

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

7.

COUNCIL REPORT

Date:	January 24, 2022
From:	Linda Gillan, Senior Community Planner – Economic Development
Subject:	Bylaw Amendments to Support the Local Economy
File:	1610-10/5175-2022

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5175, 2022” be read a first time.

RECOMMENDATION

THAT proposed “Business License Bylaw No. 4455, 2005, Amendment Bylaw No. 5176, 2022” be read a first, second and third time.

RECOMMENDATION

THAT proposed “Fees and Charges Bylaw No. 5136, 2021, Amendment Bylaw No. 5177, 2022” be read a first, second and third time.

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5175, 2022” be presented at a public hearing scheduled for March 29, 2022 at 6 p.m. at West Vancouver Municipal Hall via electronic communication facilities, and that notice be given of the scheduled public hearing.

1.0 Purpose

To present and bring forward amendments to the zoning, business licence and fees and charges bylaws in response to Council direction on supporting the local economy in the Strategic Plan 2021-2022, Official Community Plan, Child Care Action Plan (2021-2031), and Arts and Culture Strategy (2018-2023).

2.0 Legislation/Bylaw/Policy

Zoning Bylaw No. 4662, 2010, regulates development of property and buildings.

Fees and Charges Bylaw No. 5136, 2021 establishes fees and charges for services and information.

Business License Bylaw No. 4455, 2005 provides for the granting of business licenses, together with the regulation of certain business types.

The Local Government Act (LGA) requires that a Public Hearing be held on the proposed Zoning Amendment Bylaw, in accordance with sections 464 through 470.

3.0 Council Strategic Objective(s)/Official Community Plan

Strategic Plan

Council's recently approved Strategic Plan 2021-2022 contains the following objectives and deliverables, to support the goal of creating vital and vibrant commercial centres:

Objective 2.1: Collaborate with the business improvement associations and West Vancouver Chamber of Commerce to provide economic development support to local businesses, in conjunction with the Mayor's Economic Recovery Task Force.

Deliverable 2.1.1: Support existing businesses.

Deliverable 2.1.3: Help manage business mix.

Deliverable 2.1.5: Support home-based businesses.

2.5 Take measures to support vibrancy, diversity, locality, and charm in commercial centres.

2.5.1 Amend zoning regulations in commercial areas to manage the prevalence of financial services/institutions, nail salons, and real estate offices.

Council's Strategic Plan also includes the following objectives and deliverables, supporting the goal of enhancing social well-being:

Objective 6.6: Implement the Child Care Plan

Deliverable 6.6.3: Achieve 2022 numbers for childcare spaces.

Official Community Plan

Section 2.3 of the Official Community Plan, Local Economy and Employment, outlines policies related to economic development, to strengthen West Vancouver's commercial centres and nodes, support tourism and visitors, and promote opportunities and innovation.

Relevant policy includes:

- *2.3.8: Encourage compatible economic activities District-wide including, but not limited to, expanded retail and services in local commercial nodes, and home-based businesses.*
- *2.3.12: Encourage the creation of versatile spaces, such as live-work, production-retail uses, that support arts and culture sector development.*

4.0 Financial Implications

Administration of the recommendations in this report, including review of permit applications enabled by the proposed bylaw amendments, will be undertaken by existing staff.

5.0 Background

5.1 Previous Decisions

At the December 13, 2021 Council meeting, Council passed the following resolution:

“That staff prepare amendments to the Zoning Bylaw No. 4662, 2010 to add financial services and nail salons to the list of uses which, combined, must not occupy more than 20% of the width of the ground (sidewalk level) floor of each block face within the AC1 zone, and to add the same limits in the AC2 and C2 zones in Ambleside and Dundarave.”

At the April 26, 2021 Council meeting, Council endorsed a new child care plan and superseded the previous plan. The Child Care Action Plan (2021-2031) aims to address gaps in service and improve the provision of child care and early learning in the District, through four key strategic directions: increase accessibility, improve affordability, focus on quality, and strengthen partnerships.

