

# The Corporation of the CITY OF WHITE ROCK BYLAW 2517



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. *White Rock Zoning Bylaw, 2024, No. 2506* as amended is further amended:

(1) **Division 3.0 Interpretation and Definitions, Sub-Section 3.3.1** by adding the following definitions in alphabetical order:

- **“bedroom”** means a room located in a dwelling which, due to its design or location in the dwelling, is or may be used primarily for sleeping regardless of its use.
- **“cooking facility”** means a space with facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, plumbing or wiring which taken together, may be used for the preparation or cooking of food.
- **“crawl space”** means an interior building space at or below finished grade, between the underside of the floor system next above and the top of the floor slab on the ground surface below, having a vertical clearance less than 1.5 m.
- **“height, ceiling”** means the vertical distance from top of the finished floor of a story to:
  - a) the underside of the floor joist;
  - b) the underside of the roof joist;
  - c) the underside of the bottom chord of a structural truss; or
  - d) the underside of a structural deck above that storey.

Whichever is the greatest distance from the finished floor.

- **“localized depression”** means a depression below the finished *grade*, created for the purpose of providing a pedestrian entrance to a residential *building*.
- **“party wall”** means a shared supporting wall that is between two adjoining buildings and is situated on any part of the common boundary shared by adjoining free hold parcels of land.

- **“preparation cooking facility, residential”** means an accessory cooking facility to the principal cooking facility in a dwelling unit that is adjacent to the principal cooking facility and must be connected. The connection can be through a doorway that does not lock and forms part of the same *dwelling unit* as the principal cooking facility. A residential preparation cooking facility cannot exceed 9.0m<sup>2</sup>.
- **“rowhouse residential building”** means a *building* containing a minimum of three and a maximum of six structurally independent *dwelling units*, all aligned in a row and divided vertically by *party walls*. Each *dwelling unit* is located on a separate freehold *lot*, and where permitted by this Bylaw, may include an *accessory registered secondary suite*.
- **“semi-detached residential building”** means a *building* containing two structurally independent *dwelling units* divided vertically with a party wall, with each *dwelling unit* located on a separate freehold *lot* and where permitted by this Bylaw, an *accessory secondary suite*.
- **“window well”** means a recess in the ground around a *building* to allow for the installation of a window in a *basement*, either below ground or partially below ground.

(2) **Division 3.0 Interpretation and Definitions, Sub-Section 3.3.1 is amended by deleting the follows definition in their entirety:**

- **“accessory dwelling unit”** means a dwelling unit located in an independent and separate structure to the principal residential structure located on the same free hold titled parcel of land.
- **“ancillary building”** means a building which is detached from, subordinate and customarily incidental to the principal building permitted on the same parcel of land and, without limiting the generality of the foregoing, includes detached garages, detached carports, detached workshops and storage sheds.
- **“basement”** means the area of a *building* where the floor area is located no less than 0.6m (2.0ft) below *average natural grade*.
- **“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 and does not include a room in a hotel.
- **“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.

- **“house-plex”** means a single residential *building*, located on a free hold parcel of land, containing no less than two dwelling units, one of which can be an *accessory registered secondary suite*, but no more than six *dwelling units* each of which has direct access to the outside, but does not include an *apartment, townhouse* or a *hotel*.
- **“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.

In SSMUH Residential zones, residential gross floor area means the sum total of floor areas of each storey in a building containing a *one-unit* residential use or house-plex, excluding a non-habitable *basement*, cellar, crawl spaces, carport, garage, bay window, bow window or box window, and elevator shafts.

- **“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.

**Then inserting the following in alphabetical order:**

- **“accessory dwelling unit”** means a self-contained dwelling that:
  - a) is accessory and detached to the *principal building*;
  - b) has cooking, food preparation, sleeping and bathing facilities that are separate from those of the *principal building* located on the *lot*;
  - c) has an entrance separate from the entrance to the garage; and,
  - d) is a separate and distinct use from an *accessory secondary suite*, and does not include its own secondary suite.
- **“ancillary building”** means a building which is detached from, subordinate and customarily incidental to the principal building permitted on the same parcel of land and, without limiting the generality of the foregoing, includes *accessory dwelling units*, detached garages, detached carports, detached workshops and storage sheds.
- **“basement”** means the area of a *building* where the floor area is located no less than 0.6m (2.0ft) below *finished grade*.
- **“dwelling unit”** means one or more rooms used for the residential accommodation of one or more persons as an independent and separate residence containing cooking, living, sleeping and sanitary facilities, but specifically excludes a recreational vehicle and does not include a room in a *hotel* or motel.
- **“house-plex”** means a single *building* on a fee simple *lot* designed to accommodate two or more *dwelling units*, each having a separate exterior entrance directly accessible

