ft)</td>
<td>6.0m (19.69ft)</td>
</tr>
<tr>
<td>Rear lot line</td>
<td>6.0m (19.69ft)</td>
<td>6.0m (19.69ft)</td>
</tr>
<tr>
<td>Interior side lot line</td>
<td>6.0m (19.69ft)</td>
<td>6.0m (19.69ft)</td>
</tr>
<tr>
<td>Exterior side lot line</td>
<td>6.0m (19.69ft)</td>
<td>6.0m (19.69ft)</td>
</tr>
</tbody>
</table>

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.
# City of White Rock Zoning Bylaw No. 2000
## Schedule “B” (Comprehensive Development Zones)

**TABLE OF CONTENTS:**

<table>
<thead>
<tr>
<th>Section</th>
<th>Comprehensive Development Zone</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.1</td>
<td>CD-1 COMPREHENSIVE DEVELOPMENT ZONE (Peace Arch Hospital)</td>
<td>1</td>
</tr>
<tr>
<td>7.2</td>
<td>CD-2 COMPREHENSIVE DEVELOPMENT ZONE (Vidal &amp; Beachview)</td>
<td>11</td>
</tr>
<tr>
<td>7.3</td>
<td>CD-3 COMPREHENSIVE DEVELOPMENT ZONE (EPCOR – Oxford &amp; Buena Vista)</td>
<td>12</td>
</tr>
<tr>
<td>7.4</td>
<td>CD-4 COMPREHENSIVE DEVELOPMENT ZONE (15154 – 58 Roper Avenue)</td>
<td>13</td>
</tr>
<tr>
<td>7.5</td>
<td>CD-5 COMPREHENSIVE DEVELOPMENT ZONE (15161 Prospect Avenue)</td>
<td>14</td>
</tr>
<tr>
<td>7.6</td>
<td>CD-6 COMPREHENSIVE DEVELOPMENT ZONE (15111 – 25 Russell Avenue)</td>
<td>15</td>
</tr>
<tr>
<td>7.7</td>
<td>CD-7 COMPREHENSIVE DEVELOPMENT ZONE (14971 Prospect Avenue)</td>
<td>17</td>
</tr>
<tr>
<td>7.8</td>
<td>CD-8 COMPREHENSIVE DEVELOPMENT ZONE (15451 Russell Avenue)</td>
<td>18</td>
</tr>
<tr>
<td>7.9</td>
<td>CD-9 COMPREHENSIVE DEVELOPMENT ZONE (15383 – 99 Russell Avenue)</td>
<td>19</td>
</tr>
<tr>
<td>7.10</td>
<td>CD-10 COMPREHENSIVE DEVELOPMENT ZONE (987 – 91 Keil Street)</td>
<td>20</td>
</tr>
<tr>
<td>7.11</td>
<td>CD-11 COMPREHENSIVE DEVELOPMENT ZONE (15441 – 57 Buena Vista Ave)</td>
<td>22</td>
</tr>
<tr>
<td>7.12</td>
<td>CD-12 COMPREHENSIVE DEVELOPMENT ZONE (open for use)</td>
<td>24</td>
</tr>
<tr>
<td>7.13</td>
<td>CD-13 COMPREHENSIVE DEVELOPMENT ZONE (15164 Prospect Avenue)</td>
<td>25</td>
</tr>
<tr>
<td>7.14</td>
<td>CD-14 COMPREHENSIVE DEVELOPMENT ZONE (Martin, Foster, &amp; North Bluff)</td>
<td>26</td>
</tr>
<tr>
<td>7.15</td>
<td>CD-15 COMPREHENSIVE DEVELOPMENT ZONE (1347 Best Street)</td>
<td>29</td>
</tr>
<tr>
<td>7.16</td>
<td>CD-16 COMPREHENSIVE DEVELOPMENT ZONE (Johnston, Thrift &amp; Russell)</td>
<td>30</td>
</tr>
<tr>
<td>7.17</td>
<td>CD-17 COMPREHENSIVE DEVELOPMENT ZONE (1400/20 Johnston Rd)</td>
<td>36</td>
</tr>
<tr>
<td>7.18</td>
<td>CD-18 COMPREHENSIVE DEVELOPMENT ZONE (1115 Stayte Road)</td>
<td>42</td>
</tr>
<tr>
<td>7.19</td>
<td>CD-19 COMPREHENSIVE DEVELOPMENT ZONE (1550 Oxford)</td>
<td>44</td>
</tr>
<tr>
<td>7.20</td>
<td>CD-20 COMPREHENSIVE DEVELOPMENT ZONE (991 Stayte Road)</td>
<td>47</td>
</tr>
<tr>
<td>7.21</td>
<td>CD-21 COMPREHENSIVE DEVELOPMENT ZONE (Thrift, Everall, Goggs)</td>
<td>49</td>
</tr>
<tr>
<td>7.22</td>
<td>CD-22 COMPREHENSIVE DEVELOPMENT ZONE (open for use)</td>
<td>55</td>
</tr>
<tr>
<td>7.23</td>
<td>CD-23 COMPREHENSIVE DEVELOPMENT ZONE (Johnston – George)</td>
<td>56</td>
</tr>
<tr>
<td>7.24</td>
<td>CD-24 COMPREHENSIVE DEVELOPMENT ZONE (15109 Buena Vista Ave)</td>
<td>65</td>
</tr>
<tr>
<td>7.25</td>
<td>CD-25 COMPREHENSIVE DEVELOPMENT ZONE (1456 Everall Street)</td>
<td>66</td>
</tr>
<tr>
<td>7.26</td>
<td>CD-26 COMPREHENSIVE DEVELOPMENT ZONE (Anderson &amp; McDonald)</td>
<td>75</td>
</tr>
<tr>
<td>7.27</td>
<td>CD-27 COMPREHENSIVE DEVELOPMENT ZONE (15611 – 19 Columbia)</td>
<td>77</td>
</tr>
<tr>
<td>7.28</td>
<td>CD-28 COMPREHENSIVE DEVELOPMENT ZONE (1434 Everall Street)</td>
<td>82</td>
</tr>
<tr>
<td>7.29</td>
<td>CD-29 COMPREHENSIVE DEVELOPMENT ZONE (Marine &amp; Oxford)</td>
<td>90</td>
</tr>
<tr>
<td>7.30</td>
<td>CD-30  COMPREHENSIVE DEVELOPMENT ZONE (1424 Everall Street)</td>
<td>97</td>
</tr>
<tr>
<td>7.31</td>
<td>CD-31  COMPREHENSIVE DEVELOPMENT ZONE (1450 Vidal Street)</td>
<td>106</td>
</tr>
<tr>
<td>7.32</td>
<td>CD-32  COMPREHENSIVE DEVELOPMENT ZONE (1455 – 65 Vidal Street)</td>
<td>112</td>
</tr>
<tr>
<td>7.33</td>
<td>CD-33  COMPREHENSIVE DEVELOPMENT ZONE (application deferred)</td>
<td>121</td>
</tr>
<tr>
<td>7.34</td>
<td>CD-34  COMPREHENSIVE DEVELOPMENT ZONE (1321 Fir Street)</td>
<td>122</td>
</tr>
<tr>
<td>7.35</td>
<td>CD-35  COMPREHENSIVE DEVELOPMENT ZONE (15118 Thrift Avenue)</td>
<td>128</td>
</tr>
<tr>
<td>7.36</td>
<td>CD-36  COMPREHENSIVE DEVELOPMENT ZONE (15577 – 85 Marine Drive)</td>
<td>134</td>
</tr>
<tr>
<td>7.37</td>
<td>CD-37  COMPREHENSIVE DEVELOPMENT ZONE (application deferred)</td>
<td>142</td>
</tr>
<tr>
<td>7.38</td>
<td>CD-38  COMPREHENSIVE DEVELOPMENT ZONE (open for use)</td>
<td>143</td>
</tr>
<tr>
<td>7.39</td>
<td>CD-39  COMPREHENSIVE DEVELOPMENT ZONE (14310 Marine Drive)</td>
<td>144</td>
</tr>
<tr>
<td>7.40</td>
<td>CD-40  COMPREHENSIVE DEVELOPMENT ZONE (1330 – 46 Foster Street)</td>
<td>149</td>
</tr>
<tr>
<td>7.41</td>
<td>CD-41  COMPREHENSIVE DEVELOPMENT ZONE (1467 – 1519 Vidal Street)</td>
<td>153</td>
</tr>
<tr>
<td>7.46</td>
<td>CD-46  COMPREHENSIVE DEVELOPMENT ZONE</td>
<td>164</td>
</tr>
<tr>
<td>7.48</td>
<td>CD-48  COMPREHENSIVE DEVELOPMENT ZONE (15611 Marine Drive)</td>
<td>172</td>
</tr>
<tr>
<td>7.51</td>
<td>CD-51  COMPREHENSIVE DEVELOPMENT ZONE</td>
<td>176</td>
</tr>
<tr>
<td>7.54</td>
<td>CD-54  COMPREHENSIVE DEVELOPMENT ZONE (Best &amp; Roper)</td>
<td>181</td>
</tr>
<tr>
<td>7.56</td>
<td>CD-56  COMPREHENSIVE DEVELOPMENT ZONE (Nichol &amp; North Bluff)</td>
<td>186</td>
</tr>
<tr>
<td>7.57</td>
<td>CD-57  COMPREHENSIVE DEVELOPMENT ZONE (Finlay/Russell)</td>
<td>192</td>
</tr>
<tr>
<td>7.58</td>
<td>CD-58  COMPREHENSIVE DEVELOPMENT ZONE (1350 Johnston Road)</td>
<td>200</td>
</tr>
<tr>
<td>7.59</td>
<td>CD-59  COMPREHENSIVE DEVELOPMENT ZONE (15241 Thrift Avenue)</td>
<td>208</td>
</tr>
<tr>
<td>7.61</td>
<td>CD-61  COMPREHENSIVE DEVELOPMENT ZONE (1310 Johnston Road)</td>
<td>215</td>
</tr>
</tbody>
</table>
INTENT

1. Permitted Uses

The following uses and no others shall be permitted in the CD-1 comprehensive development zone (Peace Arch District Hospital):

(a) a hospital and related facilities provided or funded by a federal, provincial, regional, local government, or a non-profit society or organization;
(b) a health care facility provided by a not-for-profit society or organization;
(c) an *accessory off-street parking* use;
(d) an *accessory off-street loading use*;
(e) public and private open space and recreation areas.

2. The uses which are permitted, and no others, by parcel are:

Parcel A: Hospital facilities open space and parking *structures*;
Parcel B: Hospital facilities;
Parcel C: Hospital facilities, parking *structures*, loading and service facilities;
Parcel D: Parking *structure*;
Parcel E: Extended care hospital facilities;
Parcel F: Extended care hospital facilities;
Parcel G: Open space;
Parcels H, J, L: Parking and access roads;
Parcel K: Parking, open space, and hospital facilities;
These uses shown upon diagram 1 and form part of this Bylaw.

Temporary surface parking may be used upon any portion of the site until its ultimate use is realized through an approved development and *building* permit. This temporary parking *lot* will be drained and dust free.

3. The time of the application for the first development permit application upon the site this will also be considered to be an application to construct improvements to the emergency access point to the hospital and associated parking as shown upon diagrams 4 and 6. Detailed plans for these improvements to Parcels A and B will only be required for the parking and emergency access and will form part of the first development permit issued.

The remainder of Parcels A and B will be approved by a separate development permit when an application is submitted.

The uses shown on diagrams 4 and 6 form part of this Bylaw.

4. DESIGN AND HEIGHT CONTROL

The *height*, setback and angles of containment of *structures* shall be in conformity with Diagrams 2, 5, 7 and 8. These *heights* are considered to be maximum, and may be reduced at the time of a development permit application without having the comprehensive development zone amended. The maximum frontage of any one *structure* upon any parcel fronting unto Russell Avenue shall not exceed 50% at the setback line.
5. HANDICAP ACCESS

Each and every parcel of land upon the site shall be totally handicapped accessible internal to the building and structures, access to the buildings and structures, and, for all external and outdoor open spaces in conformity with the regulations of the British Columbia Building Code.

6. OPEN SPACES

Open spaces shall be provided in conformity with diagrams 3 and 4, and form part of this Bylaw. The development of these designated open spaces will occur concurrently with the development of the sites which they are a part. Parcel G, open space, will occur concurrently with the development of Parcel E. At the time of a development permit application being received, financial assurance for completion will be provided by the applicant.

7. PARKING AND TRAFFIC

Parking access and internal circulation shall be provided as shown upon diagrams 6 and 7. All parking structures shall be lit and finished with a light reflective surface for security purposes. At each application for a development permit it will be verified that turning movements are adequate to the standard of the City of White Rock Fire Department.
The Plans

TOTAL SITE AREA = 41,538 SQ. METRES
PEACE ARCH DISTRICT HOSPITAL
DIAGRAM 4 LANDSCAPE
MAXIMUM BUILDING HEIGHTS

- LEVEL 105 M. MAX. PARCEL 'D'
- LEVEL 124 M. MAX. PARCELS 'A', 'C'
- WITHIN 45° PLANE FROM SOUTH, WEST & EAST PROPERTY LINES.
- LEVEL 124 M. MAX. PARCELS 'E', 'F'
- LEVEL 135 M. MAX. PARCEL 'B'

NOTE: ELEV. OF EXISTING MAIN LEVEL OF HOSPITAL IS APPROX. LEVEL 103.4 METRES

PEACE ARCH DISTRICT HOSPITAL
DIAGRAM 5 BUILDING HEIGHTS
PEACE ARCH DISTRICT HOSPITAL
DIAGRAM 6
TRAFFIC

ON-SITE PARKING
PARCELS E, D & C NORTH/SOUTH

PARCELS B & D EAST/WEST

PARCELS A, B, C & K EAST/WEST

NOTE: N.T.S., VERTICAL HTGS. EXAGGERATED

PEACE ARCH DISTRICT HOSPITAL

DIAGRAM 8 BUILDING ENVELOPES
7.2 CD-2 COMPREHENSIVE DEVELOPMENT ZONE (Vidal & Beachview)

INTENT

The intent of this zone is to accommodate the development of a multiple-family housing complex on a site of approximately 3200 square metres (34,445 square feet).

1. Permitted Uses
   The following uses and no others shall be permitted in the CD-2 comprehensive development zone.
   (a) a two-unit residential use
   (b) a medium density apartment use
   (c) an accessory off-street parking use
   (d) an off-street parking use

2. Location of Permitted Uses
   The locations of permitted uses are shown upon:
   (a) Drawings A-2 and A-3 dated February 17, 1995 as prepared by H. R. Hatch Architect Ltd., Suite 601, 1587 West 8th Avenue, Vancouver, B. C., on file with the City of White Rock.

3. Site Development, Architecture and Design Criteria

4. Landscaping
   Landscaping requirements are shown upon drawings L-1 and L-2 dated November 21, 1994 as prepared by H. R. Hatch Architect Ltd., Suite 601, 1587 West 8th Avenue, Vancouver, B. C., on file with the City of White Rock.

5. Heights
   (a) the townhouse structures shall not exceed a height of 30' from average natural grade or 51.0' at datum.
   (b) the apartment building located at the southern portion of the site shall not exceed a height of 35' from average natural grade or 51.25' at datum.

6. Amendments
   Minor amendments requiring changes to the exterior or interior of the proposed structures as shown on plans attached to and forming part of this Bylaw must be approved by the City, such approval to be authorization in writing by the City Administrator, the City Planner or the Director of Permits & Licenses.
7.3 CD-3 COMPREHENSIVE DEVELOPMENT ZONE (EPCOR – Oxford & Buena Vista)

INTENT

The intent of this zone is to accommodate the development of a water works utility on a site of approximately 2010 square metres (21,636 square feet).

