



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5254, 2023
(2237 Palmerston Avenue)**

Effective Date:

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5254, 2023

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5254, 2023

A bylaw to amend the subdivision standards within the RS3 zone to facilitate an infill subdivision at 2237 Palmerston 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, and 5201.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an infill subdivision at 2237 Palmerston 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. 5254, 2023.

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.

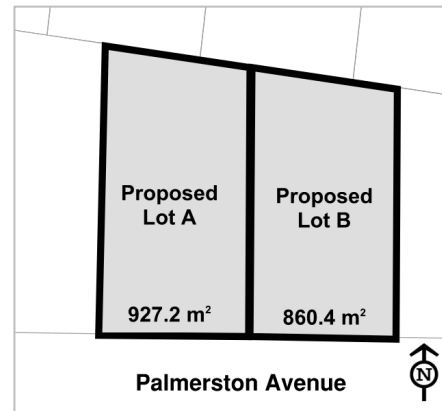
Part 3 Amends the RS3 Zone

3.1 Zoning Bylaw No. 4662, 2010, Section 203 (RS3 Single Family Dwelling Zone 3), is hereby amended by adding the following new section immediately after existing Section 203.12:

203.13 Alternative site area, width, and/or depth

(1) “Notwithstanding Section 203.03 for the Land legally known as Lot 3 Block 16 District Lot 783 Plan 9780 at 2237 Palmerston Avenue as shown in the map below, for the purposes of subdivision infill the following shall apply:”

Lots created by subdivision of 2237 Palmerston Avenue	Minimum Site Area (square metres)
Lot A fronting Palmerston Avenue	927.2 m ²
Lot B fronting Palmerston Avenue	860.4 m ²



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*.

READ A FIRST TIME on June 26, 2023

PUBLICATION OF NOTICE OF PUBLIC HEARING on July 5 and 12, 2023

PUBLIC HEARING HELD on July 17, 2023

RECONVENED PUBLIC HEARING HELD on September 18, 2023

READ A SECOND TIME on September 25, 2023

READ A THIRD TIME on September 25, 2023

APPROVED by the Ministry of Transportation and Infrastructure on
October 4, 2023

ADOPTED by Council on

Mayor

Deputy Corporate Officer

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