from a road and which may share common walls with adjacent *dwelling units*, may be arranged above, below or beside each other. Each *dwelling unit* must have a minimal *residential gross floor area* of 96m<sup>2</sup>, with no *dwelling unit* having a *residential gross floor area* greater than 20 percent of the *dwelling unit* with the least *residential gross floor area*. Does not include a *semi-detached residential building, rowhouse residential building, apartment, townhouse, hotel* or motel.

- “**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.

In SSMUH Residential zones, *residential gross floor area* means the sum total of floor areas of each *storey* in a *building* containing a *residential use*, excluding covered patios and decks up to 37m<sup>2</sup>; stairwell up to 13m<sup>2</sup>; crawlspace; carports and garages up to 46.50m<sup>2</sup>; and elevator shafts.

- “**structure**” means anything constructed, fixed to, placed, sunken or erected on land or water which is greater than 0.6m above or below *finished grade* excluding landscape trellises or arbors, window wells, hot tubs and in-ground or above ground swimming pools.

(3) **Division 4.0 General Provisions and Regulations, Sub-Section 4.10.2** is amended by deleting the following:

- Floor area ratio calculations in all SSMUH Residential Zones shall be measured based on *residential gross floor area* as defined in Section 3.3, which includes the sum total of floor areas of each storey in a *building* for *residential use*, excluding the following:
  - a) non habitable basements
  - b) cellars or crawl spaces
  - c) carports or garages
  - d) bay, bow or box windows
  - e) elevator shafts.

**Then insert the following:**

- Floor area ratio calculations in all SSMUH Residential Zones shall be measured based on *residential gross floor area* as defined in Section 3.3, which includes the sum total of floor areas of each storey in a *building* for *residential use*, excluding the following:
  - a) crawl spaces;
  - b) carports or garages up to 46.5m<sup>2</sup>;
  - c) stairwells up to 13m<sup>2</sup>;
  - d) covered patios and decks up to 37m<sup>2</sup>;
  - e) elevator shafts.

(4) **Division 4.0 General Provisions and Regulations, Sub-Section 4.13.3 is amended by adding the following:**

- Delete the period at the end of the sentence in point a), then replace with a semi colon followed by “and” then add the following:
  - b) mechanical equipment is prohibited from projecting into any required *front* and *side yard setback*.

(5) **Division 4.0 General Provisions and Regulations, Sub-Section 4.14.1 is amended by adding the following under row one Development Type of Use Residential Uses:**

- “Semi-detached residential building”; and
- “Rowhouse residential building”.

(6) **Division 4.0 General Provisions and Regulations, Sub-Section 4.1.3 b) ii) is amended by deleting the word “three”**

**Then insert the following:**

- two

(7) **Division 4.0 General Provisions and Regulations is amended by adding the following:**

- **4.18 Basements**

- 4.18.1 Basement Related Depressions

- a) Only one (1) *localized depression* for *basement* access is permitted per *one-unit residential use; semi-detached residential building; rowhouse residential building* or *house-plex*. In addition, one *localized depression* for *basement* access for a *accessory registered secondary suite* is permitted.
    - b) Only one (1) set of stairs is permitted per *localized depression* for *basement* access.
    - c) The aggregate area of a *localized depression* for *basement* access shall not exceed 12m<sup>2</sup> and 40% of the corresponding wall length including the stairs, measured from the interior of the required retaining walls.
    - d) A *localized depression* for *basement* access is not permitted in the required *front* and any *side yard* setback.
    - e) Where a *localized depression* for *basement* access is located below a spanning *structure* from the *first storey* to the ground level, the depression shall be located such that the spanning *structure* is open to below on only one side.
    - f) Window wells are permitted on any side of a *one-unit residential use; semi-detached residential building; rowhouse residential building* or *house-plex* provided they do not extend more than 0.9m beyond the building wall face, are no more than 1.5m deep, and do not exceed 25% of the corresponding wall length.

