

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

## COUNCIL REPORT

Date:	January 19, 2026
From:	John Carbon, Assistant Planner
Subject:	Proposed Miscellaneous Bylaw Amendments

### RECOMMENDATION

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425 2026" be read a first time.

### RECOMMENDATION

THAT proposed "Sign Bylaw No. 4499, 2007, Amendment Bylaw No. 5426, 2026" be read a first, second, and third time.

### RECOMMENDATION

THAT proposed "Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5427, 2026" be read a first, second, and third time

### RECOMMENDATION

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5428, 2026" be read a first time.

### RECOMMENDATION

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report dated January 19, 2026, be endorsed as sufficient consultation for purposes of section 475 of the Local Government Act.

### RECOMMENDATION

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026" and "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5428, 2026" be presented at a public hearing scheduled for March 30, 2026 at 5:00 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (WebEx video conferencing software), and that notice be given of the scheduled public hearing.

## **1.0 Purpose**

This report proposes miscellaneous amendments to the Zoning Bylaw (**Appendix A**), Development Procedures Bylaw (**Appendix B**), Official Community Plan (**Appendix C**), and Sign Bylaw (**Appendix D**). The proposed bylaw amendments would provide greater clarity to existing regulations, correct inadvertent errors, and address inconsistencies. Specific amendments are proposed to provide improvements and greater flexibility for non-habitable attics, power pole installation, heat pumps, accessory buildings and structures, and ferry terminal operations accessory infrastructure.

## **2.0 Legislation/Bylaw/Policy**

The Local Government Act (LGA) requires that a public hearing be held on the proposed Zoning and Official Community Plan amendment bylaws, in accordance with sections 464 through 470.

Zoning Bylaw No. 4662, 2010, regulates development of property and buildings in the District. Development Procedures Bylaw No. 4940, 2017, outlines procedures for administering and processing development applications. Sign Bylaw No. 4499, 2007, regulates District sign requirements.

## **3.0 Official Community Plan**

### *Official Community Plan*

The Official Community Plan (OCP) includes development permit areas (DPAs) which contain area-specific policies and guidelines that direct development.

## **4.0 Financial Implications**

Not applicable.

## **5.0 Background**

### 5.1 Previous Decisions

Not applicable.

### 5.2 History

Not applicable.

## **6.0 Analysis**

### 6.1 Discussion

#### Zoning Bylaw Amendments

The proposed amendments to the Zoning Bylaw (Appendix A) are described below:

- a) Attic, Non-habitable

The current definition of “Attic, non-habitable” requires a maximum height of 1.7 m (5.57 ft) for pitched roof attics to be considered non-habitable. This requirement results in non-compliance for many conventional single-family dwellings, as typical pitched roof designs commonly exceed the 1.7 m height limit. In contrast, flat roof attics can be defined as “Attic, non-habitable” if the space is rendered unusable by structurally required roof members spaced no more than 0.6 metres apart.

An amendment is proposed to the definition of “Attic, non-habitable” that is less restrictive, by eliminating the difference for what is considered a non-habitable attic for both pitched and flat roofs. As such, an attic with a pitched roof that exceeds the 1.7 m height limit may still be considered non-habitable if the space is rendered unusable by structurally required roof members spaced no more than 0.6 metres apart. The proposed amendment would resolve the non-compliance issue affecting many conventional single-family dwellings with pitched roofs.

b) Garden Wall

“Garden wall” is currently defined as a vertical structure used as an enclosure or a screen of all or part of a site where the thickness is more than 0.08 m. The existing definition of “Garden wall” does not specify that it is not intended for soil or rock-retaining purposes, unlike the definition of “Retaining wall”, which is a structure constructed to retain soil or rock. An amendment is proposed to clarify the definition of “Garden wall” that limits its height to 1.2 m (3.94 ft.), as it qualifies as a structure and is not intended to retain soil or rock. As a structure, it must comply with setback requirements. This will provide guidance to staff regarding siting and height regulations for garden walls.

c) Short-term Rental Accommodation

An amendment is proposed to add “Host” to the Zoning Bylaw definitions. “Host” is proposed to be defined as a person who is legally entitled to possession of a property where short-term rental accommodation services are provided or who arranges the short-term rental.

