



COUNCIL AGENDA
Date: January 26, 2026 Item: 5.



5.

DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	January 5, 2026
From:	John Wong, Senior Manager, Facilities and Assets
Subject:	Road Closure and Removal of Highway Dedication Bylaw No. 5418, 2026 (5037 Howe Sound Lane)

RECOMMENDATION

THAT the proposed “Road Closure and Removal of Highway Dedication Bylaw No. 5418, 2026” (the “Road Closure Bylaw”) be read a first, second, and third time.

1.0 Purpose

The purpose of this report is to present a Road Closure Bylaw (**Appendix 1**) that proposes closing a portion of the municipal road allowance on Howe Sound Lane. This section of road is adjacent to 5037 Howe Sound Lane and is identified as “Road to be Closed” on the survey plan attached to the bylaw. The bylaw will allow the “Road to be Closed” area to be transferred to the owners of 5037 Howe Sound Lane (the “Property”) and consolidated with Property.

2.0 Legislation/Bylaw/Policy

Sections 40, 41 and 94 of the *Community Charter* provide for the municipal authority and notification process for road closures.

Sections 26 and 94 of the *Community Charter* provide for the municipal authority and notification process for real property dispositions.

3.0 Council Strategic Objective(s)/Official Community Plan

Council’s Strategic Objectives and The Official Community Plan do not apply.

4.0 Financial Implications

The owners of the Property have proposed to give 62.1 m² of land in exchange for 48.3 m² of District road, identified in the proposed bylaw as “Road to be Closed”, at no additional cost to the District. The owners have paid the costs for preparing the required survey plans. Each party will be responsible for its own legal expenses, and the District will be responsible for the costs to register the properties at the Land Title Office.

5.0 Background

5.1 Previous Decisions

No previous decisions have been made with respect to the proposed Road Closure.

5.2 History

In November 2024, the owners of the Property brought forward a proposal to dedicate 62.1 m² of their Property (see Exhibit 1 – Road to be Dedicated) in exchange for the District of West Vancouver (“District”) closing a 48.3 m² portion of Howe Sound Lane (see Exhibit 1 – Road to be Closed) and transferring it to the owner of the Property so it could be consolidated with the Property.

District planning and engineering staff reviewed the proposal and do not have any objection to the proposed land exchange as it is mutually beneficial for the District and the owner of the Property. The exchange serves to rectify the District’s road that encroaches onto the Property and will improve an existing non-conforming building setback for the owner of the Property.

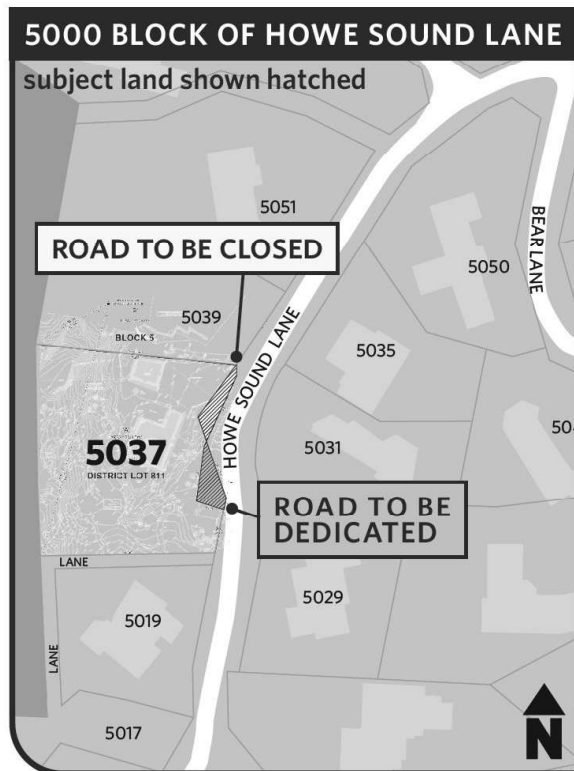


Exhibit 1 – 5037 Howe Sound Lane and Adjacent Road

6.0 Analysis

6.1 Discussion

Under section 40 of the *Community Charter*, before adopting a bylaw, Council must give notice of its intention to close a portion of highway and remove the highway dedication in accordance with section 94 of the *Community Charter*. This notice was advertised in the North Shore News on January 14 and 21, 2026. Council must then provide an opportunity for persons who consider they are affected by the bylaw to make representations to Council.

