

**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) **Schedule A, Division 3.0 Interpretation and Definitions, Sub-Section 3.3.1** "accessory dwelling unit" is amended by **inserting the following, and then updating bullets in alphabetical order:**

- d) is not located on the same storey as a garage except for the entrance and for floor area that is exclusively used for mechanical equipment servicing the accessory dwelling unit; and,

(2) **Schedule A, Division 3.0 Interpretation and Definitions, Sub-Section 3.3.1** is amended by **deleting the following definition** in its entirety:

- "**crawlspace**" 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.

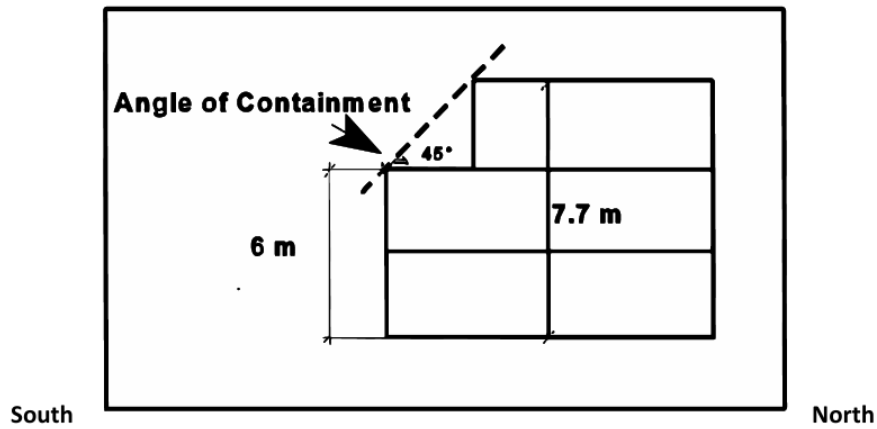
**Then insert the following in alphabetical order:**

- "**crawlspace**" 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 1.5m. The base of the footings for the crawl space cannot exceed 0.60m (2.0ft) of the top side of the crawl space floor.

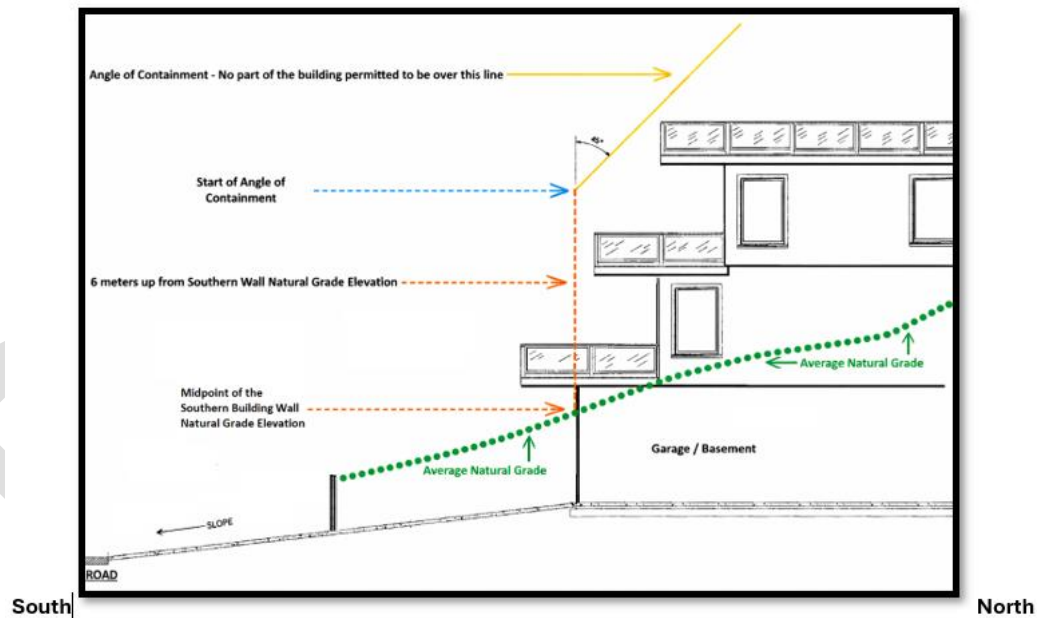
(3) **Schedule A, Division 4.0 General Provisions and Regulations, Section 4.7 Lot Line Setbacks on Pan-Handle (Fee Simple) Lots**, is amended by **adding the following in numerical order:**

- **4.7.3** No lot created by a subdivision shall have a *lot frontage* less than 1/10 of its total perimeter unless approved by the Approving Officer, and in no cases shall a *lot frontage* be less than the minimum *lot width* requirement of the zone.