1. Permitted Uses
   The following uses and no others shall be permitted in the CD-3 comprehensive development zone (White Rock Utilities).
   (a) a water utility
   (b) an accessory off-street parking use
   (c) an accessory off-street loading use
   (d) an accessory storage use

2. Design and Height Control
   The height, setback and landscape shall be in conformity with Diagrams A.1, A.3, A.4, L.1 and S.1 all on file with the City of White Rock. These heights are considered to be maximum, and may be reduced at the time of a development permit application without having the comprehensive development zone amended.

   The exterior finishing of the building will reflect the patterns and tone as set out in Diagrams A.3 and A.4. This will include siding, stucco, or similar materials. Colours shall be limited to pastels and light tones. No "new used bricks" or monochromatic paints will be accepted except for access points and directional signs.

3. Parking and Traffic
   Parking access and internal circulation shall be provided as shown upon Diagram L.1.
7.4 CD-4 COMPREHENSIVE DEVELOPMENT ZONE (15154 – 58 Roper Avenue)

INTENT

The intent of this zone is to accommodate the development of a multiple-family housing complex including two live/work units on a site of approximately 807 square metres (8,685 square feet).

1. Permitted Uses

The following uses and no others shall be permitted in the CD-4 Comprehensive Development zone:

(a) an apartment use

(b) a retail service group 1 use, provided that such use is contained within a single strata unit which includes a residential use

(c) an accessory off-street parking use

2. Location of Permitted Uses

The locations of permitted uses are shown upon Drawings A-01, A-02, A-03, A-04 as prepared by Linda Baker Architect, dated stamped received November 17, 1997 and on file with the City of White Rock.

3. Site Development, Architecture and Design Criteria


4. Landscaping

Landscaping requirements are shown upon drawing L1 prepared by Wendy Grandin Ltd. Landscape Architects, date stamped received November 17, 1997 and on file with the City of White Rock.

5. Height Limit

No building or structure shall exceed a height of 10.7 metres (35.1 feet).

6. Amendments

Minor amendments requiring changes to the exterior of the proposed structures and landscaping as shown on drawings A-01, A-02, A-03, A-04, A-05, A-06, A-07, A-08, A-09, A-10 and L-1, all date stamped received November 17, 1997, must be approved by the City, such approval to be authorized in writing by the City Planner or the Director of Permits and Licenses.
INTENT

The intent of this zone is to accommodate the development of a multiple-family housing complex comprising six live/work units on a site of approximately 808 square metres (8,706 square feet).

1. Permitted Uses
   The following uses and no others shall be permitted in the CD-5 Comprehensive Development zone:
   (a) an apartment use
   (b) a retail service group 1 use, provided that such use is contained within a single strata unit which includes a residential use
   (c) an accessory off-street parking use

2. Location of Permitted Uses
   The locations of permitted uses are shown upon Drawing A-01, date stamped received March 20, 1998, and drawings A-02, A-03, A-04, date stamped received February 4, 1998 as prepared by Linda Baker Architect, and on file with the City of White Rock.

3. Site Development, Architecture and Design Criteria
   Architectural and design requirements are shown upon drawings A-01, A-05, A-06, date stamped received March 20, 1998 and drawings A-02, A-03, A-04, and A-07, date stamped received February 4, 1998, as prepared by Linda Baker Architect, and on file with the City of White Rock.

4. Landscaping
   Landscaping requirements are shown upon drawing L1 prepared by Wendy Grandin Ltd. Landscape Architects, date stamped received March 20, 1998 and on file with the City of White Rock.

5. Height Limit
   No building or structure shall exceed a height of 10.7 metres (35.1 feet).

6. Amendments
   Minor amendments requiring changes to the exterior of the proposed structures and landscaping as shown on drawings A-01, A-05, A-06, and L-1, date stamped received March 20, 1998, and drawings A-02, A-03, A-04, A-07, date stamped received February 4, 1998 must be approved by the City, such approval to be authorized in writing by the City Planner or the Director of Permits and Licenses.
7.6 CD-6 COMPREHENSIVE DEVELOPMENT ZONE (15111 – 25 Russell Avenue)

INTENT

The intent of this zone is to accommodate site specific mixed commercial / residential uses for an existing development within the Town Centre Area.

1. Permitted Uses:
   The following uses are permitted in one (1) or more principal buildings:
   1) retail service group 1 uses;
   2) hotel;
   3) 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.

Notwithstanding the above, a retail service group 1 use is limited to the 1st and 2nd stories of a building, a hotel use is limited exclusively to the story or stories above a retail service group 1 use and shall be the only use in a story so used, and, multi-unit residential uses are limited exclusively to the story or stories above a retail service group 1 use and a hotel use except in those portions of the complex where there are no retail service group 1 or hotel uses.

2. Lot Size:
   1) Minimum lot width, lot depth and lot area in the CD-6 zone are as follows:

<table>
<thead>
<tr>
<th>Lot width</th>
<th>45.0m (147.6.0ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot depth</td>
<td>62.0m (203.4ft)</td>
</tr>
<tr>
<td>Lot area</td>
<td>2,917.0m² (21,710.0ft²)</td>
</tr>
</tbody>
</table>

3. Lot Coverage:
   1) Maximum lot coverage per fee-simple lot is 90%.
   2) Notwithstanding 1) above, lot coverage above the 1st story shall not exceed 45%.

4. Density:
   Maximum gross floor area (GFA) of all uses shall be 3.36 times the lot area.

5. Building Heights:
   1) Principal buildings shall not exceed a height of 26.0m (85.3ft).
   2) Accessory structures shall not exceed a height of 4.0m (13.12ft).

6. Minimum Setback Requirements:
   1) Principal buildings and ancillary structures in the CD-6 zone shall be sited in accordance with the following minimum setback requirements:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Ancillary Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>4.0m (13.12ft)</td>
<td>Not permitted *</td>
</tr>
<tr>
<td>Rear lot line</td>
<td>4.0m (13.12ft)</td>
<td>4.0m (13.12ft)</td>
</tr>
<tr>
<td>Interior or exterior side lot line</td>
<td>4.0m (13.12ft)</td>
<td>4.0m (13.12ft)</td>
</tr>
</tbody>
</table>

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) **ancillary structures** shall not be located closer than 3.0m (9.85ft) to a **principal building**.

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

9. **Accessory off-street loading spaces** shall be provided in accordance with the provisions of sub-section 4.15.2.
7.1  CD-7  COMPREHENSIVE DEVELOPMENT ZONE (14971 Prospect Avenue)

INTENT

The intent of this zone is to accommodate two one unit residential uses and a garden pavilion and related buildings and structures on the same lot.

1.  Permitted Uses

   The following and no others shall be permitted in the CD-7 Zone:
   (a)  No more than two (2) one unit residential uses to RS-1 standards
   (b)  An accessory home occupation use
   (c)  An accessory boarding use
   (d)  A garden pavilion and related buildings and structures

2.  Regulations for Permitted Uses of Land, Buildings and Structures

   (a)  A one-unit residential use shall not be permitted on a lot of less than 464.0m² (4995ft²) except where such lot was existing at the effective date of this Bylaw.
   (b)  An accessory home occupation use shall comply with the provisions of Section 5.3.
   (c)  An accessory boarding use shall comply with the provisions of Section 5.4.

3.  Regulations for the Size, Shape and Siting of Buildings and Structures

   (a)  Principal buildings for a one unit residential use shall comply with the provisions of Section 6.1.
   (b)  A garden pavilion and related buildings and structures, shall conform to the drawings L-1.1, L-2.1, L-2.2, L-2.3, L-3.1, L-3.2, L-3.3, L-4.1, L-4.2, L-4.3, L-4.4, L-4.5, L-4.6, L-4.7, L-4.8, date stamped received September 27, 1999, as prepared by Hollingsworth Corporation, and on file with the City of White Rock.
7.8 CD-8 COMPREHENSIVE DEVELOPMENT ZONE (15451 Russell Avenue)

INTENT

The intent of this zone is to accommodate the development of an office building containing medical offices, on a site of approximately 1,533 square metres (16,500 square feet).

1. Permitted Uses
   The following uses and no others shall be permitted in the CD-8 Comprehensive Development zone:
   1) a professional office use.

2. Regulations for Permitted Uses of Land, Buildings and Structures
   1) Off street parking and loading shall be provided in accordance with the retail service group 1 use requirements contained in Sections 4.14 and 4.15.

3. Regulations for the Size, Shape and Siting of Buildings and Structures
   Subject to the provisions of Section 403, principal buildings:
   (a) Shall not exceed a height of 7.7m (25.26ft).
   (b) Together with any accessory building shall not exceed a lot coverage of 40%.
   (c) The maximum gross floor area shall not exceed 0.7 times the lot area.
   (d) Shall be sited not less than:
      (i) 3.0m (9.84ft) from the front lot line, provided that a minimum setback from the front lot line of 6.7m (22ft) is provided for a minimum distance of 14.6 m (48ft) of the frontage of the principal building.
      (ii) 1.2 m (3.93ft) from the easterly interior lot line.
      (iii) 7.0m (23ft) from the westerly interior lot line.
      (iv) 14.0m (46ft) from the rear lot line.
   (e) Notwithstanding Section 4.14, the maximum permitted projection for eaves is 1.2m (3.94ft) into any side yard setback area required in paragraph (d) (ii) and (d) (iii) above.
   (f) Subject to the provisions of Section 403, accessory structures:
      (i) Shall not exceed a height of 4.0m (13.12ft).
      (ii) No accessory buildings shall be permitted.
7.9 CD-9 COMPREHENSIVE DEVELOPMENT ZONE (15383 – 99 Russell Avenue)

INTENT

The intent of this zone is to accommodate the development of five one-unit residential units to a density of approximately 15 units per acre.

1. Permitted Uses
   The following uses and no others shall be permitted in the CD-9 Comprehensive Development zone:
   1) A one-unit residential use
   2) An accessory home occupation use

2. Regulations for Permitted Uses of Land, Buildings and Structures
   1) A one unit residential use shall not be permitted on a lot of less than 260m² (2,800ft²).
   2) An accessory home occupation use shall comply with the provisions of Section 5.3.

3. Regulations for the Size, Shape, and Siting of Buildings and Structures
   1) Principal buildings for a one-unit residential use:
      (i) together with an accessory building shall not exceed a lot coverage of 50%;
      (ii) shall not exceed a height of 10.05m (33ft)
      (iii) shall not exceed a maximum residential gross floor area of 0.9 times the lot area;
      (iv) shall be sited not less than:
         a. 3.0m (10ft) from the front lot line
         b. 1.2m (4ft) from an interior lot line
         c. 2.4m (7.8ft) from an exterior lot line
   2) Accessory buildings and structures:
      (i) shall not exceed a height of 4 m (13.12ft).
      (ii) shall be sited to the rear of the rear face of the principal building on the lot;
      (iii) shall be sited not less than:
         a. 3.0m (9.8ft) from an exterior side lot line;
         b. 0.0m (0.0ft) from an interior side lot line;
         c. 0.5m (1.64ft) from a rear lot line;
         d. 0.0 metres (0 feet) from a principal building on the lot.

4. Site Development, Architecture & Design Criteria:
   Architectural and design requirements are shown on drawing A-1 date stamped received September 5, 2001 and on file with the City of White Rock.

5. Amendments:
   Minor amendments requiring changes to the exterior of the proposed structures on plan A-1 date stamped received September 5, 2001 must be approved by the City, such approval to be authorized in writing by the City Planner or the Director of Permits and Licenses.
7.10 CD-10 COMPREHENSIVE DEVELOPMENT ZONE (987 – 91 Keil Street)

**INTENT**

The intent of this zone is to accommodate one unit residential *structures* on *lots* of 362 square metres (3897.7 square feet) or more, and a frontage of 9.6 metres (31.5 feet).

1. **Permitted uses**
   The following uses and no others shall be permitted in the CD-10 Zone:
   (a) A *one unit residential use*
   (b) An *accessory home occupation use*
   (c) An *accessory boarding use*
   (d) A *nursery school use*
   (e) A *home day care use*

2. **Regulations for Permitted Uses of Land, Buildings and Structures**
   (a) A *one unit residential use* shall not be permitted on a *lot* of less than 362 square metres (3896.7 square feet) except where such *lot* was existing at the effective date of this Bylaw.
   (b) An *accessory home occupation use* shall comply with the provisions of Section 5.3.
   (c) An *accessory boarding use* shall comply with the provisions of Section 5.4.
   (d) A *child care centre* shall comply with Section 5.1 of this By-law.
   (e) Accessory off-street parking shall be provided in conformity with the provisions of Section 4.14.

3. **Regulations for the Size, Shape and Siting of Buildings and Structures**
   (a) *Principal buildings* for a *one unit residential use*:
      (i) **together with an accessory building shall not exceed a lot coverage** of 50 percent;
      (ii) **shall not exceed a height** of 7.7 metres (25.26 feet), 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 metres (19.69 feet) above the *natural grade* at the base of the wall. No part of a *building*, with the exception of open type balcony guards, shall be placed above the angle of containment;
      (iii) **shall not exceed a maximum residential gross floor area** of 0.6 times the *lot area*;
      (iv) **shall be sited on the lot** not less than:
         a. 3 metres (9.84 feet) from front and **rear lot lines**, however, the front and rear yard setbacks shall in combination be not less than 12 metres (39.37 feet);
         b. 1.2 metres (3.94 feet) from an **interior side lot line**;
         c. 3 metres (9.84 feet) from an **exterior side lot line** for a distance of 7.5 metres (24.61 feet) from the **front lot line** and 1.5 metres (4.93 feet) from that point to the **rear lot line** of the lot.
   (b) *Accessory buildings and structures*:
      (i) **shall not exceed a height** of 3 metres (9.84 feet);
      (ii) **shall not exceed a gross floor area** of 6 square metres (64 square feet);
(iii) shall be sited to the rear of the rear face of the principle building on the lot; and

(iv) shall be sited not less than:
   a. 3 metres (9.84 feet) from an exterior side lot line for a distance of 7.5 metres (24.61 feet) from the front lot line, and 1.5 metres (4.92 feet) from that point to the rear lot line of the lot;
   b. 1.2 metres (3.94 feet) from an interior side lot line;
   c. 2.4 metres (7.87 feet) from a rear lot line abutting a lane;
   d. 1.5 metres (4.92 feet) from a rear lot line not abutting a lane;
   e. 1.5 metres (4.92 feet) from a principal building on the lot.
INTENT

The intent of this zone is to accommodate the development of a bare land strata subdivision containing five detached one-unit residential buildings on a site of approximately 2,023m² (0.5 acre).

1. Permitted Uses
   The following uses and no others shall be permitted:
   a) A one unit residential use
   b) an accessory home occupation use

2. Regulations for Permitted Uses of Land, Buildings and Structures
   (a) A one unit residential use shall not be permitted on a lot of less than 275m² (2,960ft²).
   (b) An accessory home occupation use shall comply with the provisions of Section 5.3.

3. Regulations for the Size, Shape and Siting of Buildings and Structures
   a) Principal buildings for a one unit residential use:
      i) Together with an accessory building shall not exceed a lot coverage of 50% as measured on each strata lot;
      ii) shall not exceed a height of 7.7m (25.26ft);
      iii) shall not exceed a residential floor area of 0.7 times the area of the strata lot;
      iv) shall be sited not less than:
         a. for the strata lots fronting onto Buena Vista Avenue, 7.0m from the front lot line, and for the strata lots not fronting onto Buena Vista Avenue, 5.48m from the front lot line, for each of the strata lots;
         b. for the strata lots fronting onto Buena Vista Avenue, 5.48m from the rear lot line, and for the strata lots not fronting onto Buena Vista Avenue, 7.5m from the rear lot line, for each of the strata lots;
         c. for all strata lots, 1.2m from an interior side lot line.
   
   b) Accessory buildings and structures:
      i) Shall not exceed a height of 3.0m (9.84ft);
      ii) Shall not exceed a gross floor area of 6.0 m² (64ft²);
      iii) Shall be sited to the rear of the principal building on the lot;
      iv) Shall be sited not less than:
         a. 1.2m from an interior side lot line;
         b. 1.5 m from a rear lot line;
         c. 1.5 m from a principal building on the lot.