Two recommended actions to increase accessibility that are relevant to the recommendations in this report are to:

- *Create 863 new spaces over the next 10 years.*
- *Identify and implement changes to municipal processes and regulations to reduce barriers and streamline the development of child care spaces.*

At the June 25, 2018 Council meeting, Council approved the Arts and Culture Strategy (2018-2023). The Strategy lays a foundation for the advancement of arts and culture in the District, and is built on four goals that relate to people, programs, places and processes, each with a series of corresponding strategies.

Relevant strategies to the recommendations in this report include:

- *4.3: Support and establish policies to advance arts and culture*
 - *4.3.2: Work with the District’s Planning and Development Services division to implement policies supportive of arts and culture identified in the OCP*

Consider the inclusion of live/work spaces, studio space, rehearsal space and/or other arts and cultural space in new and rezoning developments as a community amenity, supported by flexible zoning and new permitted uses, e.g., enable small home-based studios with limited sales.

6.0 Analysis

6.1 Discussion

Commercial centres

To provide greater clarity for staff and applicants, two new personal service use definitions are proposed, for hair salon, and for beauty and wellness centre. These definitions better represent the range of activities occurring in this type of business and provide a clearer distinction between personal services and health care office.

To address Council direction on managing the prevalence of financial services/institutions, nail salons, and real estate offices in commercial centres, new conditions of use have been introduced into the C1, C2, AC1 and AC2 zones. If approved, the proposed amendments would limit financial services/institutions, beauty and wellness centres, and real estate offices to 20% of the width of the ground (sidewalk level) floor of each block face on segments of Royal Avenue in Horseshoe Bay, Marine Drive in Dundarave, and Marine Drive, Bellevue and Clyde Avenue in Ambleside.

The intent is to support a range of vibrant uses at street level in commercial centres. These uses are still permitted within the amended zones. Existing businesses that do not comply with the proposed conditions of use would become legally non-conforming, and would be able to continue operating from their current premises.

To provide additional flexibility, and support existing businesses as they adapt to economic conditions through and post-pandemic, a new condition of use is proposed in the C1, C2, AC1 and AC2 zones, to enable manufacture of food goods where the products are sold wholesale or retail from the premises. This would enable, for example, a butcher or baker to wholesale their products to other businesses, including restaurants or retail stores.

A new microbrewery, winery and distillery use is proposed for the C1, C2, AC1 and AC2 zones, enabling manufacturing with associated on-site lounge and retail. If approved, this would support the opportunity for breweries, cideries or distilleries with tasting lounges to locate in West Vancouver.

Applicants would be required to obtain a Manufacturer License from BC's Liquor and Cannabis Regulation Branch (LCRB) and to meet the applicable health and safety requirements, including obtaining a food services permit from Vancouver Coastal Health (VCH), and meeting the requirements of Metro Vancouver's Fermentation Operations Bylaw.

To provide some additional flexibility, amendments are proposed to remove the limit of only one merchandiser for gas stations in the CR2 zone. This zone includes sites outside of commercial centres, and enabling more than one merchandiser may provide additional services to surrounding residents.

Home-based businesses

Real estate sales and beauty salons or barber shops are not currently permitted as home-based businesses. To support additional opportunities for home-based business, the proposed amendments would remove the restriction on real estate sales and beauty salon or barber shop. Applicants would be required to meet applicable health and safety requirements, including those administered by VCH.

Retail sales of any kind are not permitted from home based business. The proposed amendments, if approved, would allow for sales from home-based artist studios, limited to artwork and crafts produced on the premises.

The District's regulations for home-based businesses seek to minimize impacts on residential areas. There are no changes proposed to the existing limit on the number of employees, requirement to accommodate all client parking on site, and the limit of one client visit at any one time.

Child care

Child care is already a permitted use in every zone, but is not allowed on sites where there is a secondary suite. The proposed bylaw amendments, if approved, would address a policy conflict between the District's housing and child care goals, by enabling child care on single family dwelling sites with a secondary suite. The amendments would apply to sites with single family dwellings, where secondary suites are permitted, in Single Family Dwelling Zones and Duplex Dwelling Zones.

The zoning amendments would allow for in-home child care up to a maximum of eight children, with the operator or staff resident on site. The proposed size limitation does not apply to child care operating from single family dwellings without a secondary suite.