▪ **4.19 Maximum Ceiling Height for SSMUH Zones**

4.19.1 Any portion of *residential gross floor area* in a *dwelling unit* with a *ceiling height* which exceeds 5.0m shall be considered to comprise two floors and shall be measured as such for the purpose of calculating *residential gross floor area*.

(8) **Division 5.0 Specific Use Provisions and Regulations, Section 5.5 Accessory Registered Secondary Suite, Sub-Section 5.5.1** is amended by deleting the following in its entirety:

- a) be an accessory to a one-unit residential use only;

**Then replace with the following:**

- a) be an accessory to a *one-unit residential use; semi-detached residential building or rowhouse residential building* only;

(9) **Division 5.0 Specific Use Provisions and Regulations, Section 5.6 Accessory Dwelling Unit, Sub-Section 5.6.1** is amended by deleting the following in its entirety:

- a) be accessory to a *one-unit residential use or house-plex only*.

**Then replace with the following:**

- a) be an accessory to a *one-unit residential use; semi-detached residential building; or rowhouse residential building* only;

(10) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.1 RS-1 SSMUH Residential Zone, Sub-Section 6.1.1 (1)** is amended by deleting the following in its entirety:

- Only one (1) principal use is permitted on a parcel of land:
  - a) a one-unit residential use; or
  - b) house-plex

**Then replace with the following:**

- 1) Only one (1) of the following *principal use* is permitted on a parcel of land:
  - a) a *one-unit residential use* with a minimal parcel size of 742m<sup>2</sup>;
  - b) *house-plex* with a minimal parcel size of 742m<sup>2</sup>, and no *basements* are permitted if the *house-plex* contains only two *dwelling units*;
  - c) *semi-detached residential building*; or
  - d) *rowhouse residential building*.

(11) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.1 RS-1 SSMUH Residential Zone, Sub-Section 6.1.2 Permitted Accessory Uses** is amended by deleting the following in its entirety:

- 1) In conjunction with a *one-unit residential use* not more than one (1) of the following accessory uses are permitted:
  - 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 dwelling unit* 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.
  - g) a *care facility* in accordance with the provisions of Section 5.1.
- 2) In conjunction with a *house-plex* use only the following *accessory use* is permitted:
  - a) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
- 3) an *accessory home occupation* in accordance with the provisions of Section 5.3;

**Then replace with the following table:**

Principal Uses	Permitted Accessory Uses
<p><b>1) One-unit residential use</b></p>	<p>A) Only one (1) of the following <i>accessory uses</i> is permitted:</p> <ol style="list-style-type: none"> <li>a. an <i>accessory child care centre</i> in accordance with the provisions of Section 5.1.</li> <li>b. an <i>accessory boarding use</i> in accordance with the provisions of Section 5.4.</li> <li>c. an <i>accessory registered secondary suite</i> that can include an <i>accessory home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.5.</li> <li>d. an <i>accessory dwelling unit</i> that can include an <i>accessory home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.6.</li> <li>e. an <i>accessory bed &amp; breakfast use</i> in accordance with the provisions of Section 5.7.</li> <li>f. a <i>short term rental</i> in accordance with the provisions of Section 5.8.</li> <li>g. an <i>accessory home occupation</i> in accordance with the provisions of Section 5.3</li> <li>h. a <i>care facility</i> in accordance with the provisions of Section 5.1.</li> </ol>

	<p>B) <b>Exceptions</b> - The following <i>accessory uses</i> can be permitted together:</p> <ul style="list-style-type: none"> <li>a. an <i>accessory registered secondary suite</i> that can include a <i>home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.5;</li> <li>b. an <i>accessory dwelling unit</i> that can include a <i>home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.6; and</li> <li>c. an <i>accessory home occupation</i> in accordance with the provisions of Section 5.3.</li> </ul>
2) <b>House-plex</b>	<p>Only the following <i>accessory use</i> is permitted:</p> <ul style="list-style-type: none"> <li>a. an <i>accessory home occupation</i> in accordance with the provisions of Section 5.3.</li> </ul>
3) <b>Semi-detached residential building</b>	<p>The following <i>accessory uses</i> can be permitted together:</p> <ul style="list-style-type: none"> <li>a. an <i>accessory registered secondary suite</i> that can include a <i>home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.5;</li> <li>b. an <i>accessory dwelling unit</i> that can include a <i>home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.6; and,</li> <li>c. an <i>accessory home occupation</i> in accordance with the provisions of Section 5.3.</li> </ul>
4) <b>Rowhouse residential building</b>	<p>The following <i>accessory uses</i> can be permitted together:</p> <ul style="list-style-type: none"> <li>a. an <i>accessory registered secondary suite</i> in accordance with the provisions of Section 5.5.</li> <li>b. an <i>accessory dwelling unit</i> is only permitted on lots that only have zero <i>side yard setbacks</i> on one <i>side yard</i>, or if there is a rear lane abutting the <i>lot</i>, then each lot is permitted an <i>accessory dwelling unit</i> that can include an <i>accessory home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.6; and,</li> <li>c. an <i>accessory home occupation</i> in accordance with the provisions of Sections 5.3.</li> </ul>