4. Architectural and Design Criteria
   Architectural and design requirements are shown on drawings G.0 101, G.0 103, and Elevations, date stamped received October 7, 2002, as prepared by Grafic Square Designers, and on file with the City of White Rock. Landscape development shall be in accordance with the design concept shown on Plan G.0 101, date stamped received October 7, 2002, as prepared by Grafic Square Designers, and on file with the City of White Rock.
5. **Amendments**

Minor amendments requiring changes to the exterior of the proposed structures and landscaping as shown on drawings G.0 101, G.0 103, and Elevations, date stamped October 7, 2002, must be approved by the City, such approval to be authorized in writing by the City Planner.
7.12 CD-12 COMPREHENSIVE DEVELOPMENT ZONE (open for use)
7.13 CD-13 COMPREHENSIVE DEVELOPMENT ZONE (15164 Prospect Avenue)

INTENT
The intent of this zone is to accommodate the development of a multi-unit residential building on a site of approximately 1590 m².

1. Permitted Uses
The following uses and no others shall be permitted in the CD-13 zone:
   (a) An apartment use
   (b) An accessory home occupation use.

2. Location of Permitted Uses
The locations of permitted uses are shown upon drawing A1.0 as prepared by Rositch Hemphill Architects, date stamped received February 20, 2003 and on file with the City of White Rock.

3. Regulations for Size, Shape and Siting of Buildings and Structures
   Principal buildings:
   (a) Shall not exceed a height of 11.93m (39.14 feet).
   (b) Shall not exceed a maximum residential floor area of 2,703.5m² (29,101 square feet);
   (c) Shall be sited in accordance with the setbacks indicated on drawing A1.0 prepared by Rositch Hemphill Architects, received February 20, 2003 and on file with the City of White Rock.

4. Architectural and Design Criteria
Architectural and Design Requirements are shown upon drawings A1.0, A3.0, A3.1, A3.2 and L1 date stamped received February 20, 2003 and on file with the City of White Rock.

5. Amendments
Minor amendments requiring changes to the exterior of the proposed building as shown on drawings A1.0, A3.0, A3.1, and A3.2, all date stamped received February 20, 2003, must be approved by the City, such approval to be authorized in writing by the City Planner.
7.14 CD-14 COMPREHENSIVE DEVELOPMENT ZONE (Martin, Foster, & North Bluff)

INTENT:
The intent of this zone is to accommodate the development of a phased residential/commercial development in the Town Centre area on a site of approximately 1 ha (2.4 acres).

1. Permitted uses
   The following uses and no others shall be permitted in the CD-14 Zone:
   (a) an apartment use
   (b) a retail service group 1 use
   (c) an accessory off-street parking use
   (d) a civic use.

2. Location of Permitted Uses
   The locations of permitted uses are shown upon Plan A attached to and forming part of this Bylaw. A retail service group 1 use shall be limited to the first and second story.

3. Regulations for Size, Shape and Siting of Buildings and Structures
   (a) Principal buildings:
      i) shall not exceed a height of 27.4m for Buildings 1 and 4, and a height of 26.0m for Buildings 2 and 3, as identified on Plan A;
      ii) shall be sited in accordance with the setbacks indicated on Plan A;
      iii) shall be sited in accordance with the angle of containment indicated on Plan B;
   (b) subject to the provisions of Section 403, accessory buildings and structures:
      i) shall not exceed a height of 7.5m;
      ii) shall be sited in accordance with the setbacks indicated on Plan A.

4. Architectural and Design Criteria
   Architectural and design requirements are shown on drawings ADP 12, ADP 13, Perspective A and Perspective B, date stamped received October 7, 2002, as prepared by Robert Ciccozzi Architecture Inc., and on file with the City of White Rock. Landscape development shall be in accordance with the design concept shown on Plan L-1, date stamped received October 7, 2002, as prepared by Eckford and Associates Landscape Architects, and on file with the City of White Rock.

5. Amendments
   Minor amendments requiring changes to the exterior of the proposed structures and landscaping as shown on drawings ACP 12, ADP 13, Perspective A, Perspective B, and L-1, date stamped October 7, 2002, must be approved by the City, such approval to be authorized in writing by the City Planner.
PLAN A: LOCATION OF BUILDINGS AND USES
7.15 CD-15 COMPREHENSIVE DEVELOPMENT ZONE (1347 Best Street)

INTENT

The intent of this zone is to allow medium density apartments to a maximum residential gross floor area of 1.1 times the area of the lot.

1. Permitted Uses
   The following uses and no others shall be permitted in the CD-15 Zone:
   (a) An apartment use
   (b) An accessory home occupation use

2. Regulations for Permitted Uses of Land, Buildings and Structures
   An apartment use is permitted in not more than one principal building on the lot.
   (a) An accessory home occupation use shall comply with the provisions of Section 404.
   (b) Off street parking and loading shall be provided in accordance with the provisions of Section 402.

3. Regulations for the Size, Shape and Siting of Buildings and Structures
   (a) Principal buildings for an apartment use:
      (i) together with accessory buildings shall not exceed a lot coverage of 45%;
      (ii) shall not exceed a height of 10.7 metres (35.1 feet);
      (iii) shall not exceed a residential floor area of 1.1 times the lot area, provided that:
        a. where common recreational facilities are provided within a principal building, for the exclusive use of the tenants, the permitted residential floor area may be increased by 1.0 times the area of such recreational facility, not to exceed 37 square metres (400 square feet);
        b. where storage or laundry facilities or both are provided within the individual dwelling unit, the permitted residential floor area may be increased by 1.0 times the area of such facilities but not to exceed 5.6 square metres (60.28 square feet) each per dwelling unit;
      (iv) shall be sited in accordance with the provisions of a Development Permit.
      (v) shall have a minimum dwelling unit size as set out in Section 403.
   (b) Accessory structures:
      (i) shall not exceed a height of 4.0m (13.12ft).
      (ii) shall be sited in accordance with the provisions of a Development Permit.
      (iii) no accessory buildings shall be permitted with the exception of gazebos.
7.16 CD-16 COMPREHENSIVE DEVELOPMENT ZONE (Johnston, Thrift & Russell)

INTENT

The intent of this zone is to accommodate the development of a phased commercial / residential development including civic uses in the Town Centre area on a site of approximately 1.45ha (3.57ac).

1. Permitted Uses

In the CD-16 Zone the following uses are permitted and all other uses are prohibited:
   (a) an apartment use
   (b) a townhouse use
   (c) a retail service group 1
   (d) a licensed establishment, including liquor primary, food primary, agency store, liquor store, u-brew or u-vin
   (e) a civic use
   (f) an accessory home occupation use subject to the provisions of Section 5.3.

2. Location of Permitted Uses

(a) The location of each permitted use shall be in accordance with the Plans and as follows:
   (i) A retail service group 1 use must only be located in the first or second story of a building;
   (ii) A townhouse use shall be located as generally shown and labelled as CH (“City Homes”) on the Plans attached herein and forming part of this bylaw. Notwithstanding, the areas shown for townhouse use may be considered for ground level retail or live/work, and upper level office use; and
   (iii) A civic use may be located on the 1st or 2nd floor.

3. Density:

(a) BASE DENSITY: The maximum number of dwelling units, gross floor areas and lot coverage of buildings and structures shall be in accordance with the following:

<table>
<thead>
<tr>
<th>Phase Area (1)</th>
<th>Maximum number of Dwelling Units</th>
<th>Maximum gross floor area (2) for a residential use (includes apartments, townhouses (4), and amenity areas (3))</th>
<th>Maximum gross floor area (2) for Retail Service Group 1 (4), Licensed Establishment, and Civic Uses</th>
<th>Maximum gross floor area (2) for commercial, civic and residential uses</th>
<th>Maximum Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>129</td>
<td>13,846 m²</td>
<td>1,162 m²</td>
<td>15,008 m²</td>
<td>33%</td>
</tr>
<tr>
<td>2</td>
<td>96</td>
<td>10,553 m²</td>
<td>2,438 m²</td>
<td>12,991 m²</td>
<td>64%</td>
</tr>
<tr>
<td>3</td>
<td>202</td>
<td>24,106 m²</td>
<td>4,662 m²</td>
<td>28,768 m²</td>
<td>53.4%</td>
</tr>
<tr>
<td>Total for all Phases</td>
<td>427</td>
<td>48,505 m²</td>
<td>8,264 m²</td>
<td>56,767 m²</td>
<td>52%</td>
</tr>
</tbody>
</table>

1. As indicated on the Plans
2. Excludes unenclosed balconies, stairwells, elevator shafts, common corridors, and enclosed parking areas. Further excludes 100 m² of floor area in a mezzanine space used for commercial purposes within Phase 3, provided the mezzanine complies with the requirements of mezzanine spaces in the BC Building Code.
3. Means common storage and recreational amenity areas provided for the exclusive use of the residential tenants
4. Townhouse floor area may be considered for retail service group 1 use as outlined in Section 7.16.2 (ii).
(b) ADDITIONAL (BONUS) DENSITY: If, prior to applying for a Building permit for construction of a Building on the subject lands, the Owner of parcels to which this zone applies provides the City with cash in lieu of community amenities, having a minimum value of $436,471, to assist with the provision of the amenities in the following table, the maximum number of dwelling units in Phase 3 shall be:

(i) 248 apartment dwelling units, and

(ii) 10 townhouse dwelling units labelled as CH (“City Homes”) on the Plans and described as a townhouse use as outlined in Section 7.1.6.2(ii).

<table>
<thead>
<tr>
<th>#</th>
<th>Amenity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Sanitary sewer system improvements</td>
</tr>
</tbody>
</table>

The amenity must be provided in accordance with an amenity agreement and section 219 covenant delivered by the owner of the subject real property, to secure the amenity.

4. Regulations for Size, Shape, and Siting of Buildings and Structures

Reference to a numbered Building refers to the building labelled that specific number on the Plans.

(a) As indicated on the Plans, principal buildings:

(a) shall not exceed a height of:

1. 178.2m geodetic for Building 1;
2. 167.5m geodetic for Building 2;
3. 158.2m geodetic for Building 3;
4. 161.7m geodetic for Building 4;

(b) shall be sited in accordance with the setbacks from a property line, as shown on the Plans;

(b) Accessory buildings and structures:

(i) shall not exceed a height of 7.5 m;
(ii) shall be sited in accordance with the setbacks from a property line, as shown on the Plans;

5. Parking and Loading

Parking and Loading shall be provided as follows:

(i) Residential uses, including apartments and townhouses, at 1.8 spaces per dwelling unit, inclusive of 0.2 parking spaces to be designated for visitors parking;
(ii) Retail service group 1 uses and civic uses at 1.0 parking spaces for every 37 m² of gross floor area;
(iii) Parking spaces for persons with disabilities shall be provided at a ratio of 3 spaces for 1st 200 parking spaces, and one space for each additional 100 spaces.

All other provisions of Sections 4.14 and 4.15 apply.
6. General

Drawings attached hereto prepared by NSDA Architects:
- A-001    July 30, 2010
- L-1.0    July 30, 2010
- A-601    July 30, 2010

on file with the City of White Rock; and for the purposes of this zone are referred to as “the Plans”.

Development in this zone shall conform substantially to the Plans.
White Rock Town Centre Development
7.17 CD-17 COMPREHENSIVE DEVELOPMENT ZONE (1400/20 Johnston Rd)

INTENT

The intent of this zone is to accommodate a mixed-use (residential/commercial) development on a site of approximately 2,250 square metres in area.

1. Permitted Uses:
   (a) multi-unit residential use
   (b) retail service group 1 use
   (c) licensed establishments, including liquor primary, food primary, agency store, liquor store, u-brew, u-vin, and licensed manufacturer
   (d) accessory home occupation use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the principal building

2. Density:
   (a) maximum gross floor area shall not exceed 4,660 square metres
   (b) the maximum number of dwelling units must not exceed 36

3. Building Height:
   (a) The principal building shall not exceed a height of 124.14 metres geodetic

4. Parking:

   Parking shall be provided in accordance with Section 4.14, with the minimum number of spaces required as follows:
   (a) A minimum of 43 spaces shall be provided for the residential dwelling units
   (b) A minimum of 10 spaces shall be provided for visitors and marked as ‘visitor’
   (c) A minimum of 42 spaces shall be provided for the retail service group 1 uses and licensed establishment uses

5. General:
   (a) Development in this zone shall substantially conform to the Plans prepared by Rositch Hemphill and Associates Architects dated June 25, 2012 that are attached hereto and on file at the City of White Rock
7.18 CD-18 COMPREHENSIVE DEVELOPMENT ZONE (1115 Stayte Road)

INTENT

The intent of this zone is to allow business and professional office uses and a one-unit residential use

1. Definitions
   For the purposes of this zone the following definition applies:
   (a) a business and professional office use means the use of a building, or portion of a building, for administrative, clerical and professional work. Business and professional offices include financial, real estate, insurance, medical, dental, legal, design, accounting, advertising, consulting, telecommunications, high technology, and similar types of businesses engaged in person to person, person to business, and business to business transactions

2. Permitted Uses
   In the CD-18 Zone the following uses are permitted and all other uses are prohibited:
   (a) a business and professional office use
   (b) a one-unit residential use

3. Regulations for Permitted Uses of Land, Buildings and Structures
   (a) A business and professional office use shall be contained within one sales floor area having one business license and being on the ground floor only and not exceeding 0.15 times the area of the lot;
   (b) Off street parking and loading shall be provided in accordance with the provisions of Sections 4.14 and 4.15, and additionally, as follows:
      (i) parking for a business and professional office use shall be provided at 1 space for each 37.0m² of gross floor area for a business and professional office use.
   (c) A one-unit residential use:
      (i) shall not be permitted on a lot of less than 464.0m² (4,994.62ft²);
      (ii) shall be limited exclusively to the story or stories above the first story of a building;
   (d) The maximum allowable size of a lot shall be 1,120m² (12,056ft²) in area.

1. Regulations for the Size, Shape and Siting of Buildings and Structures
   (a) Principal buildings:
      (i) shall not exceed a lot coverage of 45%;
      (ii) shall not exceed a height of 7.7m (25.26ft);
      (iii) shall be sited not less than:
            a. 7.5m (24.61ft) from front and rear lot lines;
            b. 1.5m (4.92ft) from an interior side lot line;
            c. 7.5m (24.61ft) from an exterior side lot line where the rear lot line abuts or faces the interior side lot line of the adjacent lot.
(b) **Accessory building and structures:**

(i) **accessory structures** shall not exceed a **height** of 4 metres (13.12 feet);

(ii) **accessory structures** shall be sited not less than:

   a. 1.5m (4.92ft) from a *rear lot line*;
   
   b. 1.5m (4.92ft) from an *interior side lot line*;
   
   c. 7.5m (24.61ft) from an *exterior side lot line*;
   
   d. 2.4m (7.87ft) from a *rear lot line* abutting a *lane*;

(iii) **accessory buildings** shall not exceed a maximum area of 6.0m² (64.56ft²);

(iii) **accessory buildings** shall not exceed a **height** of 4.0m (13.12ft);
INTENT
The intent of this zone is to accommodate a complex care facility on a site of approximately 2.46
hectares (6.1 acres) in area.