VCH is responsible for licensing child care. The zoning amendments specify a maximum of eight children, which would allow for either Family Child Care (up to seven children) or In-Home Multi-Age Child Care (up to eight children) as defined by VCH. VCH's licensing process would determine the maximum number of children a potential child care site could be licensed for. Licensing review, approvals, and inspections will be required per the typical process for child care facilities.

Amendments to Business License Bylaw No. 4455, 2005 are also proposed, to provide consistency between District's and VCH licensing definitions. All child care facilities in the District of West Vancouver must comply with municipal and provincial regulations. As part of the municipal approval process, facilities providing care for more than two children unrelated to the caregiver must obtain a business license. Registered not-for-profit organizations providing child care services require a business license, but are not charged a license fee.

6.2 Sustainability

The proposed bylaw amendments, if approved, would contribute to community social, cultural, and economic sustainability in the District, by: encouraging a diverse and lively mix of street level businesses in commercial centres, offering additional opportunities for home-based business, enabling child care on sites with secondary suites, and permitting retail sales from home-based artist studios.

6.3 Public Engagement and Outreach

Public engagement was undertaken as part of the process of creating the plans and policies directing staff to bring forward these amendments, including: the Official Community Plan, Child Care Action Plan, and Arts and Culture Strategy.

Community concerns about business mix have been highlighted through the “Imagine Ambleside” survey, conducted in 2020, by the Ambleside and Dundarave Business Improvement Association, with results published as part of a January 2021 report. Survey respondents indicated concerns about the number of real estate offices, nail salons, and currency or money exchanges, with a desire for more diverse and lively business mix, including more restaurants, microbrewery or distillery, patios and boutique retail.

Outreach to representatives of the business community included seeking input from the Horseshoe Bay Business Association and Ambleside and Dundarave Business Improvement Association on the proposed amendments to commercial zones.

Staff presented the proposed bylaw amendments for home-based artist studios to the Arts and Culture Advisory Committee in January 2022, with the presentation received for information.

Should Council set the date for a Public Hearing notice would be provided in accordance with Local Government Act requirements and District procedures.

6.4 Other Communication, Consultation, and Research

Planning staff have consulted with District staff in Community Services & Community Development, Cultural Services, and Licensing on the proposed amendments.

7.0 Options

7.1 Recommended Option

That Council give reading(s) to the proposed Zoning, Business License, and Fees and Charges amendment bylaws and set the date for a Public Hearing.


7.2 Considered Options


- a) Give reading(s) to the proposed amendment bylaws and set an alternative date (to be specified) for a public hearing;

- b) Defer consideration pending the receipt of additional information (to be specified);
- c) Provide alternative direction (to be specified); or
- d) Reject the proposed bylaw amendments.

8.0 Conclusion

Amendments to the zoning, business license, and fees and charges bylaws are proposed in response to Council direction on supporting the local economy in the Strategic Plan 2021-2022, Official Community Plan, Child Care Action Plan (2021-2031), and Arts and Culture Strategy (2018-2023). Staff recommend approval of the bylaw amendments as part of the implementation of these Council-approved plans and strategies.

Author: 
Linda Gillan, Senior Economic Development Planner

Concurrence: 
Sue Ketler, Director of Parks, Culture & Community Services

Appendices:

Appendix A: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5175, 2022

Appendix B: Business License Bylaw No. 4455, 2005, Amendment Bylaw No. 5176, 2022

Appendix C: Fees and Charges Bylaw No. 5136, 2021, Amendment Bylaw No. 5177, 2022

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District of West Vancouver

APPENDIX A

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5175, 2022

Effective Date:

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5175, 2022

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5175, 2022

A bylaw to support the local economy through amendments to regulations for home-based businesses, child care on sites with secondary suites, introducing new land uses, and conditions of use in Ambleside, Dundarave and Horseshoe Bay commercial centres.

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, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5160 and 5013.

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

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. 5175, 2022.