A consequential amendment is proposed to Section 130.18(2)(a), replacing the word “operator” with “host”. Section 130.18 currently refers to both “operator” and “host”. The amendment is proposed to eliminate any possible confusion between the two words, as Section 130.18 will only refer to “host” moving forward. An additional amendment is proposed to Section 130.18(3), which permits a person to operate a short-term rental in a separate dwelling located on the same lot as their principal residence, such as a coach house or secondary suite.

The amendments are intended to support Bylaw and Licensing staff processes and efforts to clarify regulations for applicants on who is permitted to operate a short-term rental, and where a short-term rental is permitted on a residential site. Short-term rental license holders are still only permitted to operate a maximum of one short-term rental per principal residence and associated lot.

d) Shipping Containers

An amendment to Section 120.01(8) is proposed to not permit shipping containers on residential sites (with the exception of shipping containers used temporarily for construction activities). Shipping container installation is subject to relevant building permit requirements and must demonstrate compliance with the BC Building Code if they are greater than 10 m<sup>2</sup>. Staff seldom see shipping containers qualify as buildings, as it is difficult for shipping containers to comply with the BC Building Code. In addition, shipping containers are often viewed as unsightly when located on residential sites.

The proposed amendment does not disqualify the use of shipping container-based technology for dwellings if it is integrated within an overall building design, and a professional BC Building Code consultant qualifies it as meeting the BC Building Code.

e) Power Poles

Section 120.27(10) is proposed to be amended to allow power poles supporting electrical services to be located within a required yard and exceed the permitted height of an accessory structure. Power poles on private properties are sometimes required for electrical service, such as in circumstances where a service wire will be longer than 30 m from BC Hydro's point of connection to the service location, or if service wire creates an aerial trespass over a neighbouring property. In addition, BC Hydro requires private power poles to be located within 3 m of a lane or roadway. Staff note that most Board of Variance (BOV) applications are for power poles proposing to vary yard setbacks and accessory structure height. All previous BOV applications have been approved. The amendment would eliminate power pole applications to the BOV and result in a more streamlined permit application review process.

f) Heat Pump

Heat pumps provide for an efficient heating and cooling system by moving heat in and out of homes using electricity. As British Columbia primarily generates its electricity from renewable energy, switching from fossil-fuel systems to a heat pump may significantly reduce a home's carbon emissions.

Council had previously approved an amendment to Section 120.27(7) that allowed heat pumps to be located anywhere on a

site. However, a heat pump is specifically defined as a structure under the Zoning Bylaw definition of “structure”. Section 130.01(3) specifies that no part of a structure shall be located in a required yard. As such, an amendment is proposed to Section 130.01(3)(b) to clarify that although heat pumps are “structures”, they are permitted to be located anywhere on a site. The amendment clarifies heat pump siting regulations, further facilitating their installation on residential sites within the District.

g) Accessory Buildings and Structures

The Zoning Bylaw currently places more restrictive siting regulations for detached accessory buildings (e.g. garages) and structures than one-storey detached secondary suites (coach houses). For example, the minimum side yard setback requirement for a one-storey detached accessory building (e.g. detached garage) on a RS3-zoned lot with a site width of 20 m that includes a two-storey single-family dwelling is 2 m. In contrast, a one-storey coach house located on the same lot has a reduced minimum side yard setback of 1.52 m.

An amendment is proposed to Section 130.01(3) to permit a detached accessory building a minimum side yard setback of 1.52 m in residential zones. This aligns with the minimum side yard setback for a one-storey coach house. Generally speaking, a coach house is considered a more intensive land use than an accessory building (e.g. detached garage). Therefore, staff recommend aligning the minimum side yard setback requirements for accessory buildings (less intensive land use) with one-storey coach house requirements to allow for more flexible siting for accessory buildings.

h) Physicians’ Office

An amendment is proposed to remove Section 130.04(2), regarding permitting physicians’ offices in dwellings located in Duplex Dwelling and Multiple Dwelling Zones, as it is redundant. Physician’s offices are permitted in all zones that permit home-based businesses (all residential zones). This would remove any confusion regarding the specific zones that physicians’ offices are permitted within..

i) Bicycle Parking

Section 143.01(3) is proposed to be amended to correct a discrepancy regarding townhouse parking requirements. Section 143.01(3) indicates that 1.5 bicycle parking spaces are required per townhouse dwelling unit. However, Section 144.01(3) indicates that 2 bicycle spaces shall be provided per ground-oriented dwelling unit. The Zoning Bylaw definition of “dwelling, ground-oriented” includes examples of ground-oriented dwellings such as infill, multiplexes, and rowhouses (i.e. townhouses). Section 143.01(3) is

proposed to be amended to increase the required number of bicycle parking spaces for townhouses from 1.5 to 2.