2. Permitted Uses:
   (a) care facility
   (b) independent living use
   (c) assisted living residence
   (d) assembly use
   (e) hospitality service use

2. Lot Coverage:
   (a) lot coverage shall not exceed 29.4%

3. Units/Beds:
   (a) maximum number of independent living units = 110
   (b) maximum number of assisted living units = 84
   (c) maximum number of complex care bed units = 252
   (d) maximum number of visitor accommodation units = 2

4. Building Height:
   (a) maximum height of principal buildings as identified on the attached Plans:
      (i) Building ‘A’ = 122.8 m geodetic
      (ii) Building ‘B’ = 114.35 m geodetic
      (iii) Building ‘C’ = 127.08 m geodetic
      (iv) Building ‘D’ = 108.69 m geodetic
   (b) permitted projections beyond the maximum heights outlined above are as outlined
       in Section 4.13.4

5. Siting Requirements:
   (a) minimum setbacks are as follows:
      (i) from front (west) lot line = 12.4 m (40.7 ft)
      (ii) from rear (east) lot line = 7.32 m (24.0 ft)
      (iii) from interior (north) lot line = 6.69 m (21.9 ft)
      (iv) from interior (south) lot line = 6.43 m (21.1 ft)
   (b) sitting exceptions are as outlined in Section 4.13.1

6. Parking:
   (a) parking shall be provided in accordance with Section 4.14, with a minimum of 173
       parking spaces
7. **Loading:**
   (a) loading shall be provided in accordance with Section 4.15, with a minimum of two (2) loading spaces

8. **General:**
   (b) Development in this zone shall substantially conform to the Plans prepared by Ankenman Associates Architects Inc. dated September 28, 2016, that are attached hereto and on file at the City of White Rock
7.20 CD-20 COMPREHENSIVE DEVELOPMENT ZONE (991 Stayte Road)

INTENT

The intent of this zone is to allow neighborhood-oriented retail service uses and a one-unit residential use.

1. Definitions

For the purposes of this zone the following definitions apply:

(a) an artisan shop means the enclosed use of buildings and structures for the purpose of selling, processing, assembling, wholesaling, manufacturing, storing, repairing or producing artisan paintings, photography, woodworking, drawings, handcrafted items including knitting, weaving, silk screening or print screening, pottery, fired ceramics or sculpture for the ultimate consumer, and may include instructional classes or workshops.

(b) a retail service 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; and is limited to: health clubs, appliance stores, art galleries, artisan shops, bakery shops, barbers, book shops, business offices, business schools, cafes, camera shops, clothing stores, coffee houses, dance studios, delicatessens, department stores, drug stores, dry cleaners, finance offices, grocery stores, hairdressers, hardware, home furnishing stores, launderettes, meat markets, neighbourhood convenience stores, personal furnishing shops, printers, professional and semi-professional offices, restaurants, secondhand stores, shoemakers, stationary stores, tailors, toy stores, trade school and variety stores.

2. Permitted Uses

In the CD-20 Zone the following uses are permitted and all other uses are prohibited:

(a) a retail service use
(b) a one-unit residential use

3. Regulation for Permitted uses of Land, Buildings and Structures

(a) A retail service use shall be limited exclusively to the first story of a building;

(b) Off street parking and loading shall be provided in accordance with the provisions of Sections 4.14 and 4.15.

(c) A one-unit residential use:

(i) shall not be permitted on a lot of less than 464.0m² (4,994.62ft²);

(ii) shall be limited exclusively to the story or stories above the first story of a building;

(d) The maximum allowable size of a lot shall be 1,120.0m² (12,056.0ft²) in area.

4. Regulations for the Size, Shape and Siting of Buildings and Structures

(a) Principal buildings:

(ii) shall not exceed a lot coverage of 45%;

(iii) shall not exceed a height of 7.7m (25.26ft);

(iv) shall be sited not less than:

a. 7.5m (24.61ft) from front and rear lot lines;
b. 1.5m (4.92ft) from an interior side lot line;
c. 7.5m (24.61ft) from an exterior side lot line where the rear lot line abuts or faces the interior side lot line of the adjacent lot;

(b) Accessory buildings and structures:
   (i) accessory structures shall not exceed a height of 4.0m (13.12ft);
   (ii) accessory structures shall be sited not less than:
         a. 1.5m (4.92ft) from a rear lot line;
         b. 1.5m (4.92ft) from an interior side lot line;
         c. 7.5m (24.61ft) from an exterior side lot line;
         d. 2.4m (7.87ft) from a rear lot line abutting a lane;
   (iii) accessory buildings shall not exceed a height of 4.0m (13.12ft);
   (iv) accessory buildings shall not exceed a maximum area of 6.0m² (64.56ft²).
7.21 CD-21 COMPREHENSIVE DEVELOPMENT ZONE (Thrift, Everall, Goggs)

INTENT

The intent of this zone is to accommodate a residential development on a site of approximately 0.76ha (1.89ac)

1. Permitted Uses
In the CD-21 Zone the following uses are permitted and all other uses are prohibited:
(a) multi-unit residential use in the form of an apartment
(b) accessory home occupation use in accordance with the provisions of Section 5.3

2. Regulations for Permitted Uses of Land, Buildings and Structures
(a) The location of each permitted use shall be in accordance with the Plans and as follows:
   (i) An apartment or townhouse use is permitted in one or more principal buildings on the lot;
   (ii) An accessory home occupation use shall comply with the provisions of Section 404.

3. Number of Dwelling Units / Gross Floor Area / Lot Coverage
The maximum number of dwelling units, gross floor area and lot coverage of buildings and structures shall be in accordance with the following:

<table>
<thead>
<tr>
<th>Maximum number of Dwelling Units</th>
<th>Maximum gross floor area</th>
<th>Maximum Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>87</td>
<td>10,906.2 m²</td>
<td>42.0%</td>
</tr>
</tbody>
</table>

4. Regulations for Size, Shape, and Siting of Buildings and Structures
Reference to a numbered Building refers to the building labeled that specific number on the Plans.
(a) As indicated on the Plans, principal buildings:
   (i) shall not exceed a height of 101.7m geodetic for Building 1 and 104.98 m geodetic for Building 2;
   (ii) shall be sited in accordance with the setbacks from a property line as shown on the Plans.
(b) Accessory buildings and structures:
   (i) shall not exceed a height of 4.0 m;
   (ii) shall be sited in accordance with the setbacks from a property line as shown on the Plans.

5. Parking and Loading
Parking and Loading shall be provided in accordance with the provisions of Sections 4.14 and 4.15, and, the minimum number of parking spaces shall be 174.

---

1 Excludes unenclosed balconies.
2 The heights of buildings and structures permitted in this zone may be exceeded for elevator shafts and stair towers which do not provide direct access to the roof; retaining walls; antennas; church spires, belfries and domes; chimneys; flag poles, and; scenery lofts.
6. **Subdivision**

Minimum *lot area* in this zone shall be 7,600m². No other lot maybe created through subdivision but existing legal parcels or portions thereof may be consolidated to support this development.

7. **General**

Drawings attached hereto prepared by Ankenman Associates Architect Inc A1.01, A3.0, A3.01, A3.02, A3.03A, A3.03B dated May 15, 2008 on file with the City of White Rock and for the purposes of this zone are referred to as “the Plans”.

8. Development in this zone shall conform substantially to the Plans.
7.22 CD-22  COMPREHENSIVE DEVELOPMENT ZONE (open for use)
7.23 CD-23 COMPREHENSIVE DEVELOPMENT ZONE (Johnston – George)

INTENT

The intent of this zone is to accommodate the development of a mixed-use residential development in the Town Centre area on an overall site of approximately 0.27 ha. (0.66 ac.), comprised of two separate buildings, with a residential development on George Street and a commercial and residential development on Johnston Road.

3. Permitted Uses:
   (a) multi-unit residential use;
   (b) general office use;
   (c) accessory home occupation in accordance with the provisions of Section 5.3 and that does not involve clients directly accessing the building;

4. Location of Permitted Uses:
   The location of each permitted use shall be in accordance with the Plans and as follows:
   (a) A general office use shall only be located on the first storey of the building on the property referred to as 1456 Johnston Road as shown on the Plans;
   (b) A multi-unit residential use shall only be located above the first storey of a building on the property referred to as 1456 Johnston Road as shown on the Plans; and on the property referred to as 1455 George Street as shown on the Plans.

5. Density and Lot Coverage for 1455 George Street:
   The maximum gross floor areas and lot coverage of buildings and structures at 1455 George Street shall be in accordance with the following:
   (a) Density: The maximum gross floor area shall not exceed 9,758 square metres, and the maximum number of dwelling units shall not exceed 108.
   (b) Lot Coverage: The maximum lot coverage shall not exceed 44.5%.

6. Density and Lot Coverage for 1456 Johnston Road:
   (a) Density: Maximum gross floor area shall not exceed 2,611 square metres, and the maximum number of dwelling units shall not exceed 29, comprised as follows:
      (i) BASE DENSITY: The maximum gross floor area shall not exceed 606.9 square metres, and the maximum number of dwelling units shall not exceed four units
      (ii) ADDITIONAL (BONUS) DENSITY: Where a contribution of $506,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, with $240,000 of this being designated for the creation of new publically accessible off-street parking, and a housing agreement has been entered into and filed with the Land Title Office on the subject real property to secure twelve (12) dwelling units with a minimum aggregate 876 square metres (9,434 square feet) residential floor area as rental tenure for the life of the
building, the maximum *gross floor area* shall not exceed 2,611 square metres, and the maximum number of dwelling units shall not exceed 29 units.

<table>
<thead>
<tr>
<th>#</th>
<th>Amenity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>New public open space and walkways</td>
</tr>
<tr>
<td>2</td>
<td>Improvement of existing open space and walkways</td>
</tr>
<tr>
<td>3</td>
<td>Public art</td>
</tr>
<tr>
<td>4</td>
<td>Waterfront improvements</td>
</tr>
<tr>
<td>5</td>
<td>Civic parking facilities</td>
</tr>
<tr>
<td>6</td>
<td>Building or space within a building for civic uses</td>
</tr>
<tr>
<td>7</td>
<td>Special needs or non-market affordable housing</td>
</tr>
<tr>
<td>8</td>
<td>People movement infrastructure to link Uptown to the Waterfront</td>
</tr>
</tbody>
</table>

The amenity must be provided in accordance with an amenity agreement and a section 219 covenant delivered by the owner of the subject real property to secure the amenity.

(b) Lot Coverage: The maximum lot coverage shall not exceed 69%.

5. Regulations for Size, Shape, and Siting of Buildings and Structures:
   (b) As indicated on the Plans, *principal buildings*:
      i) shall not exceed 130.73 metres geodetic for the *building* at 1456 Johnston Road, and 156.5 metres geodetic for the *building* at 1455 George Street; and
      ii) shall be sited in accordance with the setbacks from a property line as shown on the Plans.
   (c) *Accessory buildings and structures*:
      i) shall not exceed a height of 4.0 m; and
      ii) shall be sited in accordance with the setbacks from a property line as shown on the Plans.

6. Parking:

   Parking shall be provided in accordance with Section 4.14 with the minimum total number of 163 spaces required as follows:
   (a) A minimum of 120 spaces shall be provided for the building at 1455 George Street.
   (b) A minimum of 32 spaces shall be provided for the residential *dwelling units* at 1456 Johnston Road.
   (c) A minimum of three (3) space shall be provided for visitors to the residential *dwelling units* at 1456 Johnston Road and marked as ‘visitor’
   (d) A minimum of eight (8) spaces shall be provided for the general office use at 1456 Johnston Road.
   (e) A minimum of two (2) of the required 42 spaces at 1456 Johnston Road shall be provided for disabled persons parking and shall be clearly marked in accordance with B.C. Building Code requirements.
7. Loading:
   (a) A total of 1 loading spaces shall be provided for residential and commercial uses, with dimensions provided in accordance with Section 4.15.

8. Bicycle Parking:
   Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:
   (a) A minimum of 36 Class I spaces shall be provided
   (b) A minimum of 6 Class II spaces shall be provided

9. General:
   (c) Development in this zone that pertain to the building located on the property at 1456 Johnston Road shall substantially conform to the Plans prepared by Ankenman Associates Architects Inc. that are attached hereto and labelled A2.2, A3.1 and A3.2 dated December 14, 2017 that are attached hereto and on file at the City of White Rock. Development on the property at 1456 Johnston Road that does not include the additional (bonus) density referred to in Section 3 shall be required to obtain a new Major Development Permit.
   (d) Development in this zone that pertain to the building located on 1456 Johnston Road shall substantially conform to the Plans prepared by Ankenman Associates Architects Inc. dated December 14, 2017 that are attached hereto and labelled A2.2, A3.1 and A3.2, on file at the City of White Rock.
   (e) Development in this zone that pertain to the building located at 1455 George Street shall substantially conform to the Plans prepared by Chris Dikeakos Architects Inc. that are attached hereto and labelled A102, A300, and A301, no date, on file with the City of White Rock.
7.24 CD-24 COMPREHENSIVE DEVELOPMENT ZONE (15109 Buena Vista Ave)

INTENT
The intent of this zone is to accommodate a personal care facility on a site of approximately 0.08ha (0.20ac)

1. Permitted Uses
   In the CD-24 Zone the following uses are permitted and all other uses are prohibited:
   (a) personal care use

2. Regulations for Permitted Uses of Land, Buildings and Structures
   (a) Off street parking and loading shall be provided in accordance with the provisions of Sections 4.14 and 4.15 with the following exception:
      (i) notwithstanding the provisions of Section 4.15, an off-street loading space is not required for a personal care use;
   (b) The maximum number of sleeping units for a personal care use shall be 12.

3. Regulations for Size, Shape, and Siting of Buildings and Structures
   (a) Principal buildings:
      (i) together with accessory buildings shall not exceed a lot coverage of 45%;
      (ii) shall not exceed a height of 7.7m (25.26ft);
      (iii) shall not exceed a residential gross floor area of 0.6 times the lot area;
      (iv) shall be sited not less than:
         a. 8.0m (26.25ft) from a front lot line;
         b. 11.0m (36.09ft) from a rear lot line;
         c. 4.0m (13.12ft) from an interior side lot line;
         d. 0.6m (1.97ft) from an exterior side lot line;
      (b) Notwithstanding Section 403(6), sleeping units for a personal care use:
         (i) shall have a minimum size of 10.5m² (113ft²)
      (c) Accessory buildings and structures:
         (i) shall not exceed a height of 4.0m (13.12ft);
         (ii) shall be sited to the rear of the rear face of the principal building on the lot;
         (iii) shall be sited not less than:
            a. 1.2m (3.94ft) from a rear lot line;
            b. 0.8m (2.62ft) from an interior side lot line;
            c. 6.9m (22.64ft) from an exterior side lot line;

4. Subdivision
   Minimum lot area in this zone shall be 801m². No other lot may be created through subdivision but existing legal parcels or portions thereof may be consolidated.
INTENT

The intent of this zone is to accommodate the development of a nine (9) unit residential townhouse complex on a site of approximately 0.19ha (0.47ac)

1. Permitted Uses
   In the CD-25 Zone the following uses are permitted and all other uses are prohibited:
   (a) A townhouse use
   (b) An accessory home occupation use

2. Location of Permitted Uses
   The location of permitted use shall be in accordance with the Plans and as follows:
   (a) A townhouse use is permitted in one or more principal buildings on the lot;
   (b) An accessory home occupation use shall comply with the provisions of Section 5.3.

3. Number of Dwelling Units / Gross Floor Areas / Lot Coverage
   The maximum number of dwelling units and lot coverage of buildings and structures shall be in accordance with the following:
   (a) Maximum No. of dwelling units = nine (9)
   (b) Maximum lot coverage = 31.0%

4. Regulations for Size, Shape, and Siting of Buildings and Structures
   Reference to a Building refers to the building labeled that specific number on the Plans. As indicated on the Plans, principal buildings are identified as Blocks A, B and C:
   (a) Maximum height of buildings, and property line setbacks for Block A are as follows:
      (i) Maximum height of buildings = 12.03m (39.5ft)
      (ii) Setback from front lot line = 4.572m (15.0ft)
      (iii) Setback from rear lot line = as shown on plan
      (iv) Setback from south interior lot line = 2.4m (7.87ft)
   (b) Maximum height of buildings, and property line setbacks for Block B are as follows:
      (i) Maximum height of buildings = 11.41m (37.4ft)
      (ii) Setback from front lot line = 4.572m (15.0)
      (iii) Setback from rear lot line = as shown on plan
      (iv) Setback from north interior lot line = 2.4m (7.87ft)
   (c) Maximum height of buildings, and property line setbacks for Block C are as follows:
      (i) Maximum height of buildings = 10.37m (34.0ft)
      (ii) Setback from front lot line = as shown on plan
      (iii) Setback from rear lot line = 6.0m (19.7ft)
      (iv) Setback from north interior lot line = 1.2m (3.94ft)
   (d) Maximum projections into the above property line setback requirements shall be as outlined in Section 4.14, except that:
(i) a cantilevered floor area may extend not more than 0.3m (0.98) into an interior side yard;
(ii) an open porch or balcony may extend not more than 1.68m (5.5) into a front or rear yard setback.