(12) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.1 RS-1 SSMUH Residential Zone, Sub-Section 6.1.3** is amended by deleting the following:

- Size

**Then replace with the following:**

- Dimensions for Subdivision:



(13) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.1 RS-1 SSMUH Residential Zone, Sub-Section 6.1.3 (1)** is amended by deleting the following:

- The minimum *lot width, lot depth* and *lot area* in the RS-1 SSMUH Residential Zone are as follows:

Lot width	18.0m (59.04.2ft)
Lot depth	30.5m (100.4ft)
Lot area	742.0m <sup>2</sup> (7,986.82ft <sup>2</sup> )

**Then replace with the following:**

- Lots created through subdivision in the RS-1 SSMUH Residential Zone must conform to the following minimum standards:

	<b>Lot With Minimum</b>	<b>Lot Depth Minimum</b>	<b>Minimum Lot Area</b>
Lots created in the RS-1 SSMUH zone, except for <i>semi-detached residential buildings</i> and <i>rowhouse residential buildings</i> .	18.0m (59.04ft)	30.5m (100.06ft)	742m <sup>2</sup> (7,986.82 ft <sup>2</sup> )
Lots created in the RS-1 SSMUH zone for <i>Semi-detached residential buildings</i> and <i>rowhouse residential building</i>	9.0m (29.52ft)	30.5m (100.06ft)	274.5m <sup>2</sup> (2,954.69 ft <sup>2</sup> )

(14) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.1 RS-1 SSMUH Residential Zone, Sub-Section 6.1.5 (1)** is amended by adding the following:

- a) ii) Lots less than 280m<sup>2</sup> up to 3 dwelling unit.
- b) ii) Lots less than 280m<sup>2</sup> up to 3 dwelling unit.

(15) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.1 RS-1 SSMUH Residential Zone, Sub-Section 6.1.9 (1)** is amended by deleting the following table:

<b>Setback</b>	<b>Principal Building</b>	<b>Ancillary Buildings, Structures, or Accessory Dwelling Unit</b>
Front lot line	6.0m (19.69ft)	Not Permitted
Rear lot line	6.0m (19.69ft)	1.5m (4.92ft)

Rear lot line on a lot with an exterior side yard requirement of 6.0m (119.69ft.), where the rear lot line abuts the interior side lot line of an adjacent residential lot	3.8m (12.47ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	1.5m (4.92ft)
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)	2.4m (7.87ft)	2.4m (7.87ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	3.8m (12.47ft)	1.5m (4.92ft)

**Then replace with the following:**

<b>Setback</b>	<b>Principal Building</b> - Except semi-detached residential building and rowhouse residential building	<b>Principal Building - Semi-detached residential building and rowhouse residential building</b>	<b>Ancillary Buildings, Structures, or Accessory Dwelling Unit</b>
Front lot line	6.0m (19.69ft)	6.0m (19.69ft)	Not Permitted
Rear lot line	6.0m (19.69ft)	6.0m (19.69ft)	1.5m (4.92ft)
Rear lot line on a lot with an exterior side yard requirement of 3.8m (12.47ft.), where the rear lot line abuts the interior side lot line of an adjacent residential lot	3.8m (12.47ft)	3.8m (12.47ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	0.0m <sup>1</sup>	1.5m (4.92ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	0.0m <sup>2</sup>	2.4m (7.87ft)
Exterior side lot line (where the rear lot line abuts a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot or abutting an interior or rear lot line for a commercial use)	2.4m (7.87ft)	2.4m (7.87ft)	2.4m (7.87ft)

Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	3.8m (12.47ft)	3.8m (7.87ft)	1.5m (4.92ft)
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- **Insert the following directly after the table:**

<sup>1</sup> The interior side lot line setback of a *semi-detached residential building* and *rowhouse residential building* shall be increased to a minimum of 1.5m (4.92ft) on the opposite side of the *lot* to the *party wall*. If there is a *party wall* on either side of the interior side lot line, then the interior side lot line setback is 0.0m.