An additional amendment to Section 143.01(4) is proposed to remove vehicle parking space reductions for each bicycle parking space required. This aligns with previous climate action amendments that had already reduced vehicle parking requirements.

j) RS3 Alternative Site Area, Width, and/or Depth

An amendment to Section 203.13(1) is proposed to correct an inadvertent numbering and title error.

k) Ferry Terminal Operations Accessory Infrastructure

Section 453.06(1) is proposed to be amended to clarify a height exemption for ferry terminal infrastructure, implementing more general language regarding standard infrastructure for ferry terminal operations. The current height exemption within the M3 Zone related to the Horseshoe Bay ferry terminal was written to reflect the historic ferry terminal structures and operation. The proposed amendment would modernise the height exemption to allow for standard infrastructure related to ferry terminal operations, in alignment with the intent of the existing M3 Zone. This amendment would allow for BC Ferries to complete required upgrade works to modernize the Horseshoe Bay Ferry Terminal facility including installation of a replacement control tower.

l) Minimum Setback Requirements for Parcel 7 in Folkestone Way

An amendment to Section 610.05(4) is proposed to correct an inadvertent error, changing the north setback from “10.6 m” to “7.6 m”. This aligns with the corresponding approved Development Permit.

m) Conditions of Use for Caulfeild Zone

An amendment is proposed to Section 686.04 to add a condition of use for residential buildings containing dwelling units in Residential Area A and B, in which all units are required to be located in a single building. This aligns with the intent of the zoning adopted to replace the previous Caulfeild Land Use Contract where secondary detached dwellings were not contemplated through the community consultation process or Council approval.

Development Procedures Bylaw Amendments

The proposed amendments to the Development Procedures Bylaw (**Appendix B**) are described below:

a) Neighbourhood Areas BF-D1 and BF-D4

A previous amendment to the Official Community Plan (OCP) updated the policy numbers for Whitby Estates and Clyde Avenue

Area from “BF-D1” and “BF-D4” to “BF-B 3.2” and “BF-B 3.3”. Amendments are proposed to Part 4 – Definitions and Part 19 - Delegation to also update references of Policy “BF-D1” and “BF-D4” to “BF-B 3.2” and “BF-B 3.3” within the Development Procedures Bylaw, aligning with previous amendments to the OCP.

b) Delegation

Part 19.2 currently references Parts “19.8 to 19.23”. However, the current list ends at Part 19.24. Part 19.2 is proposed to be amended to correct this inadvertent numbering error, updating “19.23” to “19.24”.

Official Community Plan (OCP) Amendments

The proposed amendments to the Official Community Plan (**Appendix C**) are described below:

a) Guidelines BF-B 3.2 Whitby Estates and BF-B 3.3 Clyde Avenue Area East of Taylor Way

As noted above, a previous amendment to the OCP updated the policy numbers for Whitby Estates and Clyde Avenue East of Taylor Way from “BF-D1” and “BF-D4” to “BF-B 3.2” and “BF-B 3.3”. However, various policy numbers still reference “BF-D1” and “BF-D4”. An amendment is proposed to update the policy numbers.

Sign Bylaw Amendments

The proposed amendments to the Sign Bylaw (**Appendix D**) are described below:

a) General Prohibitions

Opaque window signs are typically made from materials that block light, preventing more vibrant and active store frontages. As such, a fully opaque sign that covers a whole window removes the window’s function as an opening for a building intended to admit light and allowing people to see through it. An amendment is proposed to Part 7.2 to add fully opaque signs that cover a whole window to the list of general prohibitions.

b) Suspended signs

Part 19.2 is proposed to be amended to fix an inadvertent error regarding the maximum permitted area for suspended signs. The current text says “15 m<sup>2</sup>”, when it should say “0.15 m<sup>2</sup>”.

