

## 100 – GENERAL PROVISIONS

### 101 Title and Preface

#### "ZONING BYLAW NO. 4662, 2010"

The principal purpose of this bylaw is to regulate land use and physical change in the municipality for the ultimate benefit of the community as a whole and to ensure that structures and various uses made of land in the District develop in proper relationship to one another;

THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

This Zoning Bylaw may be cited for all purposes as "Zoning Bylaw No. 4662, 2010".

The zones hereinafter referred to are illustrated on the maps in Section 850 of this bylaw.

### 105 Bylaw Interpretation

- (1) Uses listed in this Zoning Bylaw under the heading Permitted Uses may be conducted in the zone in respect of which the uses are listed, and all other uses are prohibited.
- (2) Areas specified in this Zoning Bylaw under the heading Site Area are the minimum site areas on which permitted uses may be conducted Subject to General Regulations Section 120 and/or 130.
- (3) Site widths and depths specified in this Zoning Bylaw under the heading Site Width and Depth are the minimum widths and depths for the subdivision of lots under the *Land Title Act* and the Bare Land Strata Regulations, and the minimum widths and depths of sites on which permitted uses may be conducted Subject to General Regulations Section 120 and/or 130.
- (4) Site coverages specified in this Zoning Bylaw in percentage terms or in terms of area under the heading Site Coverage are the maximum proportions or areas, respectively, of sites that may be covered by buildings and structures Subject to General Regulations Section 120 and/or 130.
- (5) Floor area ratios specified in this Zoning Bylaw under the heading Floor Area Ratio are the maximum amounts of floor area that may be constructed and used on a site in the zone for which the floor area ratio is specified Subject to General Regulations Section 120 and/or 130.
- (6) If this Zoning Bylaw specifies a distance under the heading Front Yard, Rear Yard, or Side Yard, no portion of a building or structure be constructed within the specified distance of the front, rear or side site line, as the case may be, and the sum of the least distances between each building or structure on the site and the side site lines shall at least equal any specified Combined Side Yard Subject to General Regulations Section 120 and/or 130.

- (7) If this Zoning Bylaw specifies a distance under the heading Building Height, no building or structure may be constructed in the zone in which the distance is specified exceeds the specified height Subject to General Regulations Section 120 and/or 130.
- (8) If this Zoning Bylaw specifies a number under the heading Number of Storeys, no building or structure may be constructed in the zone in which the number is specified, such that its height measured in storeys exceeds the specified number Subject to General Regulations Section 120 and/or 130.
- (9) If this Zoning Bylaw specifies a distance under the heading Highest Building Face Envelope, all buildings and structures in the zone in which the distance is specified, must be within the highest building face envelope Subject to General Regulations Section 120 and/or 130.
- (10) Where the principal use and building has been constructed prior to the adoption of this Zoning Bylaw and its continued conformity with the Zoning Bylaw requires the use of multiple lots, Site means one or more contiguous lots in one ownership, devoted to a particular use or occupied by a building or structure or group of buildings or structures united by a common interest or use.
- (11) In the event that any of the following do not comply with this Zoning Bylaw, but were in compliance with Zoning Bylaw No. 2200, 1968, and the non-compliance results solely from the conversion of imperial units used in Zoning Bylaw No. 2200, 1968 to international (metric) units used in this Zoning Bylaw, the numerical value shall be interpreted as the nearest numerical value that does not produce such non-compliance:
  - (a) siting of buildings and structures
  - (b) height of buildings and structures
  - (c) side, front and rear yards
  - (d) area, width and depth of lots
  - (e) highest building face
  - (f) length and width of parking spaces
  - (g) building size and floor area
  - (h) establishment of grade line
  - (i) wall height.
- (12) All graphics within Section 120, (General Regulations) and Section 130 (General Regulations for Residential Zones Only), are for illustrative purposes only and do not form a part of the Zoning Bylaw. Where conflicts exist between the graphic and the text, the text will prevail.
- (13) Exemptions, variances, permits and amendments may be approved pursuant to this Zoning Bylaw, the Development Procedures Bylaw No. 3984, 1996, the Board of Variance Bylaw No. 4487, 2007, and amendments thereto.