<sup>2</sup> The interior side lot line (abutting a lane) setback of a *semi-detached residential building* and *rowhouse residential building* shall be increased to a minimum of 2.4m (7.87ft) on the opposite side of the lot to the *party wall*. If there is a *party wall* on either side of the interior side lot line (abutting a lane), then the interior side lot line (abutting a lane) is 0.0m.

- (16) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.1(a)** is amended as follows:

- Deleting “or”.

- (17) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.1(1) b)** is amended as follows:

- Inserting “;” after b) house-plex.

- (18) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.1 (1)** is amended by adding the following:

- c) *semi-detached residential building*; or
- d) *rowhouse residential building*.

- (19) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.2** is amended by deleting the following in its entirety:

- 1) In conjunction with a *one-unit residential use* not more than one (1) of the following accessory uses are permitted:
  - 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 dwelling unit* 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.
  - g) a *care facility* in accordance with the provisions of Section 5.1.
- 2) In conjunction with a *house-plex use* only the following *accessory use* is permitted:
- a) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
- 3) an *accessory home occupation* in accordance with the provisions of Section 5.3;

Then replace with the following:

Principal Uses	Permitted Accessory Uses
<p><b>1) One-unit residential use</b></p>	<p>A) Only one (1) of the following <i>accessory uses</i> is permitted:</p> <ul style="list-style-type: none"> <li>a. an <i>accessory child care centre</i> in accordance with the provisions of Section 5.1.</li> <li>b. an <i>accessory boarding use</i> in accordance with the provisions of Section 5.4.</li> <li>c. an <i>accessory registered secondary suite</i> that can include an <i>accessory home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.5.</li> <li>d. an <i>accessory dwelling unit</i> that can include an <i>accessory home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.6.</li> <li>e. an <i>accessory bed &amp; breakfast use</i> in accordance with the provisions of Section 5.7.</li> <li>f. a <i>short term rental</i> in accordance with the provisions of Section 5.8.</li> <li>g. an <i>accessory home occupation</i> in accordance with the provisions of Section 5.3</li> <li>h. a <i>care facility</i> in accordance with the provisions of Section 5.1.</li> </ul> <p>B) <b>Exceptions</b> - The following <i>accessory uses</i> can be permitted together:</p> <ul style="list-style-type: none"> <li>a. an <i>accessory registered secondary suite</i> that can include a <i>home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.5;</li> <li>b. an <i>accessory dwelling unit</i> that can include a <i>home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.6; and</li> <li>c. an <i>accessory home occupation</i> in accordance with the provisions of Section 5.3.</li> </ul>

2) <b>House-plex</b>	Only the following <i>accessory use</i> is permitted: a. an <i>accessory home occupation</i> in accordance with the provisions of Section 5.3.
3) <b>Semi-detached residential building</b>	The following <i>accessory uses</i> can be permitted together: a. an <i>accessory registered secondary suite</i> that can include a <i>home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.5; b. an <i>accessory dwelling unit</i> that can include a <i>home occupation use</i> in accordance with the provisions of Sections 5.3 and 5.6; and, c. an <i>accessory home occupation</i> in accordance with the provisions of Section 5.3.
4) <b>Rowhouse residential building</b>	The following <i>accessory uses</i> can be permitted together: a. an <i>accessory registered secondary suite</i> in accordance with the provisions of Section 5.5. b. an <i>accessory dwelling unit</i> is only permitted on lots that only have zero <i>side yard setbacks</i> on one <i>side yard</i> , or if there is a rear lane abutting the <i>lot</i> , then each lot is permitted an <i>accessory dwelling unit</i> that can include an <i>accessory home occupation use</i> in accordance with the provisions of Section 5.3 and 5.6; and, c. an <i>accessory home occupation</i> in accordance with the provisions of Section 5.3.

