

Proposed Miscellaneous Amendments for Planning Bylaws

Council Meeting

December 9, 2024

Proposed Bylaw Amendments

Zoning Bylaw → Amendment Bylaw 5353, 2024

Development Procedures Bylaw → Amendment Bylaw 5354, 2024

Official Community Plan → Amendment Bylaw 5355, 2024

Sign Bylaw → Amendment Bylaw No. 5365, 2024

Purpose of proposed bylaw amendments:

- ✓ Provide greater clarity to regulations
- ✓ Correct inadvertent errors
- ✓ Address inconsistencies
- ✓ Fill in gaps in current policy and regulations

Zoning Bylaw Amendments

- Provide greater flexibility for children's play equipment
- Fill gaps in permitted accessory uses
- Provide greater flexibility for solar energy systems
- Provide greater flexibility for heat pumps
- Clarify and re-organize child care regulations
- Correcting RD zones to align with Provincial legislation



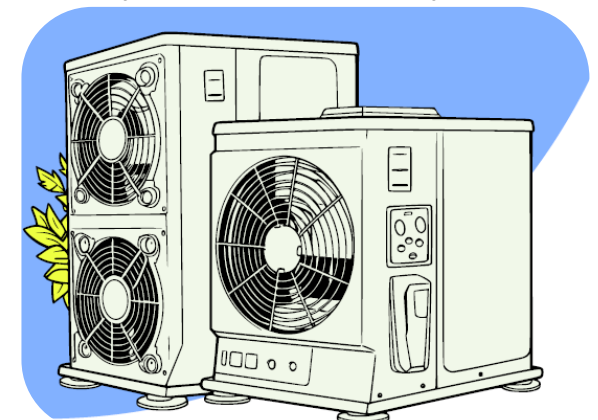
Rfla.ca - John Lawson Park Project Gallery



BCHydro.com – Solar panels



WestVancouver.ca - Child Care Centres



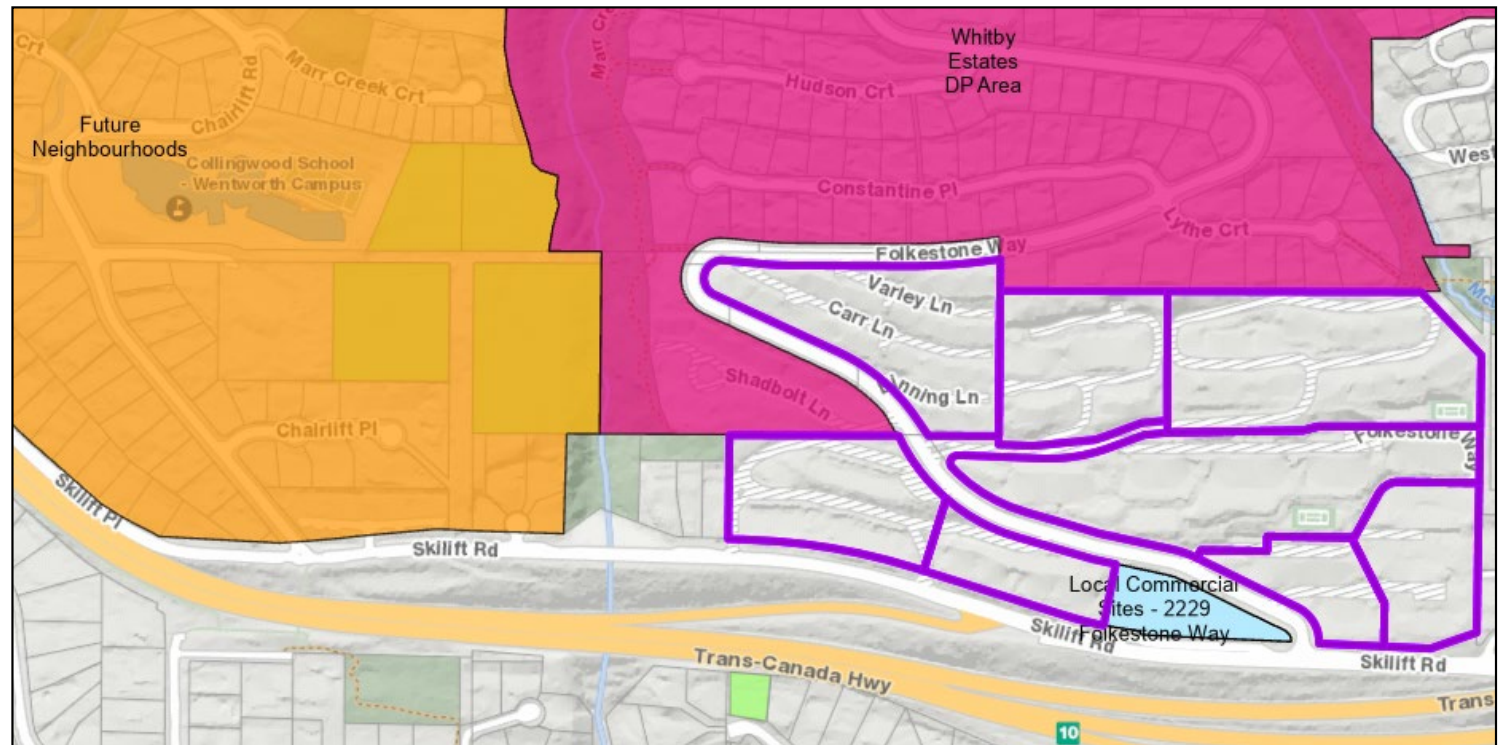
Heat Pumps & Noise Guide 2024

Development Procedures Bylaw Amendments

- Delete references to specific committees
- Clarify works and service agreements can be entered into and amended by Approving Officer as per Local Government Act
- Amend public hearing, public meeting and notification procedures to align with Local Government Act
- Specify that public concerns considered under delegated development permits must:
 - Relate to relevant development permit guidelines
 - Relate to criteria within Development Procedures Bylaw
- Add existing delegation of heritage alteration permits (HE 6 Lower Caulfeild Heritage Conservation Area) to Part 19 Delegations

Official Community Plan Amendments

- Re-organize policies and clean up Table of Contents
- Move Lower Caulfeild delegation from OCP to Development Procedures Bylaw
- Delete Residential and Commercial (convenience) key maps from OCP to be included on District webpage
- Add CD zones 8, 10 (excluding 2221 to 2229 Folkestone Way), and 11 to Policy BF-B 8 “Other Multiple Family Sites”



Sign Bylaw Amendments

Add home based business sign regulations

- Not permitted on apartment dwelling units or dwellings over commercial premises
- Not more than 1 sign permitted per dwelling unit
- Sign design and location:
 - Maximum 0.2 m² [2.2 ft²] in area
 - Cannot be internally illuminated
 - Must be professional and not detract from residential character of neighbourhood
 - Must be affixed to building in which the home-based business is situated
 - Cannot exceed height of ground-floor level (maximum 1.2 m [4 ft] height above street or grade)
 - Cannot be placed on fence, gate, or freestanding support on site

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?