(e) Accessory buildings and structures:
   (i) shall not exceed a height of 4.0m (13.1ft).

5. Parking and Loading
   Parking and Loading shall be provided in accordance with Sections 4.14 and 4.15, and, additionally as follows:
   (a) Two (2) enclosed parking spaces shall be provided for each dwelling unit as shown on the plans identified as garage for each dwelling unit;
   (b) Three (3) visitor parking spaces, including one (1) handicap accessible parking space, shall be provided as shown on the plans.

6. General
   Drawings attached hereto prepared by Gerry Blonski, Architect, and LandSpace Design Inc., Landscape Architect, on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are referred to as “the Plans”.

7. Development in this zone shall conform substantially to the Plans.
The Plans
7.26 CD-26 COMPREHENSIVE DEVELOPMENT ZONE (Anderson & McDonald)

**INTENT**

The intent of this zone is to accommodate the re-subdivision of the subject properties consistent in size and area with the adjacent properties and the original survey plan for the area.

1. **Permitted Uses:**
   In the CD-26 Zone the following uses are permitted and all other uses are prohibited:
   (a) a one-unit residential use in conjunction with not more than one (1) of the following accessory uses:
      (i) an accessory child care centre in accordance with the provisions of Section 5.1.
      (ii) an accessory boarding use in accordance with the provisions of Section 5.4.
      (iii) an accessory registered secondary suite in accordance with the provisions of Section 5.5.
      (iv) an accessory bed & breakfast use in accordance with the provisions of Section 5.7.
   (b) an accessory home occupation in conjunction with a one-unit residential use and in accordance with the provisions of Section 5.3;
   (c) a care facility in accordance with the provisions of Section 5.1.

2. **Lot Size:**
   (a) Minimum “lot width”, “lot depth” and “lot area” in the CD-26 zone is as follows:
      ii) minimum “lot width” = 10.0m (32.8ft)
      iii) minimum “lot depth” = 27.4m (89.9ft)
      iv) minimum “lot area” = 357.5m² (3,848ft²).

3. **Lot Coverage:**
   (a) The maximum lot coverage is as follows:
      (i) 50% for lots with less than or equal to 380.0m² lot area;

4. **Floor Area:**
   (a) maximum residential gross floor area shall not exceed 0.6 times the lot area.

5. **Building Heights:**
   (a) 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 4.8.3.

6. **Minimum Setback Requirements:**
   (a) principal buildings and ancillary buildings and structures in the CD-26 zone shall be sited in accordance with the following minimum setback requirements:
### Comprehensive Development Zones

#### Setback

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Ancillary Buildings and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>3.0m (9.84ft) to 9.0m (29.5ft)</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Rear lot line (see c below for ancillary buildings and structures)</td>
<td>3.0m (9.84ft) to 9.0m (29.5ft)</td>
<td>2.4m (7.87ft) to 1.5m (4.92ft)</td>
</tr>
<tr>
<td>Combined front and rear lot line (see b below)</td>
<td>12.0m (39.37ft)</td>
<td>N/A</td>
</tr>
<tr>
<td>Interior side lot line</td>
<td>1.5m (4.92ft)</td>
<td>1.2m (3.94ft)</td>
</tr>
<tr>
<td>Exterior side lot line (see d below)</td>
<td>3.0m (9.84ft) to 1.5m (4.92ft)</td>
<td>3.0m (9.84ft) to 1.5m (4.92ft)</td>
</tr>
</tbody>
</table>

(b) The minimum setback distance from front and rear lot lines shall be 3.0m (9.84ft), however, the front and rear yard setbacks shall in combination be not less than 12.0m (39.37ft).

(c) The minimum setback distance to a rear lot line for ancillary buildings and structures shall be 2.4m (7.87ft) from a rear lot line abutting a lane, and 1.5m (4.92 feet) from a rear lot line not abutting a lane;

(d) The minimum setback distance to an exterior side lot line 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 (4.93ft) from that point to the rear lot line of the lot.

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

The intent of this zone is to accommodate the re-subdivision of the subject properties in order to create two single family lots of a consistent size.

2. Permitted Uses:
   a) a one-unit residential use in conjunction with not more than one (1) of the following accessory uses:
      i) an accessory child care centre in accordance with the provisions of Section 5.1.
      ii) an accessory boarding use in accordance with the provisions of Section 5.4.
      iii) an accessory registered secondary suite in accordance with the provisions of Section 5.5.
      iv) an accessory coach house in accordance with the provisions of Section 5.6.
      v) an accessory bed & breakfast use in accordance with the provisions of Section 5.7.
   b) an accessory home occupation in conjunction with a one-unit residential use and in accordance with the provisions of Section 5.3;
   c) a care facility in accordance with the provisions of Section 5.1.

3. Lot Size:
   a) The minimum lot width, lot depth and lot area in the CD-27 zone are as follows:

   | Lot width  | 15.08m (49.5ft) |
   | Lot depth  | 15.08m (49.5ft) |
   | Lot area   | 285.0m² (3,068.0ft²) |

3. Lot Coverage:
   a) The maximum lot coverage is 50% including ancillary buildings.

4. Floor Area:
   a) maximum residential gross floor area shall not exceed 0.7 times the lot area.

5. Building Heights:
   a) principal buildings shall not exceed a height of 7.7m (25.26ft).
   b) ancillary buildings and structures shall not exceed a height of 4.0m (13.12ft).

6. Minimum Setback Requirements:
   a) principal buildings and ancillary buildings and structures in the CD-27 zone shall be sited in accordance with the following minimum setback requirements:
<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Ancillary Buildings and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>1.5m (4.92ft)</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Rear lot line</td>
<td>1.2m (3.94ft)</td>
<td>1.2m (3.94ft)</td>
</tr>
<tr>
<td>Interior side lot line</td>
<td>1.2m (3.94ft)</td>
<td>1.2m (3.94ft)</td>
</tr>
<tr>
<td>Exterior side lot line (see b below)</td>
<td>3.0m (8.84ft) to</td>
<td>3.0m (8.84ft) to</td>
</tr>
<tr>
<td></td>
<td>1.5m (4.92)</td>
<td>1.5m (4.92)</td>
</tr>
</tbody>
</table>

b) principal buildings and ancillary buildings and structures shall be located 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 of the lot.

7. Ancillary Buildings and Structures:
Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 5 and 6 above, the following also applies:

a) there shall be not more than one ancillary building per lot.
b) ancillary buildings and structures shall not be located beside or in front of the principal building, where the front of the principal building is interpreted as the side facing the street.

8. Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.
7.28 CD-28 COMPREHENSIVE DEVELOPMENT ZONE (1434 Everall Street)

**INTENT**

The intent of this zone is to accommodate the development of a five (5) unit residential townhouse complex on a site of approximately 0.1 (0.23 ac)

1. **Permitted Uses**

   In the CD-27 Zone the following uses are permitted and all other uses are prohibited:
   
   (a) multi-unit residential uses in the form of a townhouse and may be permitted in one or more principal buildings.
   
   (b) An accessory home occupation use subject to the provisions of section 5.3.

2. **Number of Dwelling Units / Gross Floor Areas / Lot Coverage**

   The maximum number of dwelling units and lot coverage of buildings and structures shall be in accordance with the following:
   
   (a) Maximum No. of dwelling units = five (5)
   
   (b) Maximum Lot Coverage = 31.0%

3. **Regulations for Size, Shape, and Siting of Buildings and Structures**

   Reference to a Building refers to the building labeled that specific number on the Plans. As indicated on the Plans, principal buildings are identified as Blocks A and B:
   
   (a) Maximum height of buildings, and property line setbacks for Block A are as follows:
      
      (i) Maximum height of buildings = 11.7m (38.4ft)
      (ii) Setback from front lot line = 4.57m (15.0ft)
      (iii) Setback from rear lot line = as shown on plan
      (iv) Setback from south interior lot line = 1.2m (3.94ft)
   
   (b) Maximum height of buildings, and property line setbacks for Block B are as follows:
      
      (i) Maximum height of buildings = 11.4m (37.4ft)
      (ii) Setback from rear lot line = as shown on plan
      (iii) Setback from north interior lot line = 2.0m (6.56ft)
   
   (c) Maximum projections into the above property line setback requirements shall be as outlined in Section 4.14, except that:
      
      (i) a cantilevered floor area may extend not more than 0.3m (1.0ft) into an interior side yard;
      (ii) an open porch or balcony may extend not more than 1.68m (5.5ft) into a front or rear yard setback.
   
   (d) Ancillary buildings and structures shall not exceed a height of 4.0 m.

4. **Parking and Loading**

   Parking and Loading shall be provided in accordance with Sections 4.14 and 4.15 and the following:
   
   (a) two (2) enclosed parking spaces shall be provided for each dwelling unit as shown on the plans identified as garage for each dwelling unit;
   
   (b) one (1) visitor parking spaces shall be provided as shown on the plans.
5. **General**

Drawings attached hereto prepared by Gerry Blonski, Architect, and on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are referred to as “the Plans”.

Development in this zone shall conform substantially to the Plans.
5 UNIT TOWNHOUSE DEVELOPMENT
1434 EVERALL STREET, WHITE ROCK
7.29 CD-29 COMPREHENSIVE DEVELOPMENT ZONE (Marine & Oxford)

**INTENT**

The intent of this zone is to accommodate the development of a mixed commercial/residential complex on a site of approximately 0.4 ha. (0.99 ac) in the West Beach Waterfront Business Area.

1. **Permitted Uses**

   In the CD-29 Zone the following uses are permitted and all other uses are prohibited:
   
   (a) A retail service group 1 use
   (b) A multi-unit residential use in the form of apartment or townhouse
   (c) An accessory home occupation use subject to the provisions of section 5.3.

2. **Location and Conditions of Permitted Uses**

   The location of permitted uses shall be in accordance with the Plans and as follows:
   
   (a) A retail service group 1 use shall be located on the ground level fronting Marine Drive and Oxford Street as shown on the plans attached herein.
   (b) A townhouse use shall be located above the retail service group 1 uses and above the parking complex as shown on the plans herein.
   (c) An apartment use shall be located above the parking complex as shown on the plans attached herein.
   (d) A short term rental use shall be in accordance with the provisions of Section 5.3.

3. **Number of Dwelling Units / Gross Floor Areas**

   The maximum number of dwelling units and gross floor area of buildings and structures shall be in accordance with the following:
   
   (a) Maximum No. of dwelling units = sixty (60)
   (b) Maximum gross floor area of all uses = 7,298.75m² (78,563ft²)
   (c) Maximum gross floor area of all residential uses = 6,617.75m² (71,233ft²)
   (d) Maximum gross floor area of all commercial and storage uses exclusive of parking = 681m² (7,330ft²)

4. **Regulations for Height and Siting of Buildings and Structures**

   Reference to a Building refers to the building labeled on the Plans. As indicated on the Plans, principal buildings are identified as Block 1, Block 2, Block 3 and Block 4:
   
   (a) Maximum geodetic height of buildings are as follows:
   
   (i) Maximum height of Block 1 = 14.40 metres (47.25 feet)
   (ii) Maximum height of Block 2 = 15.21 metres (49.83 feet)
   (iii) Maximum height of Block 3 = 13.35 metres (43.79 feet)
   (iv) Maximum height of Block 4 = 13.35 metres (43.79 feet)

5. **Parking and Loading**

   Parking and Loading shall be provided in accordance with Sections 4.14 and 4.15, and as follows:
   
   (a) Ninety-six (96) parking spaces shall be provided to serve the residential townhouse and apartment units inclusive of one (1) parking space for disabled persons parking and which shall be clearly marked as per BC Building Code requirements.
(b) Twenty (20) enclosed parking spaces shall be provided to serve the commercial uses and visitors parking (10 spaces for commercial use one (1) of which shall be provided for disabled persons parking and which shall be clearly marked as per BC Building Code requirements, and 10 spaces for visitor use); parking spaces shall be clearly marked as “commercial parking only” and as “visitors parking only”.

(c) Not more than 40% of the parking spaces shall be small car spaces, and they shall be clearly marked as “small car only”.

All as generally shown on the Plans.

6. General

Drawings attached hereto prepared by Ankenman Marchand Architects, and on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are referred to as “the Plans”.

Development in this zone shall generally conform to the Plans.
The Plans
Parking Plan 1
7.30 CD-30 COMPREHENSIVE DEVELOPMENT ZONE (1424 Everall Street)

INTENT

The intent of this zone is to accommodate the development of a five (5) unit residential townhouse complex on a site of approximately 0.1 ha (0.24 ac)

1. Permitted Uses

   In the CD-30 Zone the following uses are permitted and all other uses are prohibited:

   (a) A multi-unit residential use in the form of a townhouse in one or more principal buildings on the lot.

   (b) An accessory home occupation use subject to the provisions of section 5.3.

2. Number of Dwelling Units / Gross Floor Areas / Lot Coverage

   The maximum number of dwelling units and lot coverage of buildings and structures shall be in accordance with the following:

   1. Maximum No. of dwelling units = five (5)
   2. Maximum Lot Coverage = 38.0%

3. Regulations for Size, Shape, and Siting of Buildings and Structures

   (a) Maximum height of buildings, and property line setbacks follows:

      (i) Maximum height of buildings = 10.5m (34.45ft)
      (ii) Setback from front (south) lot line = 2.94m (9.65ft)
      (iii) Setback from rear (north) lot line = 1.2m (3.94ft)
      (iv) Setback from interior (east) lot line = 7.0m (23.0ft)
      (v) Setback from exterior lot line (west) = 4.57m (15.0ft)

   (b) Maximum projections into the above property line setback requirements are outlined in Section 4.14 with the following exceptions:

      (i) a cantilevered floor area may extend not more than 0.3m into an interior side yard;
      (ii) an open porch or balcony may extend not more than 1.68m into a front or exterior side yard setback.

   (c) Subject to the provisions of Section 5.3, accessory buildings and structures:

      (i) shall not exceed a height of 4.0 m.

4. Parking and Loading shall be provided in accordance with Sections 4.14 and 4.15, with the following exceptions:

   (a) two (2) enclosed parking spaces shall be provided for each dwelling unit as shown on the plans identified as garage for each dwelling unit; and

   (b) one (1) visitor parking space shall be provided as shown on the plans.

5. Drawings attached hereto prepared by Gerry Blonski, Architect, and on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are referred to as “the Plans”. Development in this zone shall conform substantially to the Plans.
The Plans
7.31 CD-31 COMPREHENSIVE DEVELOPMENT ZONE (1450 Vidal Street)

INTENT
The intent of this zone is to accommodate the development of a five (5) unit residential townhouse complex on a site of approximately 0.06 hectares (0.17 acres)

1. Permitted Uses:
   In the CD-31 Zone the following uses are permitted and all other uses are prohibited:
   (a) A multi-unit residential use in the form of a townhouse
   (b) An accessory home occupation use in accordance with the provisions of Section 5.3.

2. Number of Dwelling Units / Gross Floor Areas / Lot Coverage:
The maximum number of dwelling units and lot coverage of buildings and structures shall be in accordance with the following:
   (a) Maximum No. of dwelling units = five (5)
   (b) Maximum Lot Coverage = 45.0%

3. Regulations for Size, Shape, and Siting of Buildings and Structures:
   Reference to a Building refers to the building labeled on the Plans. As indicated on the Plans, principal buildings are identified and labeled as Blocks A and B:
   (a) Maximum height of buildings, and property line setbacks shall be as follows:
      (i) Maximum height of buildings = 11.68 metres (38.33 feet)
      (ii) Setback from front (west) lot line = 6.1 metres (20 feet)
      (iii) Setback from rear (east) lot line = 6.1 metres (20 feet)
      (iv) Setback from interior (south) lot line = 1.5 metres (5 feet)
      (v) Setback from interior lot line (north) = 1.1 metres (3.75 feet)
   (b) Maximum projections into the above property line setback requirements shall be as outlined in Section 4.14, except that:
      (i) a cantilevered floor area may extend not more than 0.3 metres (1.0 feet) into an interior side yard;
      (ii) an open porch or balcony may extend not more than 1.68 metres (5.5 feet) into a front or exterior side yard.