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 Adding a new definition for “Microbrewery, winery and distillery” in alphabetical order following “Massage therapist offices”:
- a premises, licensed under the *Liquor Control and Licensing Act*, on which there is manufacturing and associated processing, packaging and storage of beer, cider, wine, or spirits for sale to business customers and shall include ancillary retail sale of these liquor products and related non-liquor products to the public within the manufacturer’s store and lounge.
- 3.1.2 Deleting the definition for “Personal services” in its entirety and replacing it with the following:
- services provided to the person of the customer or to their clothing, including hair salon, and beauty and wellness centre, and excluding massage therapist offices.
- 3.1.3 Adding a new definition for “Hair salon” in alphabetical order following “Grade, natural”:
- the use of premises for the styling, cutting, or chemical treatment of hair.
- 3.1.4 Adding a new definition for “Beauty and wellness centre” in alphabetical order following “Basement”:
- the use of premises to improve beauty and wellness through styling, cutting, or chemical treatment of hair and through skin and body treatments, including but not limited to pedicures, manicures, facials, microdermabrasion, electrolysis, waxing, laser, hydrotherapy, anti-aging, skin rejuvenation therapy, aromatherapy, stone therapy massage, and relaxation massage, but which excludes Fitness and Body Care and Health Care Office Use.
- 3.2 Zoning Bylaw No. 4662, 2010, Section 130 (General Regulations for Residential Zones and Uses Only) is amended by:
- 3.2.1 Deleting the following from section 130.04 (4) and renumbering the remaining sub-sections sequentially:
- beauty salon or barber shop;
real estate sales;

- 3.2.2 Deleting section 130.04 (1)(b) and replacing it with the following:
- No goods, wares, merchandise or other commodities shall be sold directly in, or upon, or from the premises, other than a home based artist studio, which is permitted to sell artwork and crafts produced on the same premises.
- 3.2.3 Deleting section 130.04(4)(f) and replacing it with the following:
- notwithstanding section 130.04 (1)(b), retail sales directly from the site;
- 3.2.4 Adding a section 130.04(6) following section 130.04(5)
- The operator of the home based business is responsible for complying with all applicable health and safety regulations.
- 3.2.5 Deleting section 130.05(4)(a) in its entirety and replacing it with the following:
- be permitted on a lot where there is the keeping of lodgers, a community care facility, a child care facility, or a bed and breakfast, except that:
- (i) In Single Family Dwelling Zones and on sites with a single family dwelling in Duplex Dwelling Zones, child care up to a maximum of 8 children is allowed on any site that meets Provincial legislation and regulations; and
 - (ii) The home in which the child care facility is operated must be occupied by the operator or a staff person of the child care facility;
- 3.2.6 Deleting section 130.051(10)(a) in its entirety and replacing it with the following:
- permitted on a lot where there is the keeping of lodgers, a community care facility, a child care facility, or a bed and breakfast, except that:
- (i) In Single Family Dwelling Zones and on sites with a single family dwelling in Duplex Dwelling Zones, child care up to a maximum of 8 children is allowed on any site that meets Provincial legislation and regulations; and

- (ii) The home in which the child care facility is operated must be occupied by the operator or a staff person of the child care facility;

3.3 Zoning Bylaw No. 4662, 2010, Section 350 (Commercial Zones) is amended by:

3.3.1 Amending section 351.01 Permitted Uses by adding “microbrewery, winery and distillery” in alphabetical order, following “liquor primary licensed premises” and renumbering the remaining sub-sections.

3.3.2 Adding section 351.02(7) after 351.02(6):

On Royal Avenue between Bay Street and Bruce Street:

- (a) Bank or credit union, financial services, real estate offices, and beauty and wellness centre combined must not occupy more than 20% of the width of the ground (sidewalk level) floor of each block face (in each block there is an east and west block face, and the total block face includes the distance from street to street, excluding the lane). This is calculated in aggregate for all such uses on each block face.
- (b) Notwithstanding section 351.02(7)(a), such uses may occupy a greater width of the building is located on the storey above the Royal Avenue sidewalk level.

3.3.3 Adding section 351.02(8) after new section 351.02(7):

Manufacture of food goods is permitted where those products are also sold retail or wholesale on the premises.