- (4) **Division 4.0 General Provisions and Regulations, Section 4.9 Angle of Containment** is amended by deleting the following:



Then insert the following:



- (5) **Division 4.0 General Provisions and Regulations, Section 4.13 Sitting Exceptions and Permitted Projections, Sub-Section 4.13.2** is amended by deleting the following in its entirety:

- 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:
  - d) the height of the extension shall not exceed 4.0 metres (13.12 feet) measured from finished grade;

- e) no more than one such extension shall be permitted for each principal building; and
- f) the extension shall not be located within a distance of 10.7 metres (35.10 feet) of a side lot line as illustrated below.

**Then insert the following:**

- 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.

- (6) **Division 4.0 General Provisions and Regulations, Section 4.14 Off Street Parking Requirement, Sub-Section 4.14.1** is amended by deleting the following under Residential Uses:

Development Type or Use	Required Parking Spaces
Townhouse	2 per dwelling unit

**Then insert the following:**

Development Type or Use	Required Parking Spaces
Townhouse	2 per dwelling unit, plus 0.2 per dwelling unit for visitor parking, for a total of 2.2 spaces per dwelling unit.

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

- c) be allowed over garages or carports to allow accessory dwelling units in ancillary building;
- d) be allowed a vestibule (entrance foyer and stairway) on the main (garage or carport) level to reflect situations where an accessory dwelling unit is situated above a garage;

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

- c) be permitted over a garage in an *ancillary building* but not on the same *storey* except for an entrance through a vestibule which is located on the main garage level to the *accessory dwelling unit*; and

(8) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.1 RS-1 SSMUH Residential Zone, Sub-Section 6.1.3 Lot Dimension for Subdivision** is amended by deleting the following:

- Lot With Minimum

**Then insert the following:**

- Lot Width Minimum

(9) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.1 RS-1 SSMUH Residential Zone, Sub-Section 6.1.5 Permitted Density** is amended by deleting the following in its entirety:

<b>a)</b>	<b>Outside</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m <sup>2</sup> and less than 4,050m <sup>2</sup>	Up to 4 dwelling units
ii)	Lots less than 280m <sup>2</sup> up to 3 dwelling unit	
<b>b)</b>	<b>Within</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots at least 281m <sup>2</sup> or greater	Up to 6 dwelling units
ii)	Lots less than 280m <sup>2</sup> up to 3 dwelling unit	

**Then insert the following:**

<b>a)</b>	<b>Outside</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m <sup>2</sup> and less than 4,050m <sup>2</sup>	Up to 4 dwelling units
ii)	Lots less than 280m <sup>2</sup> <del>up to 3 dwelling unit</del>	Up to 3 dwelling unit
<b>b)</b>	<b>Within</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots at least 281m <sup>2</sup> or greater	Up to 6 dwelling units
ii)	Lots less than 280m <sup>2</sup> <del>up to 3 dwelling unit</del>	Up to 3 dwelling unit

(10) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.1 RS-1 SSMUH Residential Zone, Sub-Section 6.1.6 Floor Area** is amended by deleting the following in its entirety:

- 2) maximum permitted floor area of a 2<sup>nd</sup> storey for a *principal building* shall not exceed 80% of the footprint for the 1<sup>st</sup> storey including the attached garage and that portion of any covered porch, desk or carport.

- (11) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.1 RS-1 SSMUH Residential Zone, Sub-Section 6.1.9 Minimum Setback Requirements** is amended by adding 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 for any <i>storey</i> above the first <i>storey</i>	7.0m (22.96ft)	7.0m (22.96ft)	Not Permitted

- (12) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.3 Lot Dimension for Subdivision** is amended by deleting the following:

- Lot With Minimum

**Then insert the following:**

- Lot Width Minimum

- (13) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.2 RS-2 SSMUH Residential Zone, Sub-Section 6.2.5 Permitted Density** is amended by deleting the following in its entirety:

<b>a)</b>	<b>Outside</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m <sup>2</sup> and less than 4,050m <sup>2</sup>	Up to 4 dwelling units
ii)	Lots less than 280m <sup>2</sup> up to 3 dwelling unit	
<b>b)</b>	<b>Within</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots at least 281m <sup>2</sup> or greater	Up to 6 dwelling units
ii)	Lots less than 280m <sup>2</sup> up to 3 dwelling unit	

**Then insert the following:**

<b>a)</b>	<b>Outside</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m <sup>2</sup> and less than 4,050m <sup>2</sup>	Up to 4 dwelling units

ii)	Lots less than 280m <sup>2</sup>	Up to 3 dwelling units
<b>b)</b>	<b>Within</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots at least 281m <sup>2</sup> or greater	Up to 6 dwelling units
ii)	Lots less than 280m <sup>2</sup>	Up to 3 dwelling units

- (14) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.3 RS-3 (Small lot, Hillside) SSMUH Residential Zone, Sub-Section 6.3.3 Lot Size** is amended by deleting the following in its entirety:

