

From: [Gary Quinn](#)
To: [Clerk's Office](#)
Subject: ADU's and basement suites
Date: Friday, February 21, 2025 11:58:53 AM

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Please place this on the March 20, 2025 agenda.

The City of White Rock has targets that the province has set out for new residences. The City has run ads in the Peace Arch News asking residents who have ADU's or basement type suites to come forward. The document below talks about the annual fee to be paid by the property owner of \$317 per year. The amount is payable on the annual Property Tax.

Was this change passed in 2024?

On July 1, 2024 - can we back track and find out how many units exist / paid their \$317 ?

On July 1, 2025 - can we begin to track the incremental "new" numbers?

The City's report to the Province runs on a regular cycle.

Can we then add the new ADU's and basement suites to our reporting to the province?

New Homes in White Rock.

Hypothetical.....

One existing home is purchased as a Development site.

The development application is sent to the City of White Rock.

If the old existing home is replaced by two new homes, for the purpose of "counting" and reporting, we are "plus one".

When the application is reviewed, does the City look at the design?

Does the application appear to have an ADU and or a secondary suite?

When the application is approved and the assorted City inspectors view the property, do they look for ADU's or Secondary Suites?

If two new houses are built, replacing the old house, and each have secondary suites, are we counting the "now" 4 residences as "net 3?"

<https://www.whiterockcity.ca/DocumentCenter/View/310/Secondary-Suite-Service-Fee-Bylaw-2012-Number-2009-PDF?bidId=>

THE CORPORATION OF THE - White Rock City

White Rock Secondary Suite Service Fee Bylaw, 2012 No. 2009 –Consolidated for Convenience Only Page 4 . billing shall be applied by the Collector to the services included in the joint billing in

www.whiterockcity.ca

**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW NO. 2009**



A Bylaw to establish a fee payable by the owners and occupiers
of real properties within the City of White Rock
that contain secondary suites

A Bylaw to provide for the establishment and regulation of water works, supply, use and rates.

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 January 2024

TABLE OF CONSOLIDATION			
BYLAW	DATE APPROVED	AMENDMENT NO.	SUBJECT MATTER
2083	May 11, 2015	1	Replacement of Section 3
2141	May 9, 2016	2	Replacement of Section 3
2191	April 10, 2017	3	Replacement of Section 3 Update to definitions
2242	April 23, 2018	4	Replacement of Section 3
2293	May 13, 2019	5	Replacement of Section 3
2328	March 30, 2020	6	Replacement of Section 3
2465	May 1, 2023	7	Replacement of Section 3
2486	January 15, 2024	8	Replacement of Section 3

WHEREAS pursuant to the *Community Charter*, Council may by Bylaw establish a fee in relation to properties that contain secondary suites;

AND WHEREAS Council is desirous of setting fees to defray the cost of City services, including infrastructure, incurred as a result of additional demand for City services and use of municipal property generated by secondary suites;

AND WHEREAS pursuant to Section 194 of the *Community Charter*, Council may impose fees in respect of services provided by the municipality and for the use of municipal property;

NOW, THEREFORE, the CITY COUNCIL of the The Corporation of the City of White Rock, in open meeting assembled, ENACTS AS FOLLOWS:

1. Definitions:

- a. "Building" and "Dwelling Unit" shall have the meanings as provided for them in the current "White Rock Zoning Bylaw". (*Updated by Bylaw 2191*)

~~"Building" and "Dwelling Unit" shall have the meanings provided for them in "White Rock Zoning Bylaw, 1999, No. 1591".~~

- b. "*Community Charter*" means the *Community Charter*, S.B.C. 2003, c.26, as may be amended or replaced from time to time.

- c. "Secondary Suite" means a dwelling unit in excess of one located within a single family dwelling.

- d. "Single Family Dwelling" means a building used for residential purposes that consists of one dwelling unit and may contain a secondary suite, whether or not the secondary suite is permitted under the current "White Rock Zoning Bylaw". (*Updated by Bylaw 2191*).