## 6.2 Public Engagement and Outreach

A public hearing must be held to consider the proposed Zoning and Official Community Plan amendment bylaws. Public notice will be given in accordance with District procedures.

## 6.3 Other Communication, Consultation, and Research

Planning staff have consulted with District staff from other relevant departments as appropriate.

## 7.0 Options

### 7.1 Recommended Option

That Council give the recommended readings to the proposed bylaws and set the date for public hearing for the Zoning and Official Community Plan amendment bylaws.

### 7.2 Considered Options

- a) That Council give readings to the proposed bylaws and set an alternate date (to be specified) for a public hearing; or
- b) Defer consideration pending the receipt of additional information (to be specified) to assist in consideration of the proposed bylaws; or
- c) Reject the proposed bylaws.

## 8.0 Conclusion

The proposed miscellaneous bylaw amendments will improve interpretation and application of the bylaws, allow for greater flexibility for buildings and structures highlighted in this report, fill in gaps in existing regulations and policy, address inconsistencies, and correct inadvertent errors. Staff recommend approval of the proposed bylaw amendments.

Author:



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John Carbon, Assistant Planner

Concurrence:



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Michelle McGuire, Senior Manager of Current  
Planning and Urban Design

Appendices:

- A. Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425 2026
- B. Sign Bylaw No. 4499, 2007, Amendment Bylaw No. 5426, 2026
- C. Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5428, 2026
- D. Sign Bylaw No. 4499, 2007, Amendment Bylaw No. 5426, 2026

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District of West Vancouver

**Zoning Bylaw No. 4662, 2010,  
Amendment Bylaw No. 5425, 2026**

Effective Date:

District of West Vancouver

# Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026

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District of West Vancouver

## **Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026**

A bylaw to provide greater clarity to miscellaneous regulations, correct inadvertent errors, and address inconsistencies.

Previous amendments: Amendment bylaws 4672, 4677, 4678, 4679, 4689, 4701, 4680, 4710, 4697, 4716, 4712, 4737, 4726, 4736, 4757, 4752, 4767, 4787, 4788, 4784, 4772, 4791, 4805, 4809, 4828, 4854, 4873, 4866, 4895, 4839, 4898, 4927, 4944, 4905, 4974, 4967, 4982, 4962, 4928, 4992, 5001, 5021, 5024, 5028, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, 5223, 5270, 5281, 5321, 5328, 5338, 5336, 5351, 5293, 5347, 5339, 5206, 5356, 5361, 5353, 5279, 5380, 5379, 5254, and 5387

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for miscellaneous Zoning Bylaw amendments;

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 Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 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 Amendment of Regulations

- 3.1 Zoning Bylaw No. 4662, 2010, Section 110 (Definitions) is amended by:

- 3.1.1 Deleting the existing definition for “Attic, non-habitable” and replacing it with the following, referencing Section 130.08 and 130.12:

the space between the underside of the roof sheathing and the top of the ceiling joists or floor joists of the storey immediately below where:

- a) the vertical distance of the above does not exceed 1.7 metres, or
- b) the space is rendered unusable by structurally required roof members spaced no more than 0.6 metres apart.

- 3.1.2 Deleting the existing definition for “Garden wall” and replacing it with the following:

a wall used as an enclosure or a screen of all or part of a site where the thickness is more than 0.08 metre. A garden wall

exceeding 1.2 metres in height is a structure (see definition of *structure*).

- 3.1.3 Adding the definition of “Host” in alphabetical order with the following text, referencing Section 130.18:

a person who is legally entitled to possession of a property where short-term rental accommodation services are provided or who arranges the short-term rental.

- 3.2 Zoning Bylaw No. 4662, 2010, Section 120 (General Regulations for all Zones) is amended by:

- 3.2.1 Deleting Sections 120.01(8)(d) and 120.01(8)(e) and replacing it with the following:

(d) community care is a permitted use;

(e) child care is a permitted use; and

- 3.2.2 Adding the following to Section 120.01(8) in alphabetical order:

(f) shipping containers are not permitted on residential sites.

- 3.2.3 Deleting Section 120.27(10) and replacing it with the following:

(10) Power poles supporting an electrical service for a Lot may be located within a yard, and exceed the permitted height of an accessory structure.