Lot Area	280.00m <sup>2</sup> (918.6 ft <sup>2</sup> )
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**Then insert the following:**

Lot Area	280.00m <sup>2</sup> (3,013.89ft <sup>2</sup> )
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- (15) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.3 RS-3 (Small lot, Hillside) SSMUH Residential Zone, Sub-Section 6.3.5 Permitted Density** is amended by deleting the following in its entirety:

<b>a)</b>	<b>Outside</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots upto 280m <sup>2</sup>	Up to 3 dwelling units
ii)	Lots greater than 280m <sup>2</sup> and less than 4,050m <sup>2</sup>	Up to 4 dwelling units
<b>b)</b>	<b>Within</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m <sup>2</sup> and less than 281m <sup>2</sup>	Up to 4 dwelling units
ii)	Lots at least 281m <sup>2</sup> or greater	Up to 6 dwelling units

**Then insert the following:**

<b>a)</b>	<b>Outside</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots up to 280m <sup>2</sup>	Up to 3 dwelling units
ii)	Lots greater than 280m <sup>2</sup> and less than 4,050m <sup>2</sup>	Up to 4 dwelling units
<b>b)</b>	<b>Within</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m <sup>2</sup> and less than 281m <sup>2</sup>	Up to 4 dwelling units
ii)	Lots at least 281m <sup>2</sup> or greater	Up to 6 dwelling units

- (16) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.4 RI-1 (Infill 1) SSMUH Residential Zone, Sub-Section 6.4.4 Permitted Density** is amended by deleting the following in its entirety:

<b>a)</b>	<b>Outside</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots upto 280m <sup>2</sup>	Up to 3 dwelling units
ii)	Lots greater than 280m <sup>2</sup> and less than 4,050m <sup>2</sup>	Up to 4 dwelling units
<b>b)</b>	<b>Within</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m <sup>2</sup> and less than 281m <sup>2</sup>	Up to 4 dwelling units
ii)	Lots at least 281m <sup>2</sup> or greater	Up to 6 dwelling units

**Then insert the following:**

<b>a)</b>	<b>Outside</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots up to 280m <sup>2</sup>	Up to 3 dwelling units
ii)	Lots greater than 280m <sup>2</sup> and less than 4,050m <sup>2</sup>	Up to 4 dwelling units
<b>b)</b>	<b>Within</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m <sup>2</sup> and less than 281m <sup>2</sup>	Up to 4 dwelling units
ii)	Lots at least 281m <sup>2</sup> or greater	Up to 6 dwelling units

- (17) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.5 RI-2 (Infill 2) SSMUH Residential Zone, Sub-Section 6.5.5 Permitted Density** is amended by deleting the following in its entirety:

<b>a)</b>	<b>Outside</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots upto 280m <sup>2</sup>	Up to 3 dwelling units
ii)	Lots greater than 280m <sup>2</sup> and less than 4,050m <sup>2</sup>	Up to 4 dwelling units
<b>b)</b>	<b>Within</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m <sup>2</sup> and less than 281m <sup>2</sup>	Up to 4 dwelling units
ii)	Lots at least 281m <sup>2</sup> or greater	Up to 6 dwelling units

**Then insert the following:**

<b>a)</b>	<b>Outside</b> 400m radius from a <i>prescribed bus stop</i>	
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i)	Lots up to 280m <sup>2</sup>	Up to 3 dwelling units
ii)	Lots greater than 280m <sup>2</sup> and less than 4,050m <sup>2</sup>	Up to 4 dwelling units
<b>b)</b>	<b>Within</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m <sup>2</sup> and less than 281m <sup>2</sup>	Up to 4 dwelling units
ii)	Lots at least 281m <sup>2</sup> or greater	Up to 6 dwelling units

- (18) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.7 RE-2 SSMUH Estate Residential 2 Zone, Sub-Section 6.7.5 Permitted Density** is amended by deleting the following in its entirety:

<b>a)</b>	<b>Outside</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m <sup>2</sup> and less than 4,050m <sup>2</sup>	Upto 4 dwelling units
<b>b)</b>	<b>Within</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots at least 281m <sup>2</sup> or greater	Upto 6 dwelling units

**Then insert the following:**

<b>a)</b>	<b>Outside</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m <sup>2</sup> and less than 4,050m <sup>2</sup>	Up to 4 dwelling units
<b>b)</b>	<b>Within</b> 400m radius from a <i>prescribed bus stop</i>	
i)	Lots at least 281m <sup>2</sup> or greater	Up to 6 dwelling units

- (19) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.12 CR-1 Town Centre Area Commercial/Residential Zone, Sub-Section 6.12.1 Permitted Uses** is amended by deleting the following in its entirety:

- 8) a 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.