3.3.4 Amending section 352.01 Permitted Uses by adding “microbrewery, winery and distillery” in alphabetical order, following “liquor primary licensed premises” and renumbering the remaining sub-sections.

3.3.5 Adding section 352.02(7) after 352.02(6):

On Marine Drive between 14th Street and 17th Street, and between 24th Street and 25th Street:

- (a) Bank or credit union, financial services, real estate offices, and beauty and wellness centre combined must not occupy more than 20% of the width of the ground

(sidewalk level) floor of each block face (in each block there is a north and a south block face). This is calculated in aggregate for all such uses on each block face.

- (b) Notwithstanding section 352.02(7)(a), such uses may occupy a greater width of the building if located at the rear of the ground floor, more than 18.2 metres from the Marine Drive property line, or if on the storey above the Marine Drive sidewalk level.

3.3.6 Adding section 352.02(8) after new section 352.02(7):

On Royal Avenue between Bay Street and Bruce Street:

- (c) Bank or credit union, financial services, real estate offices, and beauty and wellness centre combined must not occupy more than 20% of the width of the ground (sidewalk level) floor of each block face (in each block there is an east and west block face, and the total block face includes the distance from street to street, excluding the lane). This is calculated in aggregate for all such uses on each block face.
- (d) Notwithstanding section 352.02(8)(a), such uses may occupy a greater width of the building is located on the storey above the Royal Avenue sidewalk level.

3.3.7 Adding section 352.02(9) after new section 352.02(8):

Manufacture of food goods is permitted where those products are also sold retail or wholesale on the premises.

3.4 Zoning Bylaw No. 4662, 2010, Section 400 (Specialized Commercial Zones) is amended by:

- 3.4.1 Deleting section 402.01(c)(2) and renumbering the remaining sub-sections sequentially.

3.5 Zoning Bylaw No. 4662, 2010, Section 700 (Ambleside Centre Zones) is amended by:

3.5.1 Amending section 701.01 Permitted Uses by:

- (i) Deleting 701.01(3)(b) “barber shop and beauty parlour”;

- (ii) Adding “beauty and wellness centre” and “hair salon” to section 701.01(3) in alphabetical order and renumbering the remaining sub-sections; and
- (iii) Adding “microbrewery, winery and distillery” in alphabetical order to section 701.01(7), following “liquor primary premises licensed under the *Liquor Control and Licensing Act*” and renumbering the remaining sub-sections.

3.6 Deleting section 701.02(1) and replacing it with the following:

Between 14th Street and 18th Street:

- (a) On Marine Drive, the portion of the second storey facing Marine Drive must be used for commercial purposes.
- (b) On Marine Drive, Bellevue Avenue, and Clyde Avenue, financial institutions, financial services, real estate offices, and beauty and wellness centre combined must not occupy more than 20% of the width of the ground (sidewalk level) floor of each block face (in each block there is a north and a south block face). This is calculated in aggregate for all such uses on each block face.
- (c) Notwithstanding section 701.02(1)(b), such uses may occupy a greater width of the building if located at the rear of the ground floor, more than 18.2 metres from the Marine Drive property line, or if on the storey above the Marine Drive sidewalk level.

3.7 Adding a new section 701.02(4):

Manufacture of food goods is permitted where those products are also sold retail or wholesale on the premises.

3.8 Deleting the text in section 702.02 Conditions of Use and replacing it with the following:

- (1) Non-residential uses shall not be located in a storey located above a storey containing residential uses, other than the permitted personal and professional service within the same dwelling unit
- (2) Between 13th Street and 19th Street on Marine Drive:
 - (a) Financial institutions, financial services and real estate offices, and beauty and wellness centre combined must not occupy more than 20% of the width of the ground (sidewalk

level) floor of each block face (in each block there is a north and a south block face). This is calculated in aggregate for all such uses on each block face.

- (b) Notwithstanding section 702.02(2)(a), such uses may occupy a greater width of the building if located at the rear of the ground floor, more than 18.2 metres from the property line, or if on the storey above the sidewalk level.
- (3) Manufacture of food goods is permitted where those products are also sold retail or wholesale on the premises.