The road closure process is summarized below:

1. Staff publish statutory notices for the road closure and removal of highway dedication and post a notice to provide an opportunity for persons who consider they are affected by the proposed bylaw to make representations to Council;
2. Council gives first, second and third reading to proposed Road Closure and Removal of Highway Dedication Bylaw No. 5418, 2026; and
3. After the opportunity for making representations has been provided, Council may adopt the proposed Road Closure and Removal of Highway Dedication Bylaw No. 5418, 2026.

Additionally, under section 26 of the *Community Charter*, before disposing the closed road, Council must give notice of its intention of the disposition in accordance with section 94 of the *Community Charter*. This notice was completed in conjunction with the road closure notice described above.

6.2 Climate Change and Sustainability

Not applicable.

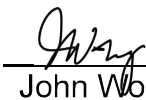
6.3 Public Engagement and Outreach

The Notice of Road Closure and Removal of Highway Dedication and Disposition was published in the North Shore News on January 14 and 21 and posted on the Municipal Hall public notice boards and on site.

6.4 Other Communication, Consultation, and Research

The District's Planning, Development, and Environment Services, Engineering and Transportation Services, and Finance and Corporate Services have been consulted on the subject matter of this report.

Author:



John Wong, Senior Manager, Facilities and Assets

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District of West Vancouver

Road Closure and Removal of Highway Dedication Bylaw No. 5418, 2026

Effective Date:

District of West Vancouver

Road Closure and Removal of Highway Dedication Bylaw No. 5418, 2026

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District of West Vancouver

Road Closure and Removal of Highway Dedication Bylaw No. 5418, 2026

A bylaw to close up and remove the dedication of a portion of highway being a portion of Howe Sound Lane (adjacent to 5037 Howe Sound Lane), West Vancouver.

WHEREAS:

- A) under the *Community Charter* the Council of the District of West Vancouver may close a highway to traffic, remove the dedication of a highway and dispose of municipal land;
- B) the Council has posted and published notices of its intention to close the portion of highway referred to in this bylaw and remove its dedication as highway, and has provided an opportunity for persons who consider they are affected to make representations to Council;
- C) the Council does not consider that the closure will affect the transmission or distribution facilities or works of utility operators;
- D) the Council has posted and published notices of its intention to dispose of the portion of highway referred to in this bylaw for the purposes of consolidation with the adjacent property located at 5037 Howe Sound Lane; and
- E) the Council deems it expedient to provide for the closure to traffic and removal of the dedication of that portion of highway located at Howe Sound Lane, West Vancouver and more particularly described in this bylaw.

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Road Closure and Removal of Highway Dedication Bylaw No. 5418, 2026.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Road Closure and Removal of Highway Dedication

- 3.1 That portion of highway dedicated by Plan 4763 (the “Closed Road”) labelled as “Road to be Closed” on Reference Plan EPP 139996, a reduced copy of which is attached to this bylaw as Schedule A and which forms part of this bylaw, is closed to all types of traffic.
- 3.2 The dedication as highway of the Closed Road is removed.
- 3.3 The Mayor and Clerk are authorized to execute and deliver such transfers, deeds of land, plans and other documents as are necessary or desirable to effect the aforesaid closure and removal of highway dedication.

Schedules

Schedule A – Reference Plan of Highway Closure EPP139996

Road Closure and Removal of Highway Dedication Bylaw No. 5418, 2026 3

READ A FIRST TIME on

READ A SECOND TIME on

READ A THIRD TIME on

APPROVED by the Minister responsible for the Transportation Act on

ADOPTED by the Council on.

Mayor

Corporate Officer

Schedule A – Reference Plan EPP13996 of Highway Closure

