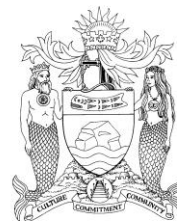


**The Corporation of the  
CITY OF WHITE ROCK  
BYLAW No. 2373**



A Bylaw to amend the  
"White Rock Zoning Bylaw, 2012, No. 2000" 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. THAT Schedule C of the *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended by rezoning the following lands:

Lot B Section 10 Township 1 New Westminster District Plan BCP33380  
PID: 027-321-690  
(14401 Sunset Drive)

as shown on Schedule "1" attached hereto, from the 'RS-1 One Unit Residential Zone' to 'CD-65 Comprehensive Development Zone (14401 Sunset Drive).'

2. THAT *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended:

(1) by adding to the Table of Contents for 'Schedule B (Comprehensive Development Zones)', Section 7.65 CD-65 Comprehensive Development Zone';

(2) by adding the attached Schedule "2" to 'Schedule B (Comprehensive Development Zones)' Section 7.65 CD-65 Comprehensive Development Zone'.

3. This bylaw may be cited for all purposes as "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-65 – 14401 Sunset Drive) Bylaw, 2020, No. 2373*".

|                                      |                         |                |
|--------------------------------------|-------------------------|----------------|
| Public Information Meeting held this | 20 <sup>th</sup> day of | October , 2020 |
| Read a first time this               | 8 <sup>th</sup> day of  | February, 2021 |
| Read a second time this              | 8 <sup>th</sup> day of  | February, 2021 |
| Considered at a Public Hearing this  | 1 <sup>st</sup> day of  | March , 2021   |
| Read a third time this               | 8 <sup>th</sup> day of  | March, 2020    |
| Adopted this                         | day of                  | , 2023         |

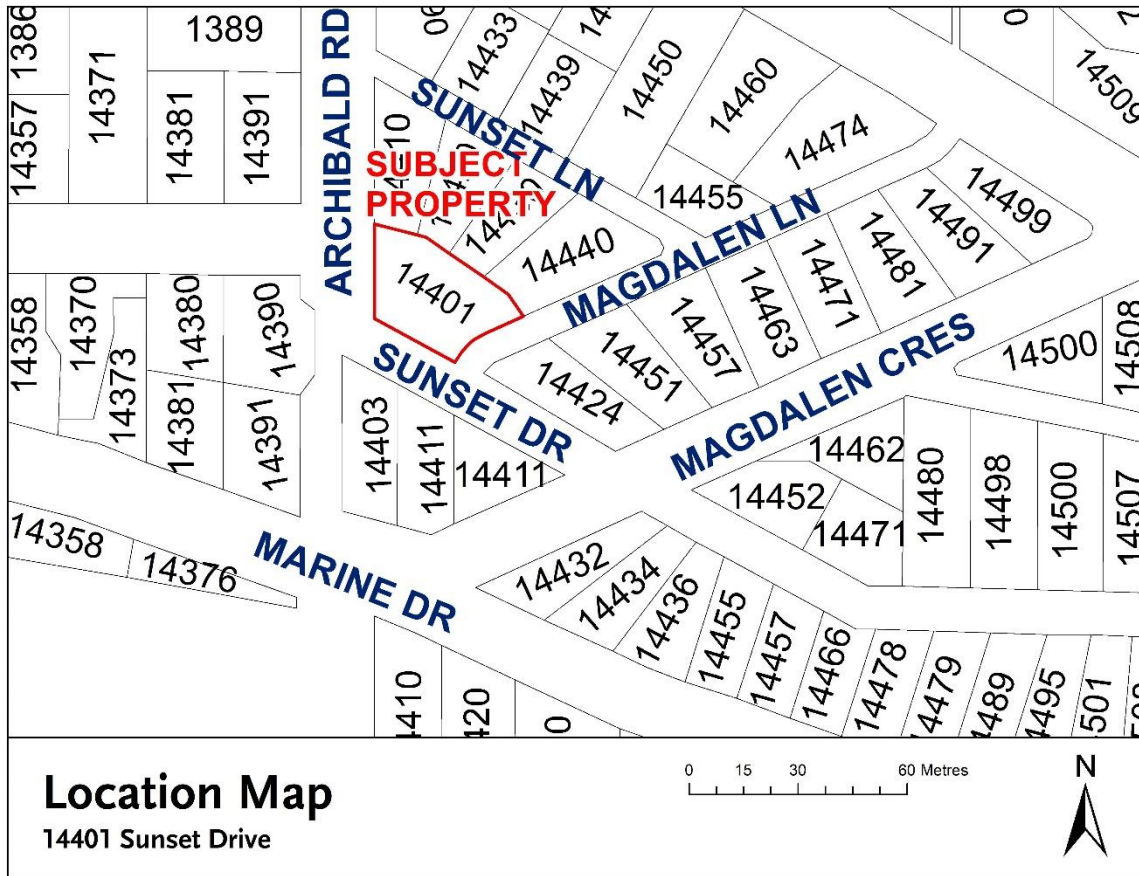
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Mayor

