

2009 APRIL

REFERENCE: COUNCIL

PLANNING - No. 805

POLICY: Existing Accessory Bed & Breakfast Establishments

Rationale:

The City aims to encourage accessory bed & breakfasts as a form of tourist accommodation provided that they are safe and comfortable for tourists. Authorization, by way of licensing existing bed & breakfast establishments, is a valuable part of achieving this objective.

Policy:

The list of properties by legal description, BC Assessment's property identification number (PID) and civic address at the end of this policy statement are deemed to be 'grandfathered' from the following requirements of Section 407 of the "White Rock Zoning Bylaw, 1999, No. 1591, as amended":

(h) provide one (1) additional on-site parking space per *sleeping unit* used for the *accessory bed & breakfast use*, provided that all parking for patrons shall be provided on the same lot as the *accessory bed & breakfast use*.

Bed & breakfast establishments at the properties listed may continue to operate in their current form PROVIDED THAT:

1. They MUST comply with all other requirements of the "White Rock Zoning Bylaw, 1999, No. 1591, as amended", "White Rock Sign Bylaw, 1986, No. 1042, as amended", and "White Rock Business License Bylaw, 1997, No. 1510, as amended", including ALL life safety requirements;
2. No structural improvements or additions are made to the dwelling;
3. No increases are made to the number of sleeping units used for the bed & breakfast operation.

In the event that an owner / operator of a bed & breakfast wishes to make any such changes, compliance with ALL requirements of the "White Rock Zoning Bylaw, 1999, No. 1591, as amended", including those for on-site parking, must be adhered to. In addition, bed & breakfast establishments at the properties listed, as well as all new applications for bed & breakfast establishments within the City, may include the name of the bed & breakfast on the signage permitted under the "White Rock Sign Bylaw, 1986, No. 1042, as amended", with a maximum sign area of 0.37m² (4ft²).

This policy will be effective until December 31, 2011 (following review and update of the Zoning Bylaw).

List of Subject Properties:

Lot 9, Section 10, Township 1, New Westminster District Plan 6761
PID: 011-206-560
(14466 Sunset Drive)

Lot 18, Block 16, Section 11, Township 1, New Westminster District Plan 1334
PID: 000-599-948
(15964 Pacific Avenue)

South Half Lot 18, Section 10, Township 1, New Westminster District Plan 1390
PID: 002-272-920
(1185 Oxford Street)

Lot 1, Block 10, Section 11, Township 1, New Westminster District Plan 1334
PID: 001-480-481
(15671 Columbia)

Lot 27 Except: The North 200 Feet; Section 9, Township 1, New Westminster District
Plan 6684
PID: 011-204-478
(13894 Terry Road)

Lot "M", Section 10, Township 1, New Westminster District Plan 7710
PID: 011-285-761
(1287 High Street)

Lot 7, Section 10, Township 1, New Westminster District Plan 5729
PID: 011-147-156
(14647 Marine Drive)

Lot 15, Block 10, Section 10, Township 1, New Westminster District Plan 1390
PID: 011-280-239
(14778 Thrift Avenue)

Lot 16, Block 10, Section 10, Township 1, New Westminster District Plan 1390
PID: 011-280-247
(14778 Thrift Avenue)

Lot 47, Section 10, Township 1, New Westminster District Plan 5768
PID: 011-163-666
(14635 Bellevue Crescent)

Lot 1, Section 10, Township 1, New Westminster District Plan BCP14412
PID: 026-106-027
(15089 Buena Vista Avenue)

Lot A, Section 11, Township 1, New Westminster District Plan LMP18400
PID: 018-900-721
(835 Kent Street)

Lot 8, Section 10, Township 1, New Westminster District Plan 4378
PID: 011-079-720
(14884 Hardie Avenue)

Lot 1, Block 35, Section 11, Township 1, New Westminster District Plan 2525
PID: 012-693-804
(1107 Fir Street)

Lot 4, Section 9, Township 1, New Westminster District Plan 7798
PID: 011-262-028
(14336 Marine Drive)

Lot 2, Section 10, Township 1, New Westminster District Plan BCP14412
PID: 026-106-035
(15093 Buena Vista Avenue)

Lot 103, Section 9, Township 1, New Westminster District Plan 30382
PID: 002-280-621
(1511 Phoenix Street)

Strata Lot C, Section 10, Township 1, New Westminster District Strata Plan LMS4719
PID: 025-447-777
(1353 Overall)