4. Parking and Loading:
Parking and Loading shall be provided in accordance with the requirements of Sections 4.14 and 4.15, and, additionally as follows:
   (a) two (2) enclosed parking spaces shall be provided for each dwelling unit as shown on the plans identified as garage for each dwelling unit;
   (b) one (1) open parking space shall be provided for each dwelling unit as shown on the plans.

5. General:
   Drawings attached hereto prepared by Gerry Blonski, Architect, and on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are
referred to as “the Plans”. Development in this zone shall conform substantially to the Plans.
The Plans
7.32 CD-32 COMPREHENSIVE DEVELOPMENT ZONE (1455 – 65 Vidal Street)

INTENT
The intent of this zone is to accommodate the development of an eight (8) unit residential townhouse complex on a site of approximately 0.16 hectares (0.40 acres)

1. Permitted Uses:
   In the CD-32 Zone the following uses are permitted and all other uses are prohibited:
   (a) A multi-residential use in the form of a townhouse, in more than one principal building
   (b) An accessory home occupation use in accordance with the provisions of Section 5.2

2. Number of Dwelling Units / Gross Floor Areas / Lot Coverage:
   The maximum number of dwelling units and lot coverage of buildings and structures shall be in accordance with the following:
   (a) Maximum No. of dwelling units = eight (8)
   (b) Maximum Lot Coverage = 38.5%

3. Regulations for Size, Shape, and Siting of Buildings and Structures:
   Reference to a Building refers to the building as labeled on the Plans. As indicated on the Plans, principal buildings are identified as Building #1 and #2:
   (a) Maximum height of buildings, and property line setbacks are as follows:
       (i) Maximum height of building #1 = 11.5m (37.65ft)
       (ii) Maximum height of building #2 = 10.8m (35.4ft)
       (iii) Setback from front (east) lot line = 5.4m (17.83ft)
       (iv) Setback from rear (west) lot line = 2.7m (8.83ft)
       (v) Setback from interior (south) lot line = 6.1m (20.0ft)
       (vi) Setback from interior lot line (north) = 6.1m (20.0ft)
   (b) Maximum projections into the above property line setback requirements shall be as outlined in Section 4.14, with the following exceptions:
       (i) a cantilevered floor area may extend not more than 0.3 metres (1.0 feet) into an interior side yard.
       (ii) an open porch or balcony may extend not more than 1.68 metres (5.5 feet) into a front or interior side yard setback.

4. Parking and Loading shall be provided in accordance with Sections 4.14 and 4.15 and, additionally as follows:
   (a) two (2) enclosed parking spaces shall be provided for each dwelling unit as shown on the plans identified as garage for each dwelling unit;
   (b) two (2) visitor parking spaces shall be provided as shown on the plans.
5. General:
Drawings attached hereto prepared by Gerry Blonski, Architect, on file with the City of White Rock as shown on the attached plans, and for the purposes of this zone, are referred to as “the Plans”. Development in this zone shall generally conform to the Plans.
The Plans
7.33 CD-33 COMPREHENSIVE DEVELOPMENT ZONE (application deferred)
7.34 CD-34 COMPREHENSIVE DEVELOPMENT ZONE (1321 Fir Street)

INTENT
The intent of this zone is to accommodate the development of a four (4) unit residential townhouse complex on a site of approximately 0.07 hectares (0.17 acres)

1. Permitted Uses
In the CD-34 Zone the following uses are permitted and all other uses are prohibited:
   (a) A multi-unit residential use in the form of a townhouse in one or more principal buildings on the lot.
   (b) An accessory home occupation use subject to the provisions of section 5.3.

2. Number of Dwelling Units / Lot Coverage
The maximum number of dwelling units and lot coverage of buildings and structures shall be in accordance with the following:
   (a) Maximum No. of dwelling units = four (4)
   (b) Maximum Lot Coverage = 38%

3. Regulations for Size, Shape, and Siting of Buildings and Structures
Reference to a Building refers to the building as labeled on the Plans. As indicated, principal buildings are identified as Buildings A and B:
   (a) Maximum height of buildings, and property line setbacks follows:
       (i) Maximum height of building A = 11.54 metres (37.86 feet)
       (ii) Maximum height of building B = 11.61 metres (38.09 feet)
       (iii) Setback from front lot line = 4.45 metres (14.5 feet)
       (iv) Setback from rear lot line = 3.5 metres (11.5 feet)
       (v) Setback from interior lot line = 1.5 metres (5 feet)
       (vi) Setback from interior lot line = 1.5 metres (5 feet)

4. Parking and Loading
Parking and Loading shall be provided in accordance with the following in addition to the requirements of Sections 4.14 and 4.15:
   (a) two (2) enclosed parking spaces shall be provided for each dwelling unit as shown on the plans identified as garage for each dwelling unit;
   (b) one (1) visitor parking space shall be provided as shown on the plans.

5. General
Drawings attached hereto prepared by Gerry Blonski, Architect, and on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are referred to as “the Plans”. Development in this zone shall generally conform to the Plans.
The Plans
7.35 CD-35 COMPREHENSIVE DEVELOPMENT ZONE (15118 Thrift Avenue)

INTENT

The intent of this zone is to accommodate the development of a five (5) unit residential townhouse complex on a site of approximately 0.06 hectares (0.15 acres)

1. Permitted Uses:
   In the CD-35 Zone the following uses are permitted and all other uses are prohibited:
   (a) A multi-unit residential use in the form of a townhouse in one or more principal buildings on the lot.
   (b) An accessory home occupation use subject to the provisions of Section 5.3.

2. Number of Dwelling Units / Lot Coverage:
   The maximum number of dwelling units and lot coverage of buildings and structures shall be in accordance with the following:
   (a) Maximum No. of dwelling units = five (5)
   (b) Maximum Lot Coverage = 48.5%

3. Regulations for Size, Shape, and Siting of Buildings and Structures:
   Reference to a Building refers to the building labeled that on the Plans:
   (a) Maximum height of buildings, and minimum setbacks from property lines are as follows:
       (i) Maximum height of building = 9.95m (32.3ft)
       (ii) Setback from the front lot line = 4.51m (14.8ft)
       (iii) Setback from the rear lot line = 3.56m (11.7ft)
       (iv) Setback from the west interior lot line = 4.57m (15.0ft)
       (v) Setback from the east interior lot line = 1.27m (4.2ft)
   (b) Maximum projections into the above property line setback requirements shall be as outlined in Section 4.14 except as otherwise authorized or required below:
       (i) an open porch may extend not more than 1.54m (5.1ft) into a front yard setback.
       (ii) A set of stairs may extend not more than 3.82m (12.5ft) into a front yard setback.
       (iii) an open balcony may extend not more than 0.55m (1.8ft) into a front or side yard setback.
       (iv) A canopy may extend not more than 0.91m (3.0ft) into a front or side yard setback.

4. Parking and Loading:
   Parking and Loading shall be provided in accordance with the provisions of Sections 4.14 and 4.15, except as otherwise authorized or required below:
   (a) one (1) enclosed parking space shall be provided for each dwelling unit as shown on the plans identified as garage for each dwelling unit;
(b) one (1) parking space shall be provided for each *dwelling unit* as shown on the plans identified as driveway for each *dwelling unit*; and
(c) one (1) visitor parking space shall be provided as shown on the plans.

5. General:
Drawings attached hereto prepared by Barnett Dembek Architects Inc. and on file with the City of White Rock as shown on the attached plans and for the purposes of this zone are referred to as “the Plans”. Development in this zone shall generally conform to the Plans.
The Plans
7.36 CD-36 COMPREHENSIVE DEVELOPMENT ZONE (15577 – 85 Marine Drive)

INTENT

The intent of this zone is to accommodate the development of ten (10) unit apartment and one unit commercial complex on a site of approximately 0.05 hectares (0.13 acres)

1. Permitted Uses

   In the CD-36 Zone the following uses are permitted and all other uses are prohibited:
   (a) A retail service group 1 use
   (b) An apartment use
   (c) An accessory home occupation use

2. Location of Permitted Uses

   The location of permitted use shall be in accordance with the Plans and as follows:
   (a) A retail service group 1 use shall be limited to the first and second storeys of a building;
   (b) An apartment use as subject to Section 403(6) shall be limited exclusively to the storey or storeys above the first storey of a building and above the highest storey in the building which is used for a retail service group 1 use; and
   (c) An accessory home occupation use shall comply with the provisions of Section

3. Number of Dwelling Units / Gross Floor Areas / Lot Coverage

   The maximum number of dwelling units and lot coverage of buildings and structures shall be in accordance with the following:
   (a) Maximum No. of dwelling units = ten (10)
   (b) Maximum Lot Coverage = 96.8%

4. Regulations for Size, Shape, and Siting of Buildings and Structures

   Reference to a Building refers to the building labelled that specific number on the Plans. As indicated on the Plans, principal buildings are identified as Building #1, #2, #3, and #4:
   (a) Maximum height of buildings, and property line setbacks follows:
       (i) Maximum height = 16.3 metres (53.48 feet) geodetic
       (ii) Setback from front (south) lot line = 0.0 metres (0.0 feet)
       (iii) Setback from rear (north) lot line = 0.305 metres (1.0 feet)
       (iv) Setback from interior (east) lot line = 0.0 metres (0.0 feet)
       (v) Setback from interior (west) lot line = 0.0 metres (0.0 feet)

5. Parking and Loading

   Parking and Loading shall be provided in accordance with Section 402 and additionally as follows:
   (a) one (1) enclosed parking space for a total of ten (10), including one (1) handicap parking space shall be provided for each dwelling unit as shown on the plans; and
   (b) One (1) commercial parking will be provided, as shown in the plans.
6. **General**

Drawings attached hereto prepared by David Danyluck Architect and on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are referred to as “the Plans”.

Development in this zone shall generally conform to the Plans.
The Plans
Floor Plans
7.37  **CD-37 COMPREHENSIVE DEVELOPMENT ZONE (application deferred)**
7.38  CD-38 COMPREHENSIVE DEVELOPMENT ZONE (open for use)
7.39 CD-39 COMPREHENSIVE DEVELOPMENT ZONE (14310 Marine Drive)

**INTENT**

The intent of this zone is to accommodate the subdivision of the subject properties in order to create two single family lots on smaller, irregular lot sizes.

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 and 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.

2. **Lot Size:**
   1) The minimum *lot width*, *lot depth* and *lot area* in the CD-39 zone are as follows:

<table>
<thead>
<tr>
<th>Lot width</th>
<th>16.0m (52.5ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot depth</td>
<td>20.5m (67.25ft)</td>
</tr>
<tr>
<td>Lot area</td>
<td>330.0m² (3,552.1ft²)</td>
</tr>
</tbody>
</table>

3. **Lot Coverage:**
   1) The maximum *lot coverage* in the CD-39 zone is 65%.

4. **Floor Area:**
   1) Maximum *residential gross floor area* shall not exceed:
      (a) 0.3 times the lot area where two (2) levels of basement are constructed; or
      (b) 0.6 times the lot area where one (1) level of basement is constructed.

5. **Building Heights:**
   1) *principal buildings* shall not exceed a *height* of 7.7 metres (25.26 feet) from Average Natural Grade.
   2) *ancillary buildings* and structures shall not exceed a *height* of 4.0m (13.12ft) from Average Natural Grade.
6. Minimum Setback Requirements:
1) principal buildings and ancillary buildings and structures in the CD-39 zone shall be sited in accordance with the following minimum setback requirements:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Principal Building</th>
<th>Ancillary Buildings and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front lot line</td>
<td>1.2m (4.0ft)</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Rear lot line</td>
<td>3.05m (10.0ft)</td>
<td>1.2m (3.94ft)</td>
</tr>
<tr>
<td>Interior side lot line</td>
<td>1.5m (4.92ft)</td>
<td>1.2m (3.94ft)</td>
</tr>
</tbody>
</table>

7. Ancillary Buildings and Structures:
1) Except as otherwise provided in Section 4.14 and in addition to the provisions of sub-sections 5. 2) and 6. 1) above, the following also applies:
   (a) there shall be not more than one ancillary building per lot.
   (b) ancillary buildings and structures shall not be located in any required front yard area.

8. General:
Drawings attached hereto prepared by Ankenman Associates Architects and on file with the City of White Rock, as shown on the attached plans, and for the purposes of this zone are referred to as “the Plans”. Development in this zone shall generally conform to the Plans.
The Plans: Rendering
Plans: Elevations of Unit A
Plans: Elevations of Unit B
7.40 CD-40 COMPREHENSIVE DEVELOPMENT ZONE (1330 – 46 Foster Street)

**INTENT**

The intent of this zone is to accommodate the development of a fourteen (14) unit residential townhouse complex on a site of approximately 0.18 hectares (0.44 acres)

1. **Permitted Uses:**
   In the CD-40 Zone the following uses are permitted and all other uses are prohibited:
   (a) A multi-unit residential use in the form of a *townhouse* in one or more *principal buildings*
   (b) An *accessory home occupation* use subject to the provisions of section 5.3

2. **Number of Dwelling Units / Gross Floor Areas / Lot Coverage:**
   The maximum number of *dwelling units* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:
   (a) Maximum No. of *dwelling units* = fourteen (14)
   (b) Maximum Lot Coverage = 47.5%

3. **Regulations for Size, Shape, and Siting of Buildings and Structures:**
   Reference to a Building refers to the building labeled that specific number on the Plans. As indicated on the Plans, *principal buildings* are identified as Building #1 and #2:
   (a) Maximum *height* of buildings (from *average natural grade*), and property line setbacks follows:
      (i) Maximum height of building #1 = 10.07m (33.04ft)
      (ii) Maximum height of building #2 = 12.66m (41.58ft)
      (iii) Setback from front (west) lot line = 6.0m (19.6ft)
      (iv) Setback from rear (east) lot line = 5.8m (19.0ft)
      (v) Setback from interior (north) lot line = 3.43m (11.3ft)
      (vi) Setback from interior (south) lot line = 2.13m (7.0ft)
   (b) Maximum projections into the above property line setback requirements be as outlined in the attached drawings in addition to sub-section 4.14, including:
      (i) An open deck or balcony which may extend not more than 2.1 metres (6.9 feet) into a front or rear yard setback.

4. **Parking and Loading:**
   Parking and Loading shall be provided in accordance with the following in addition to the provisions of Sections 4.14 and 4.15:
   (a) two (2) enclosed parking spaces shall be provided for each *dwelling unit* as shown on the plans identified as garage for each *dwelling unit*;
   (b) additional visitor parking spaces shall be provided in the driveways as shown on the plans.
5. **Drawings:**

Drawings attached hereto prepared by Gerry Blonski, Architect, and on file with the City of White Rock as shown on the attached plans, and for the purposes of this zone are referred to as “the Plans”.

Development in this zone shall generally conform to the Plans.
7.41 CD-41 COMPREHENSIVE DEVELOPMENT ZONE (1467 – 1519 Vidal Street)

INTENT

The intent of this zone is to accommodate the development of a 109 unit, 12-storey multi-unit residential complex on a site of approximately 0.4848 ha (1.198 ac) on Vidal Street.

1. Permitted Uses

In the CD-41 Zone the following uses are permitted and all other uses are prohibited:
(a) A multi-unit residential use in the form of apartment or townhouse
(b) An accessory home occupation use subject to the provisions of section 5.3.

