

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
CORPORATE REPORT



**DATE:** April 27, 2026

**TO:** Mayor and Council

**FROM:** Wayne Berg, Director, Planning and Development Services

**SUBJECT:** Consideration of Temporary Use Permit Application – 991 Stayte Road (TUP 26-001)

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**RECOMMENDATIONS**

THAT Council:

1. Receive for information the corporate report dated April 27, 2026, from the Director of Planning and Development Services, titled “Consideration of Temporary Use Permit Application – 991 Stayte Road (TUP 26-001);”
  2. Direct staff to notify residents that Temporary Use Permit No. 26-001 will be considered at the Council meeting scheduled for May 11, 2026; and
  3. Following the public notification period, consider for approval Temporary Use Permit No. 26-001 for 991 Stayte Road, at the May 11, 2026, Council meeting.
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**EXECUTIVE SUMMARY**

The Planning and Development Services Department has received an application for a Temporary Use Permit (“TUP”) to permit a licensed childcare centre at 991 Stayte Road for a term of three (3) years. The proposed childcare use is not a permitted use within the CD-20 (Comprehensive Development 20) Zone that applies to the subject property and therefore requires Council consideration.

The purpose of this report is to present the TUP application for Council consideration. Staff have reviewed the proposal and are supportive of the application and the issuance of the TUP No. 26-001, subject to the conditions outlined in this report and following the public notification requirements being fulfilled prior to final approval of the TUP.

A draft copy of the TUP No. 26-001 is attached as Appendix A to this report. Appendix B includes a copy of the CD-20 Zone, and Appendix C includes the Applicant’s submission package. Appendices D and E include the Applicant’s Development Information Meeting summary and the public feedback received.

## **INTRODUCTION/BACKGROUND**

In January 2026, Planning and Development Services received an application from Little Acorns Ventures Inc. to permit a temporary childcare centre at 991 Stayte Road. The subject property is zoned CD-20, which does not permit childcare uses. As such, a TUP is required.

The proposed childcare use is to be located on the ground floor within the existing building. The proposal does not involve significant structural alterations, and the childcare use is proposed to be limited to weekday daytime hours. The maximum capacity of 26 children, combined with on-site parking and operational controls, is expected to mitigate potential impacts related to traffic, parking, and noise. The temporary nature of the permit further allows the City to assess the use over time.

The following sections outline in detail the analysis as it relates to this application.

## **ANALYSIS**

The subject property at 991 Stayte Road is zoned CD-20 (Comprehensive Development 20), which permits a range of small-scale commercial uses oriented toward retail goods sales, personal and professional services, food and beverage establishments, artisan and creative production, and limited educational or instructional activities. These uses generally include shops selling goods directly to the public, personal care and household services, offices and professional services, restaurants and cafés, and artisan-oriented workshops or studios where products may be created, displayed, and sold to the ultimate consumer.

Childcare, however, is not a permitted use listed within the CD-20 zone. As such, the proposed childcare use requires Council consideration through a TUP. An excerpt of the CD-20 Zone regulations is provided in Appendix B.

### **Legislation and Policy**

Under the *Local Government Act*, a TUP may be issued for a specified period and may be renewed once for an additional term of up to three years, subject to Council approval.

In accordance with the City's Development Procedures Bylaw, following technical review of the application, and the Applicant hosting a Development Information Meeting, staff prepares a report for Council that outlines the proposed temporary use and any recommended conditions, and includes a copy of the proposed TUP. Before Council consideration, notice of the proposed permit is mailed to property owners and occupants located within 50 metres of the subject property, who may submit written comments to Council. A TUP, if approved, is valid until the earlier of the expiry date specified in the permit or three years from the date of issuance.

### **Land Use and Site Context**

The subject property at 991 Stayte Road is located within an established residential area characterized predominantly by single-family detached dwellings designated as a Mature Neighbourhood. The existing building on the subject property is a mixed-use structure containing one commercial unit at grade and one residential dwelling unit located above. This area is generally defined by low-density housing and a collection of neighbourhood-serving commercial uses strategically located along arterial and collector roads.

