

**The Corporation of the  
CITY OF WHITE ROCK  
BYLAW No. 2508**



A Bylaw to amend the  
"White Rock Zoning Bylaw, 2024, No. 2506" as amended

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The CITY COUNCIL of the Corporation of the City of White Rock in open meeting assembled ENACTS as follows:

1. The *White Rock Zoning Bylaw, 2024, No. 2506* is amended for the following lands:

Lot 12 Block 6 Section 10 Township 1 New Westminster District Plan 3672  
PID: 004-381-521  
(15052 Buena Vista Avenue)

- a) by creating a new Comprehensive Development Zone (CD-70) attached as Schedule '2' and forming part of this Bylaw.
- b) by changing the zoning in Schedule B from the 'RS-3 (Small Lot, Hillside) SSMUH Residential Zone' to 'CD-70 Comprehensive Development Zone (15052 Buena Vista Avenue)' as shown on Schedule "1" attached hereto;
- c) by adding to the Table of Contents for 'Section 7.0 Comprehensive Development "CD" Zones, 'Section 7.70 CD-70 Comprehensive Development Zone';
- d) by adding the attached Schedule "2" to 'Section 7.0 Comprehensive Development "CD" Zones, 'Section 7.70 CD-70 Comprehensive Development Zone'.

2. The *White Rock Zoning Bylaw, 2024, No. 2506* is amended as follows:

- a) By deleting Section 4.10.1 in its entirety and replacing it as follows:  
"Floor area ratio calculations in all CD zones for one-, two, and three-unit residential uses, in effect prior to the date of adoption of this bylaw, shall include the sum total of floor areas of each storey in a building for residential use, excluding the following:"

3. This bylaw may be cited for all purposes as "*White Rock Zoning Bylaw, 2024, No. 2506, Amendment (CD-70 – 15052 Buena Vista Avenue) Bylaw, 2024, No. 2508*".

Public Information Meeting held this

14 day of December, 2022

RECEIVED FIRST READING on the \_\_\_\_\_ day of \_\_\_\_\_, 2024

RECEIVED SECOND READING on the \_\_\_\_\_ day of \_\_\_\_\_, 2024

PUBLIC HEARING prohibited pursuant to Local Government Act Section 464 (4)

RECEIVED THIRD READING on the \_\_\_\_\_ day of \_\_\_\_\_, 2024

FINAL ADOPTION on \_\_\_\_\_ day of \_\_\_\_\_, 2024

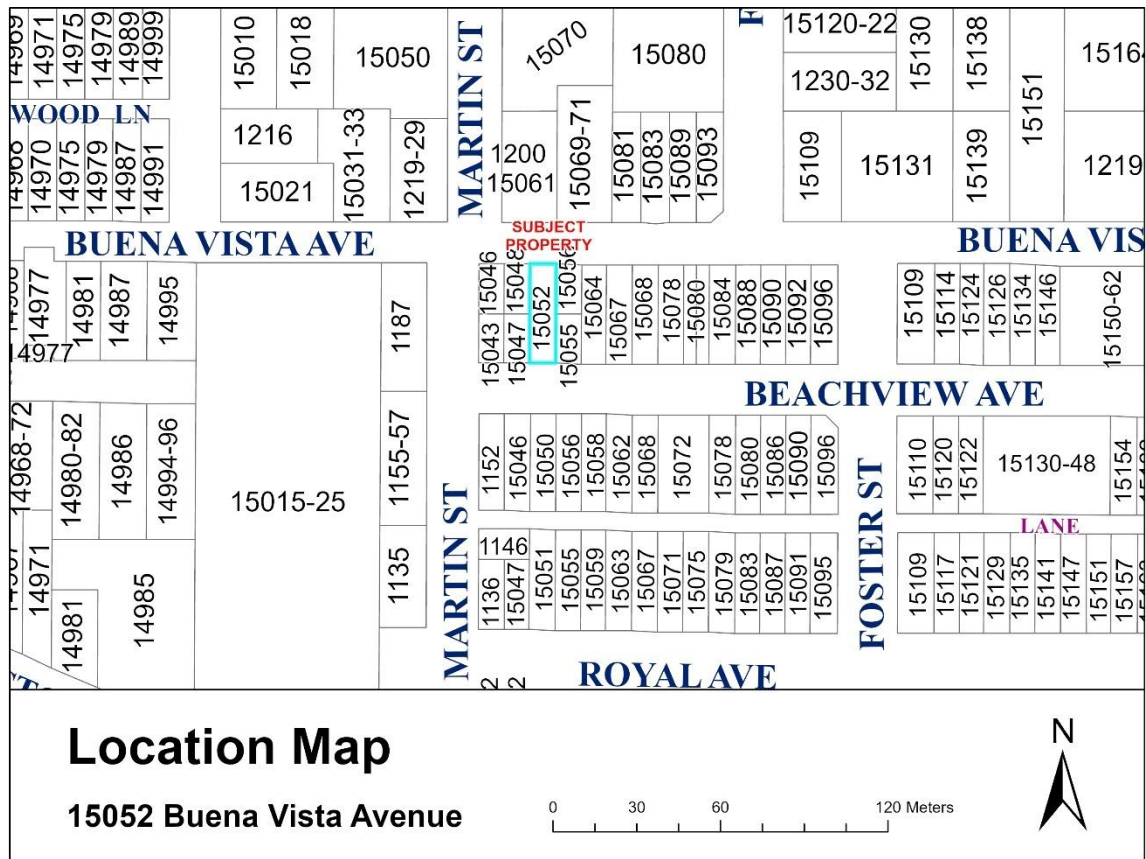
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Mayor

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Director of Corporate Administration

Schedule "1"



## Schedule “2”

### 7.70 CD-70 COMPREHENSIVE DEVELOPMENT ZONE (15052 Buena Vista Avenue)

#### INTENT

The intent of this zone is to accommodate the subdivision of the subject property in order to create two small lots with a minimum lot size of approximately 137.4 m<sup>2</sup> (1,479 ft<sup>2</sup>).