(20) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.3** is amended by deleting the following:

- Size

**Then replace** with the following:

- Dimensions for Subdivision:

(21) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.3 (1)** is amended by deleting the following:

- The minimum *lot width*, *lot depth* and *lot area* in the RS-2 SSMUH Residential Zone are as follows:

Lot width	12.1m (39.7ft)
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Lot depth	27.4m (89.9ft)
Lot area	410m <sup>2</sup> (4,413.20 ft <sup>2</sup> )

Then replace with the following:

- Lots created through subdivision in this RS-2 SSMUH Residential Zone must conform to the following minimum standards:

	Lot With Minimum	Lot Depth Minimum	Minimum Lot Area
Lots Created in the RS-2 zone, except for <i>semi-detached residential buildings</i> and <i>rowhouse residential buildings</i>	12.1m (39.7ft)	27.4m (89.9ft)	410m <sup>2</sup> (4,413.20 ft <sup>2</sup> )
Lots Created in the RS-2 zone for <i>Semi-detached residential buildings</i> and <i>Rowhouse residential buildings</i>	6.05m (19.84ft)	27.4m (89.9ft)	205m <sup>2</sup> (2,206.60 ft <sup>2</sup> )

(22) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.5 (1)** is amended by adding the following:

- a) ii) Lots less than 280m<sup>2</sup> up to 3 dwelling units.
- b) ii) Lots less than 280m<sup>2</sup> up to 3 dwelling units.

(23) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.6 (1)** is amended to add the following:

- “up to”

before 2 dwelling units on a parcel of land.

(24) **Division 6.0 General Zones – Uses Permitted and Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.9 (1)** is amended by deleting the following table:

Setback	Principal Building	Ancillary Buildings, Structures, or Accessory Dwelling Unit
Front lot line	6.0m (19.69ft)	Not Permitted
Rear lot line	6.0m (19.69ft)	1.5m (4.92ft)

Rear lot line on a lot with an exterior side yard requirement of 6.0m (119.69ft.), where the rear lot line abuts the interior side lot line of an adjacent residential lot	3.8m (12.47ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	1.5m (4.92ft)
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)	2.4m (7.87ft)	2.4m (7.87ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	3.8m (12.47ft)	1.5m (4.92ft)

**Then replace with the following table:**

<b>Setback</b>	<b>Principal Building - Except semi-detached residential building and rowhouse residential building</b>	<b>Principal Building - Semi-Detached Residential Building and Rowhouse Residential building</b>	<b>Ancillary Buildings, Structures, or Accessory Dwelling Unit</b>
Front lot line	6.0m (19.69ft)	6.0m (19.69ft)	Not Permitted
Rear lot line	6.0m (19.69ft)	6.0m (19.69ft)	1.5m (4.92ft)
Rear lot line on a lot with an exterior side yard requirement of 3.8m (12.47ft.), where the rear lot line abuts the interior side lot line of an adjacent residential lot	3.8m (12.47ft)	3.8m (14.47ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	0.0m <sup>1</sup>	1.2m (3.94ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	0.0m <sup>2</sup>	1.5m (4.92ft)
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	2.4m (7.87ft)	2.4m(7.87ft)	2.4m (7.87ft)

residential lot or abutting an interior or rear lot line for a commercial use)			
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	3.8m (12.47ft)	3.8m (12.47ft)	1.5m (4.92ft)

▪ **Insert the following directly after the table:**

<sup>1</sup> The interior side lot line setback of a *semi-detached residential building* and *rowhouse residential building* shall be increased to a minimum of 1.2m (3.92ft) on the opposite side of the *lot* to the *party wall*. If there is a *party wall* on either side of the interior side lot line, then the interior side lot line setback is 0.0m.

<sup>2</sup> The interior side lot line (abutting a lane) setback of a *semi-detached residential building* and *rowhouse residential building* shall be increased to a minimum of 2.4m (7.87ft) on the opposite side of the *lot* to the *party wall*. If there is a *party wall* on either side of the interior side lot line (abutting a lane), then the interior side lot line (abutting a lane) is 0.0m.

This bylaw may be cited for all purposes as “*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 3, 2024, No. 2517 [Housekeeping Amendments]*”

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Public Hearing waived pursuant to the *Local Government Act* Section 464(2) and 467.

Read a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
MEGAN KNIGHT, MAYOR

\_\_\_\_\_  
TRACEY ARTHUR, DIRECTOR OF  
CORPORATE ADMINISTRATION