2. Number of Dwelling Units / Gross Floor Areas

The maximum number of dwelling units and gross floor area of buildings and structures shall be in accordance with the following:
(a) Maximum number of dwelling units = one hundred and nine (109)
(b) Maximum number of townhouse units = twelve (12)
(c) Maximum number of apartment units = ninety-seven (97)
(d) Maximum residential floor area = 11,037.8m² (118,810ft²)
(e) Maximum gross floor area = 13,750m² (148,000ft²)

3. Regulations for Height and Siting of Buildings and Structures

Maximum building height = 37.04m (121.52ft) measured to a maximum height of 141.35m (463.75ft) geodetic up from a starting point of 104.31m (342.2ft) geodetic elevation.

4. Parking and Loading

Parking and Loading shall be provided in accordance with Sections 4.14 and 4.15, with a total minimum of one hundred and seventy-one (171) parking spaces to be provided as follows:
(a) Twenty-four (24) parking spaces shall be provided to serve the 12 townhouse units at a ratio of 2 spaces per townhouse unit;
(b) One hundred and sixteen (116) parking spaces shall be provided to serve the 97 apartment units;
(c) Not more than 40% of the parking spaces shall be small car spaces, and they shall be clearly marked as “small car only”.
(d) Twenty-nine (29) visitor parking spaces shall be provided to the residential complex and they shall be clearly marked as “visitor parking”.
(e) A minimum of two (2) parking spaces shall be provided for disabled persons parking and shall be clearly marked as per BC Building Code requirements.
(f) A minimum of one (1) on-site loading space shall be provided.

5. General
Drawings attached hereto and on file with the City of White Rock as shown on the attached plans and for the purposes of this zone are referred to as “the Plans”. Development in this zone shall generally conform to the Plans.
7.46 CD-46 COMPREHENSIVE DEVELOPMENT ZONE

INTENT
The intent of this zone is to accommodate a 121-unit residential development on a site of approximately 7,090 square metres (1.75 acres) in area.

1. Permitted Uses:
   (a) multi-unit residential use
   (b) accessory home occupation use in accordance with the provisions of 5.3 and that does not involve clients directly accessing the building

2. Lot Coverage:
   (a) Maximum lot coverage shall not exceed 36%

3. Density:
   (a) Maximum gross floor area shall not exceed 32,522 square metres (350,060ft²)
   (b) Maximum residential floor area shall not exceed 27,607 square metres (297,156ft²)
   (c) Maximum number of dwelling units shall not exceed 121

4. Building Height:
   (d) Tower A (shown on attached Plans) shall not exceed a height of 159.5 metres geodetic
   (e) Tower B (shown on attached Plans) shall not exceed a height of 170.5 metres geodetic
   (f) Section 4.13.4 does not apply to the CD-46 Zone

5. Siting Requirements:
   (a) Minimum setbacks are as follows:
      (i) Setback for buildings from front (west) lot line = 14.8 metres
      (ii) Setback for balconies from front (west) lot line = 11.8 metres
      (iii) Setback for buildings from rear (east) lot line = 19.5 metres
      (iv) Setback for buildings from north interior side lot line = 6.1 metres
      (v) Setback for slab extensions from north interior side lot line = 3.9 metres
      (vi) Setback for buildings from south interior side lot line = 4.3 metres
      (vii) Setback for balconies from south interior side lot line = 1.2 metres
      (viii) Setback for buildings from other interior side lot lines = 3.0 metres
      (ix) Setback for slab extensions from other interior side lot lines = 0.3 metres
   (b) Stair accesses to the underground parking shall be sited as shown on the attached Plans

6. Parking:
   Parking shall be provided in accordance with Section 4.14, with a total minimum of four hundred (400) parking spaces to be provided as follows:
   (d) A minimum of forty (40) visitor spaces are to be provided and marked as ‘visitor parking’
(e) A minimum of three hundred and sixty (360) spaces shall be provided to serve the residential units

(f) A minimum of six (6) spaces shall be provided for disabled persons parking and shall be clearly marked as per BC Building Code requirements

7. Loading:
   (a) Two (2) loading zones shall be provided in accordance with Section 4.15

8. Bicycle Parking:
   (a) A minimum of one hundred and twenty-two (122) Class I bicycle parking spaces shall be provided, in accordance with Section 4.16
   (b) A minimum of twenty-five (25) Class II bicycle parking spaces shall be provided, in accordance with Section 4.16

9. General:
   (a) Development in this zone shall substantially conform to the Plans prepared by Chris Dikeakos Architects Inc. and dated October 27, 2015, that are attached hereto and on file at the City of White Rock
7.48 CD-48 COMPREHENSIVE DEVELOPMENT ZONE (15611 Marine Drive)

INTENT

The intent of this zone is to accommodate a hotel with 39 suites above a lounge area on a site of approximately 5,567 square metres in area.

1. Permitted Uses:
   (a) hotel
   (b) licensed establishments, including liquor primary, food primary, agent store, u-brew and u-vin
   (c) retail service group 1 uses;

2. Lot Coverage:
   (a) Maximum lot coverage shall not exceed 93%

3. Density:
   (d) Maximum gross floor area shall not exceed 5,567 square metres (59,922 square feet)

4. Building Height:
   (g) Principal buildings shall not exceed a height of 19.1 metres geodetic

5. Siting Requirements:
   (c) Minimum setbacks are as follows:
      (i) Setback from front (north) lot line = 1.8 metres
      (ii) Setback from rear (south) lot line = 0.0 metres
      (iii) Setback from exterior (west) side lot line = 1.5 metres
      (iv) Setback from interior (east) side lot lines = 0.9 metres
   (d) Notwithstanding the above, balconies and roof overhangs may extend to within 0.9 metres of an exterior (west) side lot line.

6. Parking:
   (a) A minimum of 57 parking spaces shall be provided

7. General:
   (a) Development in this zone shall conform to the Plans (last revision date August 15, 2014) prepared by Paul Rust, Architect, that are attached hereto and on file at the City of White Rock
7.51 CD-51 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential development on a site of approximately 2,023.7 square metres in area.

1. Permitted Uses:
   (a) multi-unit residential use
   (b) accessory home occupation use in accordance with the provisions of 5.3 and that does not involve clients directly accessing the building

2. Lot Coverage:
   (e) Maximum lot coverage shall not exceed 38%

3. Density:
   Maximum gross floor area shall not exceed 5,671.3 square metres (61,045.1 ft²), maximum residential floor area shall not exceed 4,431.3 square metres (46,729.5 ft²), and the maximum number of dwelling units shall not exceed 25, comprised as follows:
   
   (a) BASE DENSITY: The maximum gross floor area shall not exceed 0.9 times the lot area, and the maximum number of dwelling units shall not exceed 12 units.

   (b) ADDITIONAL (BONUS) DENSITY: Where a contribution of $350,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum gross floor area shall not exceed 5,671.3 square metres (61,045.1 ft²), the maximum residential floor area shall not exceed 4,431.3 square metres (46,729.5 ft²), and the maximum number of dwelling units shall not exceed 25 units.

<table>
<thead>
<tr>
<th>#</th>
<th>Amenity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>New public open space and walkways</td>
</tr>
<tr>
<td>2</td>
<td>Improvement of existing open space and walkways</td>
</tr>
<tr>
<td>3</td>
<td>Public art</td>
</tr>
<tr>
<td>4</td>
<td>Waterfront improvement, including civic parking facilities</td>
</tr>
<tr>
<td>5</td>
<td>Special needs or non-market affordable housing</td>
</tr>
<tr>
<td>6</td>
<td>People movement infrastructure to link Uptown to the Waterfront</td>
</tr>
</tbody>
</table>

The amenity must be provided in accordance with an amenity agreement and section 219 covenant delivered by the owner of the subject real property, to secure the amenity.

4. Building Height:
   (a) The building shall not exceed 118.6 metres geodetic, inclusive of the stair tower and elevator shaft.
5. Siting Requirements:
   (a) Minimum setbacks are as follows:
       (i) Setback from front (south) lot line = 12.95 metres
       (ii) Setback from rear (north) lot line = 6.71 metres
       (iii) Setback from interior side (east) lot line = 7.15 metres
       (iv) Setback from interior side (west) lot line = 6.16 metres
   (b) Notwithstanding the above, balconies and canopies may encroach by up to 2.99 metres into the required front (south) lot line setback, and balconies may encroach by up to 2.14 metres into the required rear (north) lot line setback.

6. Parking:
   Parking shall be provided in accordance with Section 4.14, with a minimum total of sixty (60) parking spaces to be provided as follows:
   (a) A minimum of fifty (52) spaces shall be provided to serve the residential units, including a minimum of one (1) space for disabled persons clearly marked as per BC Building Code requirements
   (b) A minimum of eight (8) visitor spaces are to be provided and marked as ‘visitor,’ including a minimum of one (1) space for disabled persons clearly marked as per BC Building Code requirements

7. Loading:
   (a) One (1) loading zone shall be provided in accordance with Section 4.15

8. Bicycle Parking:
   (a) A minimum of twenty-five (25) Class I bicycle parking spaces shall be provided, in accordance with Section 4.16
   (b) A minimum of five (5) Class II bicycle parking spaces shall be provided, in accordance with Section 4.16

9. General:
   (a) Development in this zone that includes the additional (bonus) density referred to in Subsection 3(b) shall substantially conform to the elevations prepared by Ankenman Associates Architects Inc. dated February 7, 2017 and the site plan prepared by Ankenman Associates Architects Inc. dated February 7, 2017, that are attached hereto and on file at the City of White Rock.
   (b) Development in this zone that does not include the additional (bonus) density referred to in Sub-section 3(b) shall be required to obtain a new Major Development Permit.
7.54 CD-54 COMPREHENSIVE DEVELOPMENT ZONE (Best & Roper)

INTENT
The intent of this zone is to accommodate the development of a multi-unit residential development on a site of approximately 1,887 square metres in area.

1. Permitted Uses:
   (a) multi-unit residential use
   (b) accessory home occupation use in accordance with the provisions of 5.3 and that does not involve clients directly accessing the building

2. Lot Coverage:
   (a) Maximum lot coverage shall not exceed 53%.

3. Density:
   Maximum residential floor area shall not exceed 1.5 times the lot area, and the maximum number of dwelling units shall not exceed 28, comprised as follows:
   (a) BASE DENSITY: The maximum residential floor area shall not exceed 1.1 times the lot area, and the maximum number of dwelling units shall not exceed 23 units.
   (b) ADDITIONAL (BONUS) DENSITY: Where a contribution of $712,063 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum residential floor area shall not exceed 1.5 times the lot area, and the maximum number of dwelling units shall not exceed 28 units.

<table>
<thead>
<tr>
<th>#</th>
<th>Amenity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>New public open space and walkways</td>
</tr>
<tr>
<td>2</td>
<td>Improvement of existing open space and walkways</td>
</tr>
<tr>
<td>3</td>
<td>Public art</td>
</tr>
<tr>
<td>4</td>
<td>Waterfront improvement, including civic parking facilities</td>
</tr>
<tr>
<td>5</td>
<td>Special needs or non-market affordable housing</td>
</tr>
<tr>
<td>6</td>
<td>People movement infrastructure to link Uptown to the Waterfront</td>
</tr>
</tbody>
</table>

The amenity must be provided in accordance with an amenity agreement and section 219 covenant delivered by the owner of the subject real property, to secure the amenity.

4. Building Height:
   (a) The building shall not exceed 106.6 metres geodetic
5. Siting Requirements:
   (a) Minimum setbacks are as follows:
       (i) Setback from front (east) lot line = 6.01 metres
       (ii) Setback from rear (west) lot line = 6.0 metres
       (iii) Setback from exterior side (north) lot line = 6.0 metres
       (iv) Setback from interior side (south) lot line = 5.7 metres
   (b) Notwithstanding the above, balconies may encroach by up to 1.17 metres into the required rear (west) lot line setback, a bay window may encroach by up to 0.5 metres into the required interior (south) lot line setback, balconies may encroach by up to 1.17 metres into the required front (east) lot line setback, and entrance canopies may encroach by up to 3.05 metres into the required front (east) lot line setback.

6. Parking:
   Parking shall be provided in accordance with Section 4.14, with a minimum 1.5 parking spaces per dwelling unit to be provided as follows:
   (a) A minimum of 1.2 spaces per dwelling unit shall be provided to serve the residential units
   (b) A minimum of 0.3 spaces per dwelling unit are to be provided and marked as ‘visitor’
   (c) A minimum of three (3) spaces shall be provided for disabled persons parking and shall be clearly marked as per BC Building Code requirements

7. Loading:
   (a) One (1) loading zone shall be provided in accordance with Section 4.15

8. General:
   (a) Development in this zone that includes the additional (bonus) density referred to in Sub-section 3(b) shall substantially conform to the Plans prepared by Gerry Blonski Architect and dated “August 27, 2016 Revised”, that are attached hereto and on file at the City of White Rock
   (b) Development in this zone that does not include the additional (bonus) density referred to in Sub-section 3(b) shall be required to obtain a Major Development Permit.
7.56 CD-56 COMPREHENSIVE DEVELOPMENT ZONE (Nichol & North Bluff)

INTENT
The intent of this zone is to accommodate the development of a multi-unit residential development with a commercial component on a site of approximately 2,660 square metres in area.

1. Permitted Uses:
   (a) multi-unit residential use
   (b) retail service group 1 use
   (c) accessory home occupation use in accordance with the provisions of 5.3 and that does not involve clients directly accessing the building

2. Location of Permitted Uses:
   (a) a retail service group 1 use shall be located on the ground level in the portion of the building fronting on Nichol Road.
   (b) a multi-unit residential use shall be located in all parts of the building other than the ground level fronting on Nichol Road.
   (c) an accessory home occupation use may be located within a dwelling unit.

3. Lot Coverage:
   (a) lot coverage shall not exceed 60%.

4. Density:
   Maximum gross floor area shall not exceed 2.18 times the lot area, and the maximum number of dwelling units shall not exceed 51, comprised as follows:
   (a) BASE DENSITY: The maximum gross floor area shall not exceed 1.75 times the lot area, and the maximum number of dwelling units shall not exceed 33 units.
   (b) ADDITIONAL (BONUS) DENSITY: Where a contribution of $200,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum gross floor area shall not exceed 2.18 times the lot area, and the maximum number of dwelling units shall not exceed 51 units.

<table>
<thead>
<tr>
<th>#</th>
<th>Amenity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>New public open space and walkways</td>
</tr>
<tr>
<td>2</td>
<td>Improvement of existing open space and walkways</td>
</tr>
<tr>
<td>3</td>
<td>Public art</td>
</tr>
<tr>
<td>4</td>
<td>Waterfront improvement, including civic parking facilities</td>
</tr>
<tr>
<td>5</td>
<td>Special needs or non-market affordable housing</td>
</tr>
<tr>
<td>6</td>
<td>People movement infrastructure to link Uptown to the Waterfront</td>
</tr>
</tbody>
</table>
The amenity must be provided in accordance with an amenity agreement and section 219 covenant delivered by the owner of the subject real property, to secure the amenity.

5. Building Height:
(a) The building shall not exceed 100.5 metres geodetic

6. Siting Requirements:
(a) Minimum setbacks are as follows:
   (i) Setback from front (west) lot line = 3.68 metres
   (ii) Setback from rear (east) lot line = 3.91 metres
   (iii) Setback from exterior side (north) lot line = 2.13 metres
   (iv) Setback from interior side (south) lot line = 2.33 metres
(b) Notwithstanding the above, balconies/overhangs may encroach by up to 2.17 metres into the required front (west) lot line setback, 1.07 metres into the required rear (east) lot line setback, 2.13 metres into the required exterior side (north) lot line setback, and 1.67 metres into the required interior side (south) lot line setback.
(c) Notwithstanding the above, columns may encroach by up to 0.81 metres into the required front (west) lot line setback, 0.61 metres into the required rear (east) lot line setback, and 0.61 metres into the required exterior side (north) lot line setback.