#### **1. Permitted Principal Uses:**

- 1) A *one-unit residential use*; or,
- 2) Notwithstanding the definition for *two-unit residential use* in Section 3.0, the following definition will apply to a two-unit residential use in the CD-70 zone as follows:  
means a *residential use* where the *building* or part thereof which contains two (2) *dwelling units* located one above the other and separated by a ceiling and floor extending from exterior wall to exterior wall, 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*, *accessory registered secondary suites*, *accessory dwelling units* and *house-plex*.

#### **2. Permitted Accessory Uses:**

- 1) In conjunction with a one-unit residential use 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 and 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) In conjunction with a *two-unit residential use* as defined for the CD-70 zone only the following accessory use is permitted:
  - a) Notwithstanding Section 5.5.1. a), an *accessory registered secondary suite* is permitted in accordance with the provisions of Section 5.5.
- 3) an accessory home occupation in accordance with the provisions of Section 5.3;

#### **3. Lot Size:**

- 1) The minimum lot width, lot depth and lot area in the CD-70 zone are as follows:

Lot width	9.1 m (29.8 ft)
Lot Depth	North Lot: 15.1m (49.5 ft) South Lot: 15.1m (49.5 ft)
Lot Area	137.41m <sup>2</sup> (1,479 ft <sup>2</sup> )

#### **4. Lot Coverage:**

- 1) The maximum *lot coverage* in the CD-70 zone is 61%

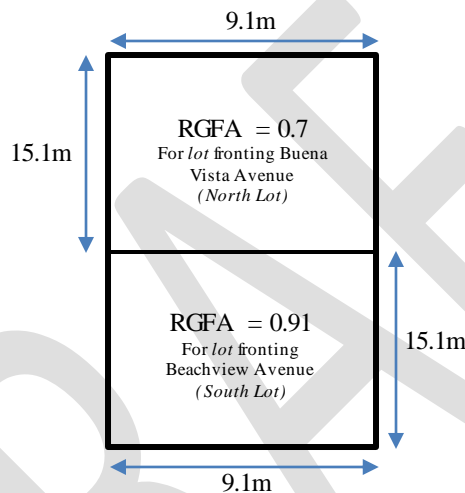
## 5. Permitted Density

- 1) The maximum permitted number of dwelling units on a parcel of land based on the minimum lot area and location of a *prescribed bus stop*:

a)	Outside 400m radius from a <i>prescribed bus stop</i>	
i)	Lots up to 280m <sup>2</sup>	Up to 3 <i>dwelling units</i>

## 6. Floor Area:

- 1) The maximum *residential gross floor area* (RGFA) in the CD-70 zone is permitted as shown in the figure below:



- 2) notwithstanding any other provision in this bylaw, the *residential gross floor area* shall be calculated in accordance with the provisions of Section 4.10.1.

## 7. Landscape Requirements

- 1) The maximum *impermeable surface* area per lot is 80%;
- 2) The minimum *permeable surface* area per lot is 20%, of which 40% at a minimum will contain *live plant material*;
- 3) 40% of the required front yard will be landscaped with *live plant material* including a 1.2m (3.94ft) permeable landscape strip containing *live plant material* on one side of the driveway; and
- 4) The owner of the property is responsible for the placement and proper maintenance of landscaping.

## 8. Building Height:

- 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) *Structures* shall not exceed a height of 4.0m (13.12ft) from *average natural grade*.

**9. Minimum Setback Requirements:**

1) principal buildings and *structures* in the CD-70 zone shall be sited in accordance with the following minimum setback requirements:

Setback	Principal Building	Structures
Front lot line	3.0 m (9.84ft)	Not Permitted
Rear lot line	1.2 m (3.94ft)	Not Permitted
Interior side lot line (west)	1.2 m (3.94ft)	1.2 m (3.94ft)
Interior side lot line (east)	0.6 m (1.97ft)	0.6 m (1.97ft)

**10. Ancillary Buildings and Structures or Accessory Dwelling Units:**

- 1) Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 8. 2) and 9. 1) above, the following standards apply:
- (a) No *ancillary buildings* shall be permitted in the CD-70 zone.
  - (b) *Structures* shall not be located in any required front and rear yard area.
  - (c) no *accessory dwelling units* shall be permitted in the CD-70 zone.

**11. Parking:**

Notwithstanding Section 4.14.1, Off-street parking shall be provided in accordance with the following:

- 1) Two (2) parking spaces shall be provided per *lot* for a permitted Principal use in the CD-70 zone.

All other Section 4.14 provisions will apply.