READ A FIRST TIME on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Corporate Officer



District of West Vancouver

**Business License Bylaw No. 4455, 2005,
Amendment Bylaw No. 5176, 2022**

Effective Date:

Business License Bylaw No. 4455, 2005, Amendment Bylaw No. 5176, 2022

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District of West Vancouver

Business License Bylaw No. 4455, 2005, Amendment Bylaw No. 5176, 2022

A bylaw to introduce a business license definition for Microbrewery, Winery and Distillery businesses and to update the definition of Daycare (Family).

Previous amendments: Amendment bylaws 4596, 4611, 4656, 5060, and 5137.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for a new Microbrewery, Winery and Distillery land use in commercial centres and to update the definition of Daycare (Family);

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 Business License Bylaw No. 4455, 2005, Amendment Bylaw No. 5176, 2022.

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 Business License Bylaw No. 4455, 2005 is amended by:
 - 3.1.1 In Part 4 Definitions, inserting the following, in alphabetical order following the definition for “Member Municipalities”:

“Microbrewery, Winery and Distillery” means a premises, licensed under the *Liquor Control and Licensing Act*, on which there is manufacturing and associated processing, packaging and storage of beer, cider, wine, or spirits for sale to business customers and, subject to terms of the Manufacturer License,

shall include ancillary retail sale of these liquor products and related non-liquor products to the public within the manufacturer's store and lounge;

- 3.1.2 In Part 4 Definitions, deleting the definition for "Daycare (Family)" in its entirety and replacing with the following:

"Child care (Unlicensed)" means the business of caring for children from birth to any age with a maximum group size of two children or a sibling group who are not related to them. These facilities are not monitored by the health authority;

- 3.1.3 In Part 4 Definitions, deleting the definition for "Daycare (Group)" in its entirety and replacing with the following:

"Child care (Licensed)" means the business of caring for children (which could additionally include the caregiver's own children) in or at one home, office, facility or other premises, subject to Provincial legislation and regulations, and may include group child care, multi-age care, in-home multi-age care, family child care, preschool and occasional child care. These facilities are monitored and regularly inspected by the health authority;

READ A FIRST TIME on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Corporate Officer

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District of West Vancouver

APPENDIX C

Fees and Charges Bylaw No. 5136, 2021, Amendment Bylaw No. 5177, 2022

Effective Date:

Fees and Charges Bylaw No. 5136, 2021, Amendment Bylaw No. 5177, 2022

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District of West Vancouver

Fees and Charges Bylaw No. 5136, 2021, Amendment Bylaw No. 5177, 2022

A bylaw to introduce a business license fee for Microbrewery, Winery and Distillery businesses.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for a new Microbrewery, Winery and Distillery land use in commercial centres;

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 Fees and Charges Bylaw No. 5136, 2021, Amendment Bylaw No. 5177, 2022

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 Fees and Charges Bylaw No. 5136, 2021 is amended by:
- 3.1.1 Inserting the following text and table rows into Schedule C – Licensing, in alphabetical order following the fees listed for “Marina”:

Microbrewery, Winery and Distillery		
0 to 750 sq. ft.	\$156.00	Effective January 1.

	\$78.00	Effective August 1. Businesses that come into existence after July 31 pursuant to Business Licence Bylaw 4455 Section 5.2.2
Each additional 1,000 sq. ft. up to 10,750 sq. ft.	\$97.00	Effective January 1.
	\$48.00	Effective August 1. Businesses that come into existence after July 31 pursuant to Business Licence Bylaw 4455 Section 5.2.2
Each additional 1,000 sq. ft. in excess of 10,750 sq. ft.	\$41.00	Effective January 1.
	\$20.40	Effective August 1. Businesses that come into existence after July 31 pursuant to Business Licence Bylaw 4455 Section 5.2.2

3.1.2 Deleting the term “Day Care (Family)” from Schedule C – Licensing and replacing it with the following:

Child care (Unlicensed)

3.1.3 Deleting the term “Day Care (Group)” from Schedule C – Licensing and replacing it with the following:

Child care (Licensed)

READ A FIRST TIME on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Corporate Officer

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