7. Parking:
Parking shall be provided in accordance with Section 4.14, with the minimum number of spaces required as follows:
(a) A minimum of 86 spaces shall be provided for the residential units
(b) A minimum of 15 spaces shall be provided for visitors and marked as ‘visitor’
(c) A minimum of six (6) spaces shall be provided for use by the commercial tenants and marked as ‘commercial’
(d) A minimum of two (2) spaces shall be provided for disabled persons parking and shall be clearly marked as per BC Building Code requirements

8. Bicycle Parking:
Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:
(a) A minimum of 55 Class I spaces shall be provided
(b) A minimum of 10 Class II spaces shall be provided

9. Loading:
Loading shall be provided in accordance with Section 4.15, with the minimum number of loading spaces required as follows:
(a) One (1) loading zone shall be provided for residential use in accordance with Section 4.15
(b) One (1) loading zone shall be provided for commercial use in accordance with Section 4.15
10. General:

(a) Development in this zone that includes the additional (bonus) density referred to in Subsection 4(b) shall substantially conform to the Plans prepared by Integra Architecture Inc. dated October 4, 2016, that are attached hereto and on file at the City of White Rock.

(b) Development in this zone that does not include the additional (bonus) density referred to in Sub-section 4(b) shall be required to obtain a new Major Development Permit.
7.57 CD-57 COMPREHENSIVE DEVELOPMENT ZONE (Finlay/Russell)

INTENT

The intent of this zone is to accommodate the development of a mixed-use development on a site of approximately 5,290.4 square metres (1.3 acres) in area.

1. Permitted Uses:
   (a) multi-unit residential use
   (b) retail service group 1 use
   (c) medical or dental clinic
   (d) child care centre use in accordance with the provisions of section 5.1.1
   (e) accessory home occupation use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the principal building

2. Location of Permitted Uses:
   (a) retail service group 1 uses, medical or dental clinics, and child care centre uses shall be located on the first or second storey of the principal building
   (b) multi-unit residential uses shall be located above the first two storeys of the principal building
   (c) an accessory home occupation use may be located within a dwelling unit.

3. Lot Coverage:
   (a) lot coverage shall not exceed 82%

4. Density:
   (a) Maximum gross floor area shall not exceed 24,145 square metres, and the maximum number of dwelling units shall not exceed 126, comprised as follows:
      (i) BASE DENSITY: The maximum gross floor area shall not exceed 9,822 square metres, and the maximum number of dwelling units shall not exceed 57 units
      (ii) ADDITIONAL (BONUS) DENSITY: Where a contribution of $2,210,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, and a housing agreement has been entered into and filed with the Land Title Office on the subject real property to secure sixteen (16) units with a minimum aggregate 1,363.6 square metres (14,678 square feet) residential floor area as rental tenure for the life of the building, the maximum gross floor area shall not exceed 24,145 square metres, and the maximum number of dwelling units shall not exceed 126 units
<table>
<thead>
<tr>
<th>#</th>
<th>Amenity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>New public open space and walkways</td>
</tr>
<tr>
<td>2</td>
<td>Improvement of existing open space and walkways</td>
</tr>
<tr>
<td>3</td>
<td>Public art</td>
</tr>
<tr>
<td>4</td>
<td>Waterfront improvement, including civic parking facilities</td>
</tr>
<tr>
<td>5</td>
<td>Special needs or non-market affordable housing</td>
</tr>
<tr>
<td>6</td>
<td>People movement infrastructure to link Uptown to the Waterfront</td>
</tr>
</tbody>
</table>

The amenity must be provided in accordance with an amenity agreement and a section 219 covenant delivered by the owner of the subject real property to secure the amenity.

5. Building Height:
   (a) The *principal building* shall not exceed 143.9 metres geodetic

6. Siting Requirements:
   (a) Minimum setbacks are as follows:
       (i) Setback from front (south) lot line = 3.04 metres
       (ii) Setback from rear (north) lot line = 0.00 metres
       (iii) Setback from exterior side (west) lot line = 1.85 metres
       (iv) Setback from interior side (east) lot line = 6.09 metres
   (b) Notwithstanding the above, balconies may encroach by up to 2.57 metres into the required front (south) lot line setback and 1.15 metres into the required interior side (east) lot line setback

7. Parking:
   Parking shall be provided in accordance with Section 4.14, with the minimum total number of 349 spaces required as follows:
   (a) A minimum of 179 spaces shall be provided for the residential *dwelling units*
   (b) A minimum of 40 spaces shall be provided for visitors and marked as 'visitor'
   (c) A minimum of 130 spaces shall be provided for the *retail service group 1 uses, medical or dental clinic* and the *child care centre uses*
   (d) A minimum of eight (8) of the required 349 spaces shall be provided for disabled persons parking and shall be clearly marked in accordance with B.C. Building Code requirements
   (e) Where a *child care centre use* is operating on the property, a minimum of two (2) of the required 349 spaces shall be provided for *child care centre use* on the ground floor level and shall be clearly marked

8. Bicycle Parking:
   Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:
   (a) A minimum of 91 Class I spaces shall be provided
(b) A minimum of 19 Class II spaces shall be provided

9. Loading:
   (a) One (1) loading zone shall be provided for residential use and three (3) loading zones shall be required for commercial use in accordance with Section 4.15

10. General:
   (a) Development in this zone that includes the additional (bonus) density referred to in Section 4 shall substantially conform to the Plans prepared by Chris Dikeakos Architects Inc. dated January 25, 2017 that are attached hereto and on file at the City of White Rock
   (b) Development in this zone that does not include the additional (bonus) density referred to in Section 3 shall be required to obtain a new Major Development Permit
7.58 CD-58 COMPREHENSIVE DEVELOPMENT ZONE (1350 Johnston Road)

INTENT

The intent of this zone is to accommodate the development of a mixed-use development on a site of approximately 3,003.7 square metres (0.74 acres) in area.

1. **Permitted Uses:**
   (a) *multi-unit residential use*
   (b) *retail service group 1 use*
   (c) *licensed establishments, including liquor primary, food primary, agent store, u-brew and u-vin*
   (d) *medical or dental clinic*
   (e) *accessory home occupation use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the principal building*

2. **Lot Coverage:**
   (a) *lot coverage shall not exceed 89.5%*

3. **Density:**

   Maximum *gross floor area* shall not exceed 14,409.81 square metres, with a minimum *commercial floor area* of 917.3 square metres, and the maximum number of *dwelling units* shall not exceed 97, comprised as follows:

   (a) **BASE DENSITY:** The maximum *gross floor area* shall not exceed 5,256.5 square metres, and the maximum number of *dwelling units* shall not exceed 35 units

   (b) **ADDITIONAL (BONUS) DENSITY:** Where a contribution of $2,880,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum *gross floor area* shall not exceed 14,409.81 square metres, with a minimum of 917.3 square metres of *commercial floor area*, and the maximum number of *dwelling units* shall not exceed 97 units

<table>
<thead>
<tr>
<th>#</th>
<th>Amenity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>New public open space and walkways</td>
</tr>
<tr>
<td>2</td>
<td>Improvement of existing open space and walkways</td>
</tr>
<tr>
<td>3</td>
<td>Public art</td>
</tr>
<tr>
<td>4</td>
<td>Waterfront improvement, including civic parking facilities</td>
</tr>
<tr>
<td>5</td>
<td>Special needs or non-market affordable housing</td>
</tr>
<tr>
<td>6</td>
<td>People movement infrastructure to link Uptown to the Waterfront</td>
</tr>
</tbody>
</table>
The amenity must be provided in accordance with an amenity agreement and a section 219 covenant delivered by the owner of the subject real property to secure the amenity

4. Building Height:
   (a) The principal building shall not exceed 145.75 metres geodetic
   (b) The principal building shall not exceed 12 storeys.

5. Siting Requirements:
   (a) Minimum setbacks are as follows:
       (i) Setback from front (west) lot line = 3.3 metres
       (ii) Setback from rear (east) lot line = 0.0 metres
       (iii) Setback from interior side (north) lot line = 0.0 metres
       (iv) Setback from interior side (south) lot line = 0.0 metres
   (b) Notwithstanding the above, the required front (west) lot line setback may be reduced to 0.6 metres for balconies, attached and detached canopies, trellises, and overhangs

6. Ancillary Buildings and Structures:
   (a) One detached, unenclosed canopy structure with a maximum height of 3.5 metres is permitted in the front yard

7. Parking:
   Parking shall be provided in accordance with Section 4.14, with the minimum total number of 247 spaces required as follows:
   (a) A minimum of 181 spaces shall be provided for the residential dwelling units
   (b) A minimum of 29 spaces shall be provided for visitors to the residential dwelling units and marked as ‘visitor’
   (c) A minimum of 37 spaces shall be provided for the retail service group 1 uses, licensed establishments and medical or dental clinic uses
   (d) A minimum of 5 of the required 247 spaces shall be provided for disabled persons parking and shall be clearly marked in accordance with B.C. Building Code requirements

8. Bicycle Parking:
   Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:
   (a) A minimum of 133 Class I spaces shall be provided
   (b) A minimum of 31 Class II spaces shall be provided

9. Loading:
   (a) A total of 3 loading zones shall be provided for residential and commercial uses in accordance with Section 4.15
10. General:

(a) Development in this zone that includes the additional (bonus) density referred to in Section 3 shall substantially conform to the Plans prepared by Rafii Architects Inc. dated July 12, 2017 that are attached hereto and on file at the City of White Rock.

(b) Notwithstanding (a), the building height of the principal building in this zone that includes the additional (bonus) density referred to in Section 3 shall be limited to the maximum geodetic height noted in section 4(a) of this zone and as shown on the attached Plans, and the number of storeys in the principal building shall be limited to a maximum of 12.

(c) A new Major Development Permit shall be required for development in this zone that does not include the additional (bonus) density referred to in Section 3.
INTENT

The intent of this zone is to accommodate the development of a multi-unit residential development on a site of approximately 2,451 square metres in area.

1. Permitted Uses:
   (a) multi-unit residential use
   (b) accessory home occupation use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the principal building

2. Lot Coverage:
   (a) lot coverage shall not exceed 53%

3. Density:
   (a) Maximum gross floor area shall not exceed 5.42 times the lot area, comprised as follows:
      (i) BASE DENSITY: The maximum gross floor area shall not exceed 4.97 times the lot area
      (ii) ADDITIONAL (BONUS) DENSITY: Where a contribution of $352,038 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum gross floor area shall not exceed 5.42 times the lot area

<table>
<thead>
<tr>
<th>#</th>
<th>Amenity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>New public open space and walkways</td>
</tr>
<tr>
<td>2</td>
<td>Improvement of existing open space and walkways</td>
</tr>
<tr>
<td>3</td>
<td>Public art</td>
</tr>
<tr>
<td>4</td>
<td>Waterfront improvement, including civic parking facilities</td>
</tr>
<tr>
<td>5</td>
<td>Special needs or non-market affordable housing</td>
</tr>
<tr>
<td>6</td>
<td>People movement infrastructure to link Uptown to the Waterfront</td>
</tr>
</tbody>
</table>

The amenity must be provided in accordance with an amenity agreement and a section 219 covenant delivered by the owner of the subject real property to secure the amenity

   (b) The maximum number of dwelling units must not exceed 88

4. Building Height:
   (a) The principal building shall not exceed a height of 154.85 metres geodetic
5. Siting Requirements:
   (a) Minimum setbacks are as follows:
      (i) Setback from front (south) lot line = 3.12 metres
      (ii) Setback from rear (north) lot line = 7.54 metres
      (iii) Setback from exterior side (east) lot line = 2.48 metres
      (iv) Setback from interior side (west) lot line = 6.36 metres
   (b) Notwithstanding the above, balconies may encroach by up to 1.60 metres into the required front (south) lot line setback, 1.57 metres into the required rear (north) lot line setback, 0.96 metres into the required exterior side (east) lot line setback, and 1.72 metres into the required interior side (west) lot line setback

6. Parking:
   Parking shall be provided in accordance with Section 4.14, with the minimum number of spaces required as follows:
   (a) A minimum of 133 spaces shall be provided for the residential dwelling units
   (b) A minimum of 27 spaces shall be provided for visitors and marked as ‘visitor’
   (c) A minimum of five (5) of the required 160 spaces (residential and visitor) shall be provided for disabled persons parking and shall be clearly marked in accordance with B.C. Building Code requirements

7. Bicycle Parking:
   Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:
   (a) A minimum of 91 Class I spaces shall be provided
   (b) A minimum of 19 Class II spaces shall be provided

8. Loading:
   (a) One (1) loading zone shall be provided for residential use in accordance with Section 4.15

9. General:
   (a) Development in this zone that includes the additional (bonus) density referred to in Section 3 shall substantially conform to the Plans prepared by Arno Matis Architecture Inc. dated January 6, 2017 that are attached hereto and on file at the City of White Rock
   (b) Development in this zone that does not include the additional (bonus) density referred to in Section 3 shall be required to obtain a new Major Development Permit
7.61 CD-61 COMPREHENSIVE DEVELOPMENT ZONE (1310 Johnston Road)

INTENT
The intent of this zone is to accommodate the development of a mixed-use development on a site of approximately 1,516.1 square metres (0.375 acres) in area.

1. Permitted Uses:
   (a) multi-unit residential use
   (b) retail service group 1 use
   (c) licensed establishments, including liquor primary, food primary, agent store, u-brew and u-vin
   (d) medical or dental clinic
   (e) accessory home occupation use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the principal building

2. Lot Coverage:
   (a) lot coverage shall not exceed 80%

3. Density:
   (a) Maximum gross floor area shall not exceed 5,306.3 square metres, with a minimum commercial floor area of 431.5 square metres, and the maximum number of dwelling units shall not exceed 30, comprised as follows:

   (i) BASE DENSITY: The maximum gross floor area shall not exceed 2,653.1 square metres, and the maximum number of dwelling units shall not exceed 11 units

   (ii) ADDITIONAL (BONUS) DENSITY: Where a contribution of $850,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum gross floor area shall not exceed 5,306.3 square metres, with a minimum of 431.5 square metres of commercial floor area, and the maximum number of dwelling units shall not exceed 30 units

<table>
<thead>
<tr>
<th>#</th>
<th>Amenity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>New public open space and walkways</td>
</tr>
<tr>
<td>2</td>
<td>Improvement of existing open space and walkways</td>
</tr>
<tr>
<td>3</td>
<td>Public art</td>
</tr>
<tr>
<td>4</td>
<td>Waterfront improvement, including civic parking facilities</td>
</tr>
<tr>
<td>5</td>
<td>Special needs or non-market affordable housing</td>
</tr>
<tr>
<td>6</td>
<td>People movement infrastructure to link Uptown to the Waterfront</td>
</tr>
</tbody>
</table>
The amenity must be provided in accordance with an amenity agreement and a section 219 covenant delivered by the owner of the subject real property to secure the amenity.

4. Building Height:
   (a) The *principal building* shall not exceed six storeys.

5. Siting Requirements:
   (a) Minimum setbacks are as follows:
       (i) Setback from front (south) lot line = 1.7 metres
       (ii) Setback from rear (north) lot line = 0.0 metres
       (iii) Setback from interior side (east) lot line = 0.0 metres
       (iv) Setback from exterior side (west) lot line = 1.8 metres
   (b) Notwithstanding the above, deck cornices may encroach by up to 0.36 metres into the required front (south) and exterior side (west) lot line setbacks.

6. Parking:
   Parking shall be provided in accordance with Section 4.14, with the minimum total number of spaces required as follows:
   (a) A minimum of 1.5 spaces per unit shall be provided for the *residential dwelling units*.
   (b) A minimum of 0.3 spaces per unit shall be provided for visitors to the *residential dwelling units* and marked as ‘visitor’.
   (c) A minimum of 15 spaces shall be provided for the *retail service group 1 uses, licensed establishments* and *medical or dental clinic uses*.
   (d) A minimum of two (2) of the required spaces shall be provided for disabled persons parking and shall be clearly marked in accordance with B.C. Building Code requirements.

7. Bicycle Parking:
   Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:
   (a) A minimum of 48 Class I spaces shall be provided.
   (b) A minimum of 2 Class II spaces shall be provided.

8. Loading:
   (a) One (1) off-street loading space shall be provided for the residential use and commercial use, and shall meet the loading space dimension requirements in accordance with Section 4.15.3.