~~"Single Family Dwelling" means a building used for residential purposes that consists of one dwelling unit and may contain a secondary suite, whether or not the secondary suite is permitted under "White Rock Zoning Bylaw, 1999, No. 1591".~~

2. An annual fee shall be payable by the owners of real property that contain a secondary suite to defray the cost of City services, including infrastructure, and incurred as a result of additional demand for City services and use of municipal property generated by secondary suites.
3. The amount of the secondary suite service fee payable under Section 2 of this Bylaw shall be \$317.

~~The amount of the secondary suite service fee payable under Section 2 of this Bylaw shall be \$313 (*Updated by Bylaw 2486*)~~

~~The amount of the secondary suite service fee payable under Section 2 of this Bylaw shall be \$310.” (Updated by Bylaw 2465)~~

~~The amount of the secondary suite service fee payable under Section 2 of this Bylaw shall be \$300. (Updated by Bylaw 2328)~~

~~The amount of the secondary suite service fee payable under Section 2 of this Bylaw shall be \$290 (Updated by Bylaw 2293)~~

~~The amount of the secondary suite service fee payable under Section 2 of this Bylaw shall be \$280.” (Updated by Bylaw 2242)~~

~~The amount of the secondary suite service fee payable under Section 2 of this Bylaw shall be \$270. (Updated by Bylaw 2191)~~

~~The amount of the secondary suite service fee payable under Section 2 of this Bylaw shall be \$260. (Updated by Bylaw 2141)~~

~~The amount of the secondary suite service fee payable under Section 2 of this Bylaw shall be \$250.00. (Updated by Bylaw 2083)~~

4. The secondary suite service fees imposed by this Bylaw shall be payable by the property tax due date for the City in each year and are subject to the same penalties as overdue taxes.
5. The secondary suite service fees imposed under this Bylaw shall form a charge upon the lands on which the secondary suite is located and may be recovered in the same manner and by the same means as overdue taxes. Any amounts remaining unpaid on December 31 in any year will be added to the property tax levy of the property upon which the secondary suite is located and will be subject to the same interest rate and collection process as overdue property taxes as legislated in the *Community Charter*.
6. Where a secondary suite is identified on any land or premises after the first day of January in any year, the secondary suite service fee for that year shall be one-twelfth (1/12) of the full annual fee in Section 3, multiplied by the number of full months remaining in the calendar year.
7. Where a secondary suite is removed from any land or premises after the first day of January in any year, the fee for that calendar year shall be reduced by an amount equal to one-twelfth (1/12) of the full annual fee in Section 3, multiplied by the number of full months remaining in the calendar year after the removal is confirmed by the City.
8. For the purpose of billing and collecting of the secondary suite service fees fixed by this Bylaw, the Collector is authorized to include the fees with the annual property tax bill provided by the City.
9. Where a billing for a secondary suite service fee is included with any billing for another service provided by the City, all payments received on account of the joint

billing shall be applied by the Collector to the services included in the joint billing in proportion to the respective amounts of the secondary suite service fees pursuant to this Bylaw and the other charges or rates included in the joint billing.

10. Where a penalty addition is applied to any outstanding amount of the total of any joint billing, the penalty addition shall be applied in proportion to the respective amounts of the outstanding secondary suite service fees pursuant to this Bylaw and the other charges or rates included in the joint billing.
11. The secondary suite service fees levied on a property do not in any way legalize the use of land and premises which might be in breach of other City Bylaws. In levying the service fees, no determination of compliance with other City Bylaws has been made by the City and should the use of land and premises breach any of its Bylaws now or in the future, the City reserves the right to enforce those Bylaws in accordance with their conditions.
12. City Bylaw Enforcement Officers, or designates, shall have the right of entry into any building or premises within the City of White Rock at any reasonable time for the purposes of determining the number and factual existence of dwelling units and secondary suites in the building or premises.
13. If a portion of this Bylaw is found invalid by a court, it will be severed and the remainder of the Bylaw will remain in effect.
14. This Bylaw may be cited for all purposes as "White Rock Secondary Suite Service Fee Bylaw, 2012, No. 2009."

RECEIVED FIRST READING on the	25 th	day of	March, 2013
RECEIVED SECOND READING on the	25 th	day of	March, 2013
RECEIVED THIRD READING on the	25 th	day of	March, 2013
RECONSIDERED AND FINALLY ADOPTED on the	15 th	day of	April, 2013

MAYOR

CITY CLERK