

 Director	 Municipal Manager/Deputy Municipal Manager
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<u>COUNCIL AGENDA</u>	
Date: <u>March 30, 2026</u>	Item: <u>7.</u>



## MEMORANDUM

Date: February 26, 2026  
 To: Council  
 From: John Carbon, Assistant Planner  
 Subject: **Modified Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026**

### RECOMMENDATION:

THAT

1. proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026" be modified in section 3.3.6 by replacing the number "130.06(3)" with "130.18(3)", as shown in Appendix A of the February 26, 2026 memorandum from the Assistant Planner;
2. proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026" be read a second time as modified; and
3. proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026" be read a third time.

The purpose of this memorandum is to present a modification to proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5425, 2026" to correct a numbering error that was identified by staff.

Author:



John Carbon, Assistant Planner

Concurrence:



Michelle McGuire, Senior Manager of Current Planning and Urban Design

Appendices:

Appendix A: Modified "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**

Effective Date:

District of West Vancouver

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

## **Table of Contents**

---

Part 1	Citation .....	1
Part 2	Severability .....	1
Part 3	Amendment of Regulations .....	2

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 130.18(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 February 23, 2026

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



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

## Table of Contents

---

Part 1	Citation .....	1
Part 2	Severability .....	1
Part 3	Amends Schedule ii: Area-Specific Policies & Guidelines .....	2

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  
February 23, 2026

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