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| <u>COUNCIL AGENDA</u> | |
| Date: November 17, 2025 December 1, 2025 | Item: 10.13 13.7. |



MEMORANDUM

Date: October 28, 2025 File: 0282-20-0210/0211
 To: Council
 From: Sue Ketler, Deputy Municipal Manager / Director of Parks, Culture,
 and Community Services
 Subject: **Breakwaters and Moving Buildings Over Foreshore Policies**

RECOMMENDATION:

THAT

1. proposed "Breakwaters Policy 0210" be approved; and
2. proposed "Moving Buildings Over Foreshore Policy 0211" be approved.

The purpose of this memorandum is to seek approval from Council to approve the proposed Breakwaters Policy 0210 and Moving Buildings Over Foreshore Policy 0211.

Updates to the policy were administrative, such as:

- updated using the new policy template;
- the policy was changed from an Administrative Policy to a Council Policy;
- definitions of terms were added; and
- intent of the policy remains the same.

Author:

Sue Ketler

Sue Ketler, Deputy Municipal Manager /
Director of Parks, Culture, and Community Services

Appendices

- Appendix A: Breakwaters Policy 0210
 Appendix B: Moving Buildings Over Foreshore Policy 0211

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Title: Breakwaters
Division: Parks, Culture, and Community Services
Policy Number: 0210
File Number: 0282-20-0210

1. Purpose

- 1.1. To establish a policy concerning the construction of breakwaters along the foreshore.
- 1.2. This policy ensures that the foreshore remains accessible, environmentally healthy, and consistent with community values for public enjoyment of waterfront lands.

2. Scope

- 2.1. This policy applies to all applications, proposals, or activities involving the installation, construction, or placement of breakwaters along the foreshore within the jurisdiction of the District.

3. Definitions

- 3.1. “**Breakwaters**” means a barrier built out into a body of water to protect a coast or harbour from the force of waves.
- 3.2. “**District**” means The Corporation of the District of West Vancouver.
- 3.3. “**Foreshore**” means the area of land between the high-water mark and the low-water mark that is subject to tidal influence.

4. Policy Statement

- 4.1. The District will not approve any private residential or non-commercial breakwaters being constructed along the foreshore.
- 4.2. Council may consider commercial breakwaters subject to applicable regulatory frameworks and approval processes.
- 4.3. Breakwater construction associated with District projects are subject to applicable regulatory frameworks and approval processes.

5. Approval

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| Approved by | <input type="checkbox"/> Municipal Manager | <input checked="" type="checkbox"/> Mayor and Council |
| Approval date | Click here to enter a date. | |
| Council minutes Document ID (Council Policies only) | | |
| Council report Document ID (Council Policies only) | | |
| Signature | <div style="text-align: center;"> X _____ </div> | |

6. Additional Information

| | | |
|----------------------------|---|---|
| Category | <input checked="" type="checkbox"/> Council | <input type="checkbox"/> Administrative |
| Related procedure | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Date of last review | 2025 | |

Title: Moving Buildings over Foreshore
Division: Parks, Culture, and Community Services
Policy Number: 0211
File Number: 0282-20-0211

1. Purpose

- 1.1. To establish a policy concerning movement of buildings or structures along the foreshore and adjacent parks.

2. Scope

- 2.1. This policy governs activities by private individuals, contractors, developers, and other parties seeking permission from the District.
- 2.2. This policy applies to all instances where buildings or structures are proposed to be moved across, over, or along the foreshore and adjacent parks within the jurisdiction of the District.
- 2.3. This policy does not apply to the movement of buildings or structures on private property, inland areas, or other activities not involving access to or use of the foreshore.

3. Definitions

- 3.1. “**Council**” means the Council of The Corporation of the District of West Vancouver.
- 3.2. “**District**” means The Corporation of the District of West Vancouver.
- 3.3. “**Foreshore**” means the area of land between the high-water mark and the low-water mark that is subject to tidal influence.
- 3.4. “**Parks**” means parks managed and maintained by the District.

4. Policy Statement

- 4.1. The District generally does not support the movement of buildings or structures over the foreshore and adjacent parks.
- 4.2. Exceptions may be considered on a case-by-case basis where movement is deemed necessary and all conditions of permits and approvals can be satisfied. In granting approval, the District requires that the foreshore and adjacent parks be fully restored to its previous condition, to the satisfaction of the Director, Parks, Culture, and Community Services.

5. Approval

| | | |
|---|--|---|
| Approved by | <input type="checkbox"/> Municipal Manager | <input checked="" type="checkbox"/> Mayor and Council |
| Approval date | Click here to enter a date. | |
| Council minutes Document ID (Council Policies only) | | |
| Council report Document ID (Council Policies only) | | |
| Signature | X _____ | |

6. Additional Information

| | | |
|----------------------------|---|---|
| Category | <input checked="" type="checkbox"/> Council | <input type="checkbox"/> Administrative |
| Related procedure | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Date of last review | 2025 | |