- 3.3 Zoning Bylaw No. 4662, 2010, Section 130 (General Regulations for Residential Zones and Uses Only) is amended by:

- 3.3.1 Deleting Section 130.01(3) and replacing it with the following:

(3) No part of an accessory building or structure shall be located in a required yard, except that an accessory building or structure may be located partly or entirely (Bylaw #5192):

(a) within a rear yard provided that no part of the accessory building is less than 1.2 metres from the rear site line (Figure 1);

(b) within a side yard provided that no part of the detached accessory building is less than 1.52 metres from the side site line; and

(c) anywhere on a site, the following are permitted:

- (i) children’s play equipment, except that it must be located 1.2 metres from all site lines (Bylaw #5353);
- (ii) flag poles allowing for flags no larger than 2 square metres located on public property, school sites, and any site within a Marine Zone except Marine Zone and elsewhere to a maximum of one flagpole on a site;
- (iii) retaining walls;
- (iv) structures with no part higher than the grade line;
- (v) trellises; and
- (vi) residential electric vehicle charging equipment (Bylaw #5230).

- 3.3.2 In Section 130.01(5), adding the word “detached” between “the” and “accessory”.
- 3.3.3 Deleting Section 130.04(2) and replacing it with the following:
  - (2) The requirement of Section 130.04(1)(a) shall not apply to a physician’s office.
- 3.3.4 Deleting Section 130.06(3) and renumbering the subsequent section.
- 3.3.5 In Section 130.18(2)(a), replacing the word “operator” with “host”.
- 3.3.6 Delete Section 130.06(3) and replacing it with the following:
  - (3) Notwithstanding section 130.18(2)(b), where the zoning permits a principal dwelling and one or more accessory secondary suites on the same lot, short-term rental accommodation shall be permitted in a maximum of one of the principal dwelling, secondary suite, or detached secondary suite and shall be permitted in a dwelling that is not occupied as the principal residence of the host.

3.4 Zoning Bylaw No. 4662, 2010, Section 140 (Parking Regulations) is amended by:

3.4.1 Deleting Section 143.01(3) and replacing it with the following:

(3) The minimum secure bicycle parking spaces provided shall be the sum of that required for the uses on the lot:

	<b>Use</b>	<b>Secure bicycle parking space provision</b>
(a)	Single family or duplex	none
(b)	Townhouse	2 per dwelling
(c)	Apartment	1.5 per dwelling
(d)	Commercial and institutional	0.3 per 100 m <sup>2</sup>

3.4.2 Deleting Section 143.01(4) in its entirety.

3.5 Zoning Bylaw No. 4662, 2010, Section 200 (Single Family Dwelling Zones) is amended by:

3.5.1 Deleting the first title for Section 203.13 “Alternative Zoning Standards” and replacing it with “Alternative Site Area, Width, and/or Depth”.

3.5.2 Deleting the second Section title for Section 203.13 “Alternative site area, width, and/or depth” in its entirety.

3.5.3 Renumbering the second reference of Section 203.13(1) to “Section 203.13(3)”.

3.6 Zoning Bylaw No. 4662, 2010, Section 450 (Marine Zones) is amended by:

3.6.1 Deleting Section 453.06(1)(c) and replacing it with the following:

(c) standard infrastructure associated with ferry terminal operations.

3.7 Zoning Bylaw No. 4662, 2010, Section 610 (CD10 (Folkestone Way)) is amended by:

- 3.7.1 In Section 610.05(4), replacing the number “10.6” with “7.6”.
- 3.8 Zoning Bylaw No. 4662, 2010, Section 686 (CD86 (Caulfeild Zone)) is amended by:
  - 3.8.1 Adding the following to Section 686.04 in numerical order:
    - (3) Residential – Areas A & B
      - For residential buildings containing Ground-oriented dwelling units in Residential Areas A and B, all units are required to be located in a single building.

READ A FIRST TIME on [Date]

PUBLICATION OF NOTICE OF PUBLIC HEARING on [Date]

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

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Mayor

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Corporate Officer

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District of West Vancouver

**Development Procedures Bylaw No. 4940, 2017,  
Amendment Bylaw No. 5427, 2026**

Effective Date:

# Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5427, 2026

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District of West Vancouver

## **Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5427, 2026**

A bylaw to provide greater clarity to miscellaneous regulations and correct inadvertent errors.