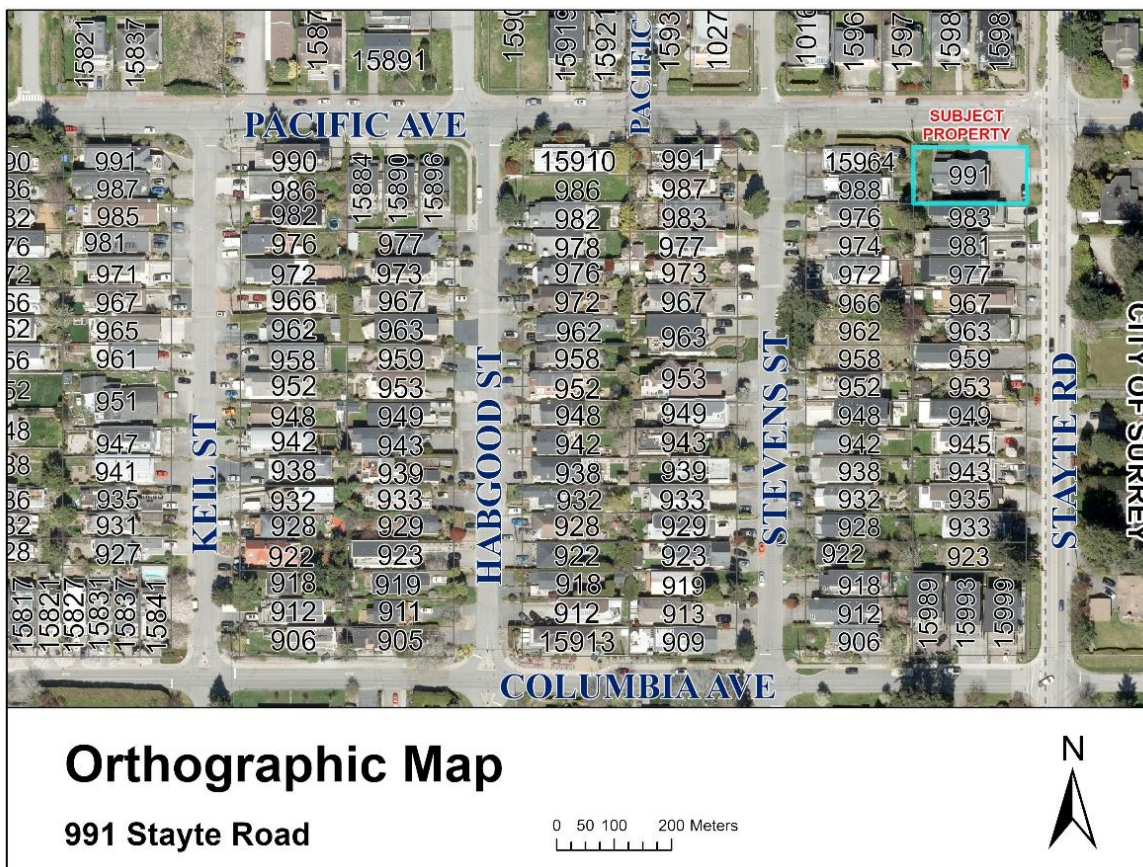


Figure 1.0: Subject Property and Surrounding Site Context

Surrounding land uses immediately adjacent to and near the site are primarily single-family residential. There are several existing commercial uses along Stayte Road, which include a dance studio, a dental clinic, and a general store, all of which provide services oriented to the surrounding neighbourhood. The commercial unit at 991 Stayte Road most recently operated as a retail store, which ended operations in 2025.

A bus route operates along Stayte Road, with a bus stop located directly in front of the commercial unit. The property is also located approximately 500 metres southeast of Peace Arch Elementary School and is located approximately 500 metres north of Marine Drive, a corridor characterized by a mix of higher-density residential uses, local-serving commercial uses, and community amenities.

#### Official Community Plan (“OCP”)

The subject property is designated Neighbourhood Commercial in the OCP, while the designated land use of the surrounding area is Mature Neighbourhood (see Figure 2.0 below). The Neighbourhood Commercial designation supports small-scale, locally serving commercial and community uses that are compatible with adjacent residential development. The proposed childcare centre is consistent with the intent of this designation, as it provides a community-serving use that responds to local needs while remaining limited in scale and intensity.

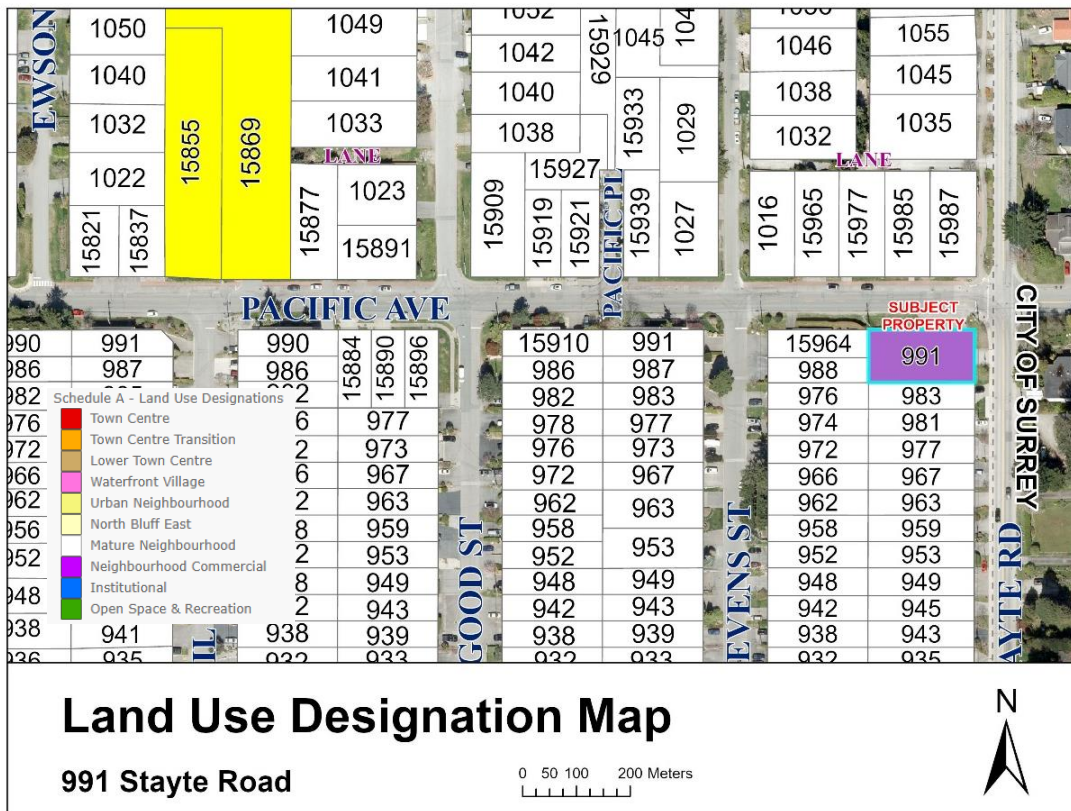


Figure 2.0: Subject Property and surrounding OCP Land Use Designations

The proposal also aligns with OCP Objective 8.8, which seeks “to enable limited, small-scale, neighbourhood-serving commercial uses that provide services and amenities in largely residential areas.”

The proposed childcare centre aligns with the objectives of the Official Community Plan by supporting the provision of essential community services and fostering family-supportive neighbourhoods. Childcare facilities are recognized as a key component of the City’s social infrastructure and play an important role in supporting working families. The scale, operational characteristics, and temporary nature of the proposal support compatibility with the surrounding Mature Neighbourhood designation.

Overall, staff are of the opinion that the proposed TUP represents a compatible use within the neighbourhood context and aligns with the broader objectives of the Official Community Plan.

**Description of the Proposed Use**

The Applicant proposes to operate a licensed childcare centre in the ground-floor commercial unit of the existing building at 991 Stayte Road. The childcare centre would serve 26 children, aged 0 to 5 years, including infant/toddler care (0–3 years) and group childcare (3–5 years), with a maximum capacity of 26 children.

The Applicant’s proposal notes that the childcare centre would operate Monday to Friday from 7:30 a.m. to 5:30 p.m. and would be staffed by fully qualified Early Childhood Educators in accordance with provincial staff-to-child ratios. The facility will be licensed by Fraser Health Authority and operated in compliance with all applicable Provincial Child Care Licensing Regulations, as well as all relevant City bylaws.

No major exterior or structural alterations to the building are proposed. All required life-safety upgrades, including fire safety, egress, washroom facilities, and accessibility, will be addressed

through the building permit and licensing processes. Outdoor play space will be provided in accordance with Fraser Health licensing standards, and secure entry and controlled access will be implemented.

Applicant's application package is included as Appendix C.

### **Zoning Bylaw**

Currently, a childcare centre providing care for more than eight (8) children is permitted only in the CR-1, CR-2, CR-3, CR-4, CR-5 zones, all P zones, and in those CD zones that list a childcare centre as a permitted use.

The subject property at 991 Stayte Road is zoned CD-20. Childcare is currently not a permitted use within the CD-20 Zone. However, Section 4.1.3. a) in the Zoning Bylaw states that, "a use authorized by a TUP issued under the provisions of the *Local Government Act*, with the exception of a cannabis store, is permitted in any zone."

As such, the Applicant is requesting a three-year TUP for the proposed childcare use. If approved, the temporary nature of the permit allows the City to support a community-serving use while retaining flexibility with respect to the long-term land use of the site. At the conclusion of the permit term, the use must cease unless Council grants a renewal.

### **Parking And Traffic Considerations**

The proposal includes six on-site parking spaces for parent drop-off and pick-up, and two on-site spaces for staff parking. The centre will operate primarily during weekday daytime hours, reducing the potential for parking or traffic impacts during evenings and weekends.

Staff are satisfied with the proposed parking plan. The Applicant has indicated that parents will be instructed not to idle vehicles, and that staff parking will be managed onsite to minimize potential impacts to the surrounding neighbourhood.

### **Temporary Use Permit Conditions**

Should Council support the application, the proposal would be subject to the following TUP conditions (see Appendix A), which are intended to ensure compliance with applicable regulations and mitigate potential impacts:

- a) Except as otherwise specified in this permit, all siting and use of the lands shall be in accordance with the provisions of the White Rock Zoning Bylaw, 2024, No. 2506, as amended;
- b) The business use of the lands shall consist of a commercial childcare facility of up to 26 children in care at any one time;
- c) The childcare centre will operate Monday to Friday between 7:30 a.m. and 5:30 p.m.
- d) The outdoor play area required for the childcare centre under the *Child Care Licensing Regulation* is to be located on the same lot as the childcare centre;
- e) The permittee must obtain a valid City of White Rock Business license for the operation of the childcare centre; and
- f) The permittee must provide a minimum of five (5) off-street parking spaces for the Child Care Centre, including two (2) spaces designated for drop-off and pick-up.

### **Planning Review**

The proposed childcare centre is to be located in an area generally defined by low-density housing and a collection of neighbourhood-serving commercial uses strategically located along arterial and collector roads. The proposed childcare use would represent a continuation of a

neighbourhood-oriented service at this location, similar in scale and intensity to existing nearby commercial and service uses.

The site benefits from strong access to transit and nearby community amenities that are well aligned with the proposed childcare use. The property is also located approximately 500 metres from Peace Arch Elementary School, where the proposed daycare is within an established family-oriented area.

Council has also recently advanced a 47-unit townhouse development within approximately 200 metres of the subject property. This approval will introduce additional family-oriented housing to the immediate area and is expected to increase demand for local childcare services. The proposed daycare would provide a neighbourhood-serving use that supports both existing and planned residential development, consistent with broader objectives to create complete, walkable communities supported by nearby services.

### **LEGAL IMPLICATIONS**

The Development Procedure Bylaw requires that the Applicant install a Development Proposal Notification Sign and hold a Developer Information Meeting (DIM), both of which have been completed by the Applicant.

In accordance with Section 497 of the *Local Government Act*, Council may issue a TUP for a period of up to three years and may subsequently authorize one extension for an additional period of up to three years. Should the Applicant wish to continue the temporary use beyond the maximum six-year period, a new TUP application or a rezoning application would be required.

### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

A Development Information Meeting (“DIM”) was held on March 19, 2026, from 5:30 p.m. to 6:30 p.m. at the White Rock Public Library. There was one attendee at the Development Information Meeting, with no comment cards being submitted. A total of eight (8) submissions were received over email, including four letters in support of the application and four letters expressing opposition. In addition to this meeting, the City received written correspondence from members of the public regarding the proposed TUP. The Applicant’s DIM summary and copies of the community feedback received are attached as Appendix D and Appendix E, respectively.

Those in support of the application cited the ongoing need for additional childcare spaces in White Rock, particularly for infant, toddler, and preschool care. Comments in support of the proposal included the benefits of childcare for working families, the neighbourhood-scale nature of the proposed centre, and the positive reputation and experience of the childcare operator. In contrast, correspondence expressing opposition raised concerns related to neighbourhood impacts, including traffic, parking, and compatibility with the surrounding single-family residential area.

In accordance with Section 494 of the *Local Government Act*, a TUP must be considered by Council. Accordingly, per the *Local Government Act* and the City’s Development Procedures Bylaw, this application is required to proceed to Public Notification to provide property owners and occupants within 50metres of the subject property an opportunity to provide written comments prior to Council making a final decision on the permit. Council direction is required to authorize staff to proceed with public notification in accordance with section 494 of the *Local Government Act*.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The application was referred for review to other city departments and external agencies, and no comments or concerns were noted for this application as proposed.

### **OPTIONS / ALTERNATIVES**

The following alternative options are available for Council's consideration:

1. Defer consideration of the proposed TUP application pending further direction from Council.  
**OR**
2. Decide not to proceed with the proposed TUP application and direct staff to advise the Applicant accordingly.

### **CONCLUSION**

The proposed TUP for a childcare centre at 991 Stayte Road represents a small-scale, community-serving use that is consistent with the Neighbourhood Commercial designation and the objectives of the Official Community Plan. The proposed use is to be contained within the ground-floor commercial space of the existing building on-site, meets parking requirements, and is limited in scale, hours of operation, and duration.

Staff are of the opinion that the application merits further consideration and recommend that Council direct staff to proceed with a Public notification to allow for written public input prior to final consideration of the TUP for approval.

Respectfully submitted,

Reviewed by,



Julian Loutsik, MCP  
Planner

Neethu Syam  
Manager, Planning

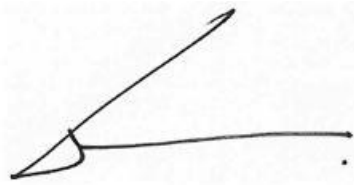
Approved by,



Wayne Berg, RBO, CBRO  
Director, Planning and Development Services

**Comments from the Chief Administrative Officer**

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, consisting of a large, sweeping 'G' followed by a horizontal line that ends in a small dot.

Guillermo Ferrero  
Chief Administrative Officer

- Appendix A: Draft TUP No. 26-0001
- Appendix B: CD-20 Zone excerpt
- Appendix C: Applicant's Submission Package
- Appendix D: Applicant's Developer Information Meeting Summary
- Appendix E: Public Feedback