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Director of Corporate Administration

Schedule "1"



Schedule “2”

## 7.65 CD-65 COMPREHENSIVE DEVELOPMENT ZONE

### INTENT

The intent of this zone is to accommodate the subdivision of the subject properties in order to create two single family lots on smaller, irregularly shaped lots with a minimum lot size of 443 m<sup>2</sup> (4,766 ft<sup>2</sup>).

1. Permitted Uses:

- 1) a one-unit residential use in conjunction with 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 bed and breakfast use* in accordance with the provisions of Section 5.7.
- 2) an accessory home occupation in conjunction with a one-unit residential use and in accordance with the provisions of Section 5.3;
- 3) a care facility in accordance with the provisions of Section 5.1.

2. Lot Size:

- 1) The minimum lot width, lot depth and lot area in the CD-65 zone are as follows:

|           |  |
|-----------|--|
| Lot width | 12.49 m (40.9 ft)                                  |
| Lot Depth | West Lot: 27m (88.6 ft)<br>East Lot: 24m (78.8 ft) |
| Lot Area  | 443m <sup>2</sup> (4,766 ft <sup>2</sup> )         |

3. Lot Coverage:

- (a) The maximum *lot coverage* in the CD-65 zone is 35%.

4. Floor Area:

- 1) maximum residential gross floor area shall not exceed 0.47 times the *lot area*.
- 2) notwithstanding any other provision in this bylaw, only one basement storey is permitted.

5. Building Height:

- 1) *principal buildings* shall not exceed a height of 4.87m (15.97ft) from *average natural grade*.
- 2) *ancillary buildings and structures* shall not exceed a height of 4.0m (13.12ft) from *average natural grade*.

6. Minimum Setback Requirements:

- 1) principal buildings and ancillary buildings and structures in the CD-65 zone shall be sited in accordance with the following minimum setback requirements:

| <b>Setback</b>                           | <b>Principal Building</b> | <b>Ancillary Buildings and Structures</b> |
|--|---------------------------|---|
| Front lot line                           | 7.5m (24.61ft)            | Not permitted                             |
| Rear lot line                            | 7.5m (24.61ft)            | 1.5m (4.92ft)                             |
| Interior side lot line                   | 1.5m (4.92ft)             | 1.5m (4.92ft)                             |
| Exterior side lot line                   | 3.8m (12.47ft)            | 3.8m (12.47ft)                            |
| Exterior side lot line (abutting a lane) | 2.4m (7.87ft)             | 2.4m (7.87ft)                             |

7. Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 5. 2) and 6. 1) above, the following standards also apply:

- (a) there shall be not more than one ancillary building per lot.
- (b) ancillary buildings and structures shall not be located in any required front yard area.

8. Parking:

Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

9. Trees:

A minimum of one tree is to be planted per lot.