**Then insert the Following:**

- 8) a *one-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.

- (20) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.12 CR-1 Town Centre Area Commercial/Residential Zone, Sub-Section 6.12.4 Density** is amended by deleting the following in its entirety:

- 2) Despite Section 6.12.4.1, 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 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 amnesty 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

Minimum Lot Area	Maximum density (gross floor area)
3,035m <sup>2</sup> (0.75 acres)	2.3 times the lot area
5,058m <sup>2</sup> (1.25 acres)	3.5 times the lot area
8,094m <sup>2</sup> (2.0 acres)	4.0 times the lot area*

\* maximum density may exceed 3.54 times the lot area only for lots north of Russell Avenue.

- 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 dwellings 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
  - iii. only non- residential uses.

(21) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.12 CR-1 Town Centre Area Commercial/Residential Zone, Sub-Section 6.12.4 Density is amended by deleting the following in its entirety:**

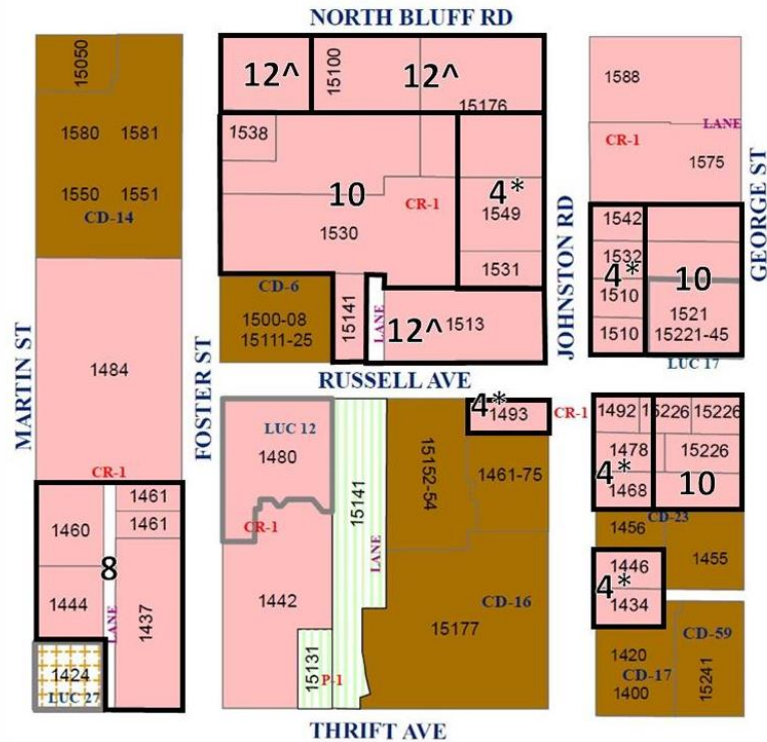
- 3) Despite Section 6.12.4.1 and 6.12.4.2, if a development permit allowing density above 1.75 times the lot area for a lot has been issued for the construction of a principal building prior to December 31, 2020, the maximum gross floor area for that lot is the maximum gross floor area that applied at the time of development permit issuance.

**Then insert the following:**

- 3) Despite Section 6.12.4.1, 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.

(22) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.12 CR-1 Town Centre Area Commercial/Residential Zone, Sub-Section 6.12.5 Building Heights** is amended by deleting the following in its entirety:

- 3) Despite Section 6.12.5.1, if a lot qualifies for the increased density described in section 6.12.4.2, 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).



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 6.12.4(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 6.12.5.2; The maximum height in storeys on these lots without such setbacks is three (3) storeys and 10.7m, per section 6.12.5.1. ”

(23) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.13 CR-2 Lower Town Centre Area Commercial/Residential Zone, Sub-Section 6.13.1 Permitted Uses** is amended by deleting the following in its entirety:

- 7) a 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*.

**Then insert the following:**

- 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*.

(24) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.14 CR-3 West Beach Business Area Commercial/Residential Zone, Sub-Section 6.14.1 Permitted Uses** is amended by deleting the following in its entirety:

- 6) a 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*.

**Then insert the following:**

- 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*.

(25) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.15 CR-4 East Beach Business Area Commercial/Residential Zone, Sub-Section 6.15.1 Permitted Uses** is amended by deleting the following in its entirety:

- 6) a 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*.

**Then insert the following:**

- 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*.

(26) **Division 6.0 General Zones – Uses Permitted & Zone Provisions, Section 6.16 CR-Neighbourhood Commercial Zone, Sub-Section 6.16.1 Permitted Uses** is amended by deleting the following in its entirety:

- 2) a 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*.

**Then insert the following:**

- 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*.

This bylaw may be cited for all purposes as “*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 19, 2026, No. 2578*”.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2026

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2026

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

Read a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2026

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk