

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2454**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

The CITY COUNCIL of the Corporation of the City of White Rock, in open meeting assembled, ENACTS as follows:

1. Schedule "C" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended is further amended by rezoning the following lands:

Lot 9 Section 11 Township 1 New Westminster District Plan 11821
(15439 Oxenham Avenue)
PID: 009-603-425

as shown on Schedule "1" attached hereto, from 'RS-1 One Unit Residential Zone' to 'CD-69 Comprehensive Development Zone (15439 Oxenham Avenue)'.

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 7.69 CD-69 Comprehensive Development Zone (15439 Oxenham Avenue)';
 - (2) by adding the attached Schedule "2" to 'Schedule B (Comprehensive Development Zones)' Section 7.69 CD-69 Comprehensive Development Zone (15439 Oxenham Avenue)'.
3. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-1 Zone to CD-69 Comprehensive Development Zone, 15493 Oxenham Avenue) Bylaw, 2023, No. 2454".

PUBLIC INFORMATION MEETING on the	21 st day of	October, 2021
RECEIVED FIRST READING on the	day of	
RECEIVED SECOND READING on the	day of	
PUBLIC HEARING held on the	day of	
RECEIVED THIRD READING on the	day of	

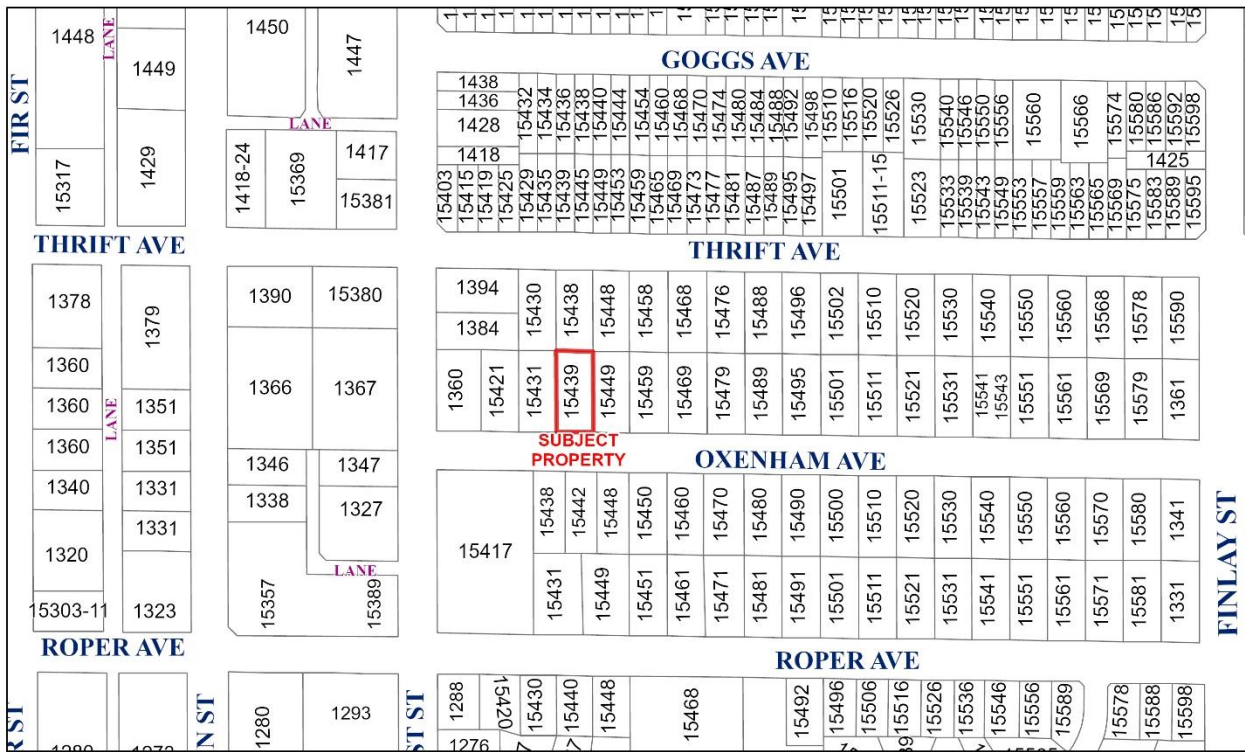
RECONSIDERED AND FINALLY ADOPTED on the

day of

Mayor

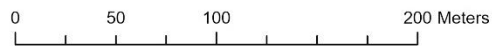
City Clerk

Schedule "1"



Location Map

15439 Oxenham Avenue



Schedule “2”

7.69 CD-69 COMPREHENSIVE DEVELOPMENT ZONE (15439 Oxenham Avenue)

INTENT

The intent of this zone is to accommodate a two unit residential (duplex) use on the subject property with a lot size of 740.74 m² (7,973.31 ft²).

1. Permitted Uses:

In the CD-69 zone the following uses are permitted and all other uses are prohibited:

- (a) a *one-unit residential* use; or
- (b) a *two-unit residential* use;
in conjunction with not more than one (1) of the following accessory uses per *dwelling unit*:
 - (i) an *accessory home occupation* in conjunction in accordance with the provisions of Section 5.3;
 - (ii) an *accessory boarding use* in accordance with the provisions of Section 5.4.
- (c) notwithstanding the above, *accessory registered secondary suites* are not permitted within a *two-unit residential use* that has been subdivided in accordance with the Strata Property Act.

2. Lot Size:

The minimum lot width, lot depth and lot area in the CD-69 zone are as follows:

Lot width	18.29 m (60.0 ft)
Lot Depth	40.5 m (132.9 ft)
Lot Area	740.74 m ² (7,973.31 ft ²)

3. Lot Coverage:

The maximum *lot coverage* in the CD-69 zone is 45%.

4. Floor Area:

- (a) Maximum *residential gross floor area* shall not exceed 0.5 times the *lot area*.
- (b) notwithstanding any other provision in this bylaw, only one *basement storey* is permitted.

5. Building Height:

- (a) *principal buildings* shall not exceed a height of 7.7m (25.26 ft) from *average natural grade*.
- (b) *ancillary buildings* and *structures* shall not exceed a height of 5.0m (16.40 ft).

6. Minimum Setback Requirements:

Principal buildings and ancillary buildings and structures in the CD-69 zone shall be sited in accordance with the following minimum setback requirements:

Setback	Principal Building	Ancillary Buildings and Structures
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)

7. Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-section 5 (b) and section 6 above, the following standards also apply:

- (a) there shall be not more than one *ancillary building* per *fee-simple* lot.
- (b) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area
- (c) *ancillary buildings and structures* shall not be located closer than 3.0m (9.85ft) to a *principal building*.

8. Parking:

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

9. General:

Drawings attached hereto prepared by Movado Homes & Designs Ltd., revision dated 30th November 2022, and on file with the City of White Rock as shown on the attached plans and for the purposes of this zone are referred to as “the Plans”. Development in this zone shall generally conform to the Plans.