Previous amendments: Amendment bylaws 5029, 5043, 5073, 5077, 5109, 5156, 5127, 5224, 5232, 5271, 5318, 5210, 5354, and 5407.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for miscellaneous Development Procedures Bylaw amendments;

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 Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5427, 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 Amendment of Regulations**

- 3.1 Development Procedures Bylaw No. 4940, 2017, Part 4 (Definitions) is amended by:
- 3.1.1 In the definition of “Major Development Permit”, deleting “New Neighbourhood Areas BF-D1 and BF-D4;” and replacing it with:  
Neighbourhood Areas BF-B 3.2 and BF-B 3.3;
- 3.2 Development Procedures Bylaw No. 4940, 2017, Part 19 (Delegation) is amended by:
- 3.2.1 In Part 19.2 and 19.3, replacing “19.23” with “19.24”.
- 3.2.2 In the table in Part 19.2, replacing “BF-D1, D4,” with “BF-B3.2, BF-B3.3,”

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

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Mayor

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Corporate Officer

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District of West Vancouver

**Official Community Plan Bylaw No. 4985, 2018,  
Amendment Bylaw No. 5428, 2026**

Effective Date:

District of West Vancouver

# Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5428, 2026

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District of West Vancouver

## **Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5428, 2026**

A bylaw to amend Official Community Plan Bylaw No. 4985, 2018, to provide for greater clarity to area-specific policies and guidelines..

Previous amendments: Amendment bylaws 5008, 5045, 5054, 5057, 5064, 5074, 5076, 5120, 5135, 5128, 5172, 5321, 5222, 5280, 5301, 5335, 5291, 5292, 5362, 5205, 5355, and 5406.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Official Community Plan to provide for greater clarity to area-specific policies and guidelines.

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 Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5428, 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 Amends Schedule ii: Area-Specific Policies & Guidelines**

- 3.1 Schedule ii [Area-Specific Policies & Guidelines] of Official Community Plan Bylaw No. 4985, 2018 is amended as follows:
- 3.1.1 By amending Guidelines BF-B 3.2 “Whitby Estates” as follows:
- (a) Updating all references of “BF-D 1” to “BF-B 3.2”.
- 3.1.2 By amending Guidelines BF-B 3.3 “Clyde Avenue Area East of Taylor Way” as follows:
- (a) Updating all references of “BF-D 4” to “BF-B 3.3”.

READ A FIRST TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

PUBLICATION OF NOTICE OF PUBLIC HEARING on [Date]

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

ADOPTED by the Council (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date].

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Mayor

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Corporate Officer

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District of West Vancouver

**Sign Bylaw No. 4499, 2007,  
Amendment Bylaw No. 5426, 2026**

Effective Date:

District of West Vancouver

# Sign Bylaw No. 4499, 2007, Amendment Bylaw No. 5426, 2026

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District of West Vancouver

## **Sign Bylaw No. 4499, 2007, Amendment Bylaw No. 5426, 2026**

A bylaw to provide greater clarity to miscellaneous regulations and correct an inadvertent error.

Previous amendments: Amendment bylaws 5115, 5295, 5309, and 5365.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for miscellaneous Sign Bylaw amendments;

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 Sign Bylaw No. 4499, 2007, Amendment Bylaw No. 5426, 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 Amends the General Prohibitions**

- 3.1 Sign Bylaw No. 4499, 2007 is amended by:
- 3.1.1 In Part 7.2.14, deleting “.” and replacing it with “;”.
  - 3.1.2 Adding the following in numerical order to Part 7.2:
    - 7.2.15 Any fully opaque signage that covers the whole window.

## **Part 4 Amends the Suspended Signs**

- 4.1 Sign Bylaw No. 4499, 2007 is amended by:
- 4.1.1 In Part 19.2, deleting “15m<sup>2</sup>” and replacing it with “0.15m<sup>2</sup>”.

