



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,  
Amendment Bylaw No. 5379, 2025  
(2550 Queens Avenue)**

Effective Date:

District of West Vancouver

# Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5379, 2025

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District of West Vancouver

## **Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5379, 2025**

A bylaw to amend the subdivision standards with the RS3 zone to facilitate an infill subdivision at 2550 Queens Avenue.

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, 5361, 5356, and 5353.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an infill subdivision at 2550 Queens Avenue;

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. 5379, 2025.

### **Part 2 Severability**

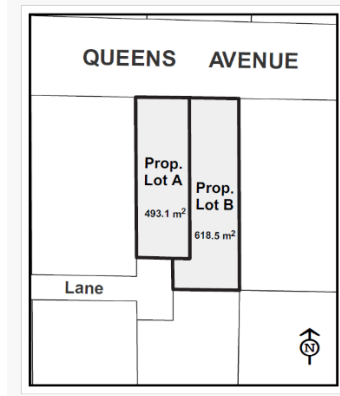
- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

### **Part 3 Amends the RS3 Zone**

- 3.1 Zoning Bylaw No. 4662, 2010, Section 203 (RS3 Single Family Dwelling Zone 3), is hereby amended by adding the following new subsection to Section 203.13 (Alternative Zoning Standards) in numerical order:

Notwithstanding Section 203.03 for the Land legally known as Lot 1, Block 2, District Lot 815, Plan 9983 (PID: 009-541-381) at 2550 Queens Avenue as shown in the map below, for the purposes of infill subdivision the following shall apply:

Lots created by subdivision of 2550 Queens Avenue	Minimum Site Area (square metres)
Lot A	493.1 m <sup>2</sup>
Lot B	618.5 m <sup>2</sup>



## Part 4 Offence and Penalty

- 4.1 Every person who violates a provision of this bylaw, or who consents, allows or permits an act or thing to be done in violation of a provision of this bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this bylaw, is guilty of an offence and is liable to the penalties imposed under this bylaw, and is guilty of a separate offence each day that a violation continues to exist.
- 4.2 Every person who commits an offence is liable on summary conviction to a fine or to imprisonment, or to both a fine and imprisonment, not exceeding the maximum allowed by the *Offence Act*.

PUBLICATION OF NOTICE OF CONSIDERATION on

READ A FIRST TIME on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

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Mayor

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Corporate Officer

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