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

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Mayor

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Corporate Officer

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# Proposed Miscellaneous Amendments for Planning Bylaws

## **Council Meeting**

February 23, 2026

# Proposed Bylaw Amendments

- **Zoning Bylaw** → Amendment Bylaw 5425, 2026
- **Sign Bylaw** → Amendment Bylaw 5426, 2026
- **Development Procedures Bylaw** → Amendment Bylaw 5427, 2026
- **Official Community Plan** → Amendment Bylaw No. 5428, 2026
  
- **Purpose of proposed bylaw amendments:**
  - ✓ Provide greater clarity to regulations
  - ✓ Correct inadvertent errors
  - ✓ Address inconsistencies

# Zoning Bylaw Amendments

- Provide greater flexibility for:
  - Non-habitable attics
  - Power poles
  - Heat pumps
  - Accessory buildings/structures
  - Standard ferry terminal operations infrastructure
- Restrict shipping containers on residential sites



*Wikipedia.org – Horseshoe Bay Ferry Terminal*



*BCHydro.com – Power lines*

## Zoning Bylaw Amendments (cont'd)

- Clarify regulations for:
  - Short-term rental accommodation
  - Garden walls
  - Physicians' offices in duplex dwelling and multiple dwelling zones
  - Bicycle parking for townhouses
  - CD86 Zone
- Correct inadvertent errors in RS3 and CD10 Zones

# Development Procedures Bylaw Amendments

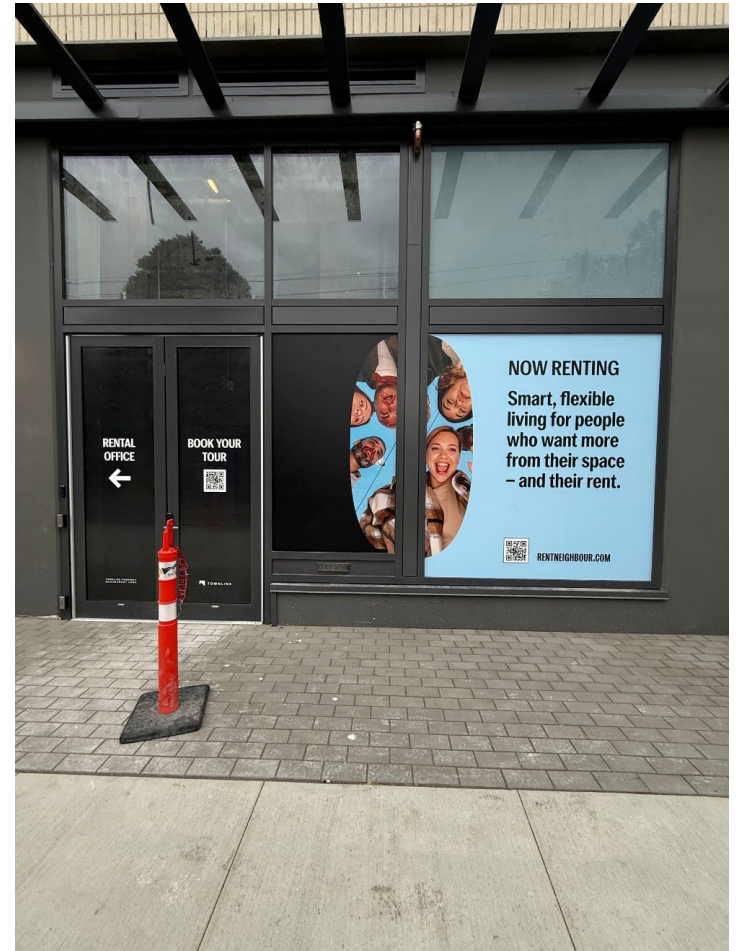
- Update policy numbers for “Whitby Estates” and “Clyde Avenue Area” neighbourhoods from “BF-D 1” and “BF-D 4” to “BF-B 3.2” and “BF-B 3.3”
- Correct inadvertent error in Part 19 - Delegation

# Official Community Plan Amendments

- Update policy numbers for “Whitby Estates” and “Clyde Avenue Area” neighbourhoods from “BF-D 1” and “BF-D 4” to “BF-B 3.2” and “BF-B 3.3”

# Sign Bylaw Amendments

- Restrict fully opaque signs covering whole windows
- Correct inadvertent error in Part 19 – Suspended Signs



*Blastmediainc.com – Opaque Window Clings*

## Staff Recommendation

That Council give the recommended readings to the proposed bylaws and set the date for public hearing for the Zoning and Official Community Plan amendment bylaws.

**Thank You!**  
**Questions?**