



4.0 DISTRICT OF WEST VANCOUVER POLICIES & GUIDELINES

DEVELOPMENT PERMIT GUIDELINE RESPONSE TABLE

GUIDELINES

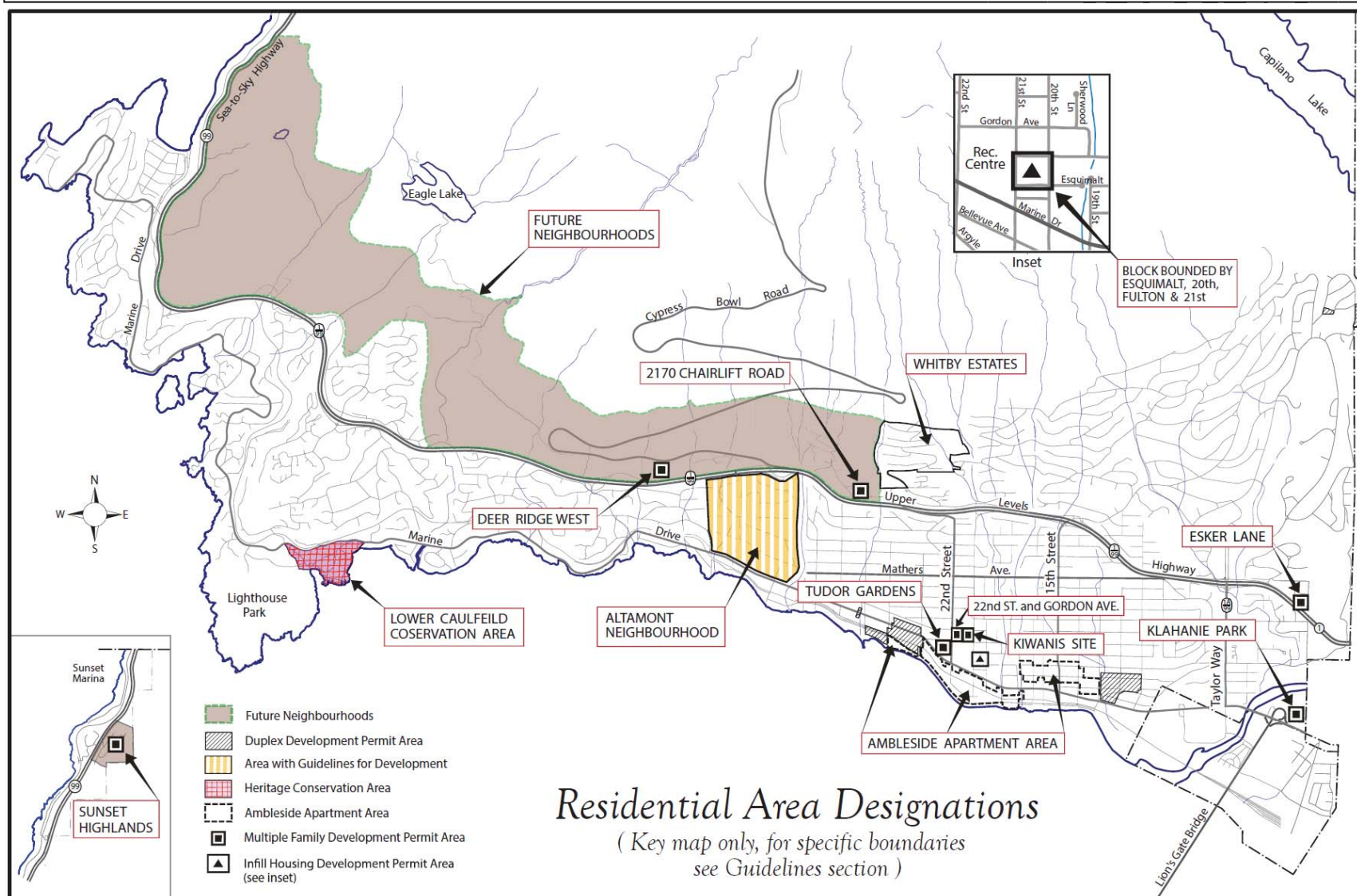


Figure 6 - OCP 2018 Key Map

4.1 OFFICIAL COMMUNITY PLAN

The site is located in the southeast corner of the area designated under the Official Community Plan (adopted 2018) under the Upper Lands Policies & Guidelines. As such it, falls under Future Neighbourhoods and is subject to a Development Permit. The relevant Guidelines for the DP are set out in Section UL-8, NE 1 and NE 13 (NE 14) of the Official Community Plan. The Guidelines are summarized as follows:

UL 8 - Future Neighbourhoods

- Difficult Terrain**
Establish siting and area variations to reduce impact on terrain by reducing site coverage of development for land with slopes greater than 35%.
- Tree Management Plan.**
How will trees be retained/replaced to:
 - maintain park-like characteristics
 - minimize view impact (from off-site)
 - ensure proper drainage
- Storm Water Detention**
Incorporate management plan to protect the environment
- Road Impact**
Minimize widths
Incorporate areas of parking to fit in with lay of land
Integrate services in road allowances where possible
- Form and Character**
Natural colours and materials in construction materials
Encourage natural appearance to built form to fit topography
- Light Pollution**
Minimize
- Passive Design Practices**
Building orientation, overhangs, tree positioning
- Clustering**
Allow for spacing between clusters for landscaped areas
- Neighbourhood Identity**
Incorporate focal points
- Wild Fire Mitigation**
Specify Fire Restsive Materials, Restrict roofing materials (e.g.)
- Watercourse Protection**
Locate development on least environmentally sensitive areas
Achieve no net loss of riparian habitat

UPPER LANDS GUIDELINES FOR DEVELOPMENT PERMIT AREA DESIGNATIONS

GUIDELINES UL 8

FUTURE NEIGHBOURHOODS

Policy UL 8

Require detailed analysis of development opportunities and constraints and the creation of a Comprehensive Management Plan to avoid or mitigate potential environmental impacts in the implementation of new development.

Development Approval Information Area Designation UL 8

The Future Neighbourhoods Area, as defined and illustrated by the Upper Lands Development Permit Area and Development Approval Information Area Map UL 8, is designated as a Development Approval Information Area.

Future Neighbourhoods Area UL 8	Category	Local Government Act s.488 (1)
	Conditions	The special conditions that justify such designation include difficult terrain, sensitive environmental conditions, numerous watercourses and the need to coordinate the provision of various public services and facilities, including roads and transit.
	Procedures	Detailed information is required for the creation of Area Development Plans and for consideration of developments requiring Development Permits
	Requirements	The information is required to outline the anticipated impact of the proposed activity or development. Information required by the Municipality may include an environmental and visual impact analysis report with plans, an assessment that identifies the impact of development on the site and demonstrates how the site's natural features have been taken into account. The submission must locate and describe important natural features of the site, proposed changes to the natural topography, vegetation and the potential visual impact of such changes. The report must also identify features that are intended for retention, define the measures by which site disturbance can be minimized and outline plans for the restoration of disturbed areas.



Figure 7.1 - Guidelines UL 8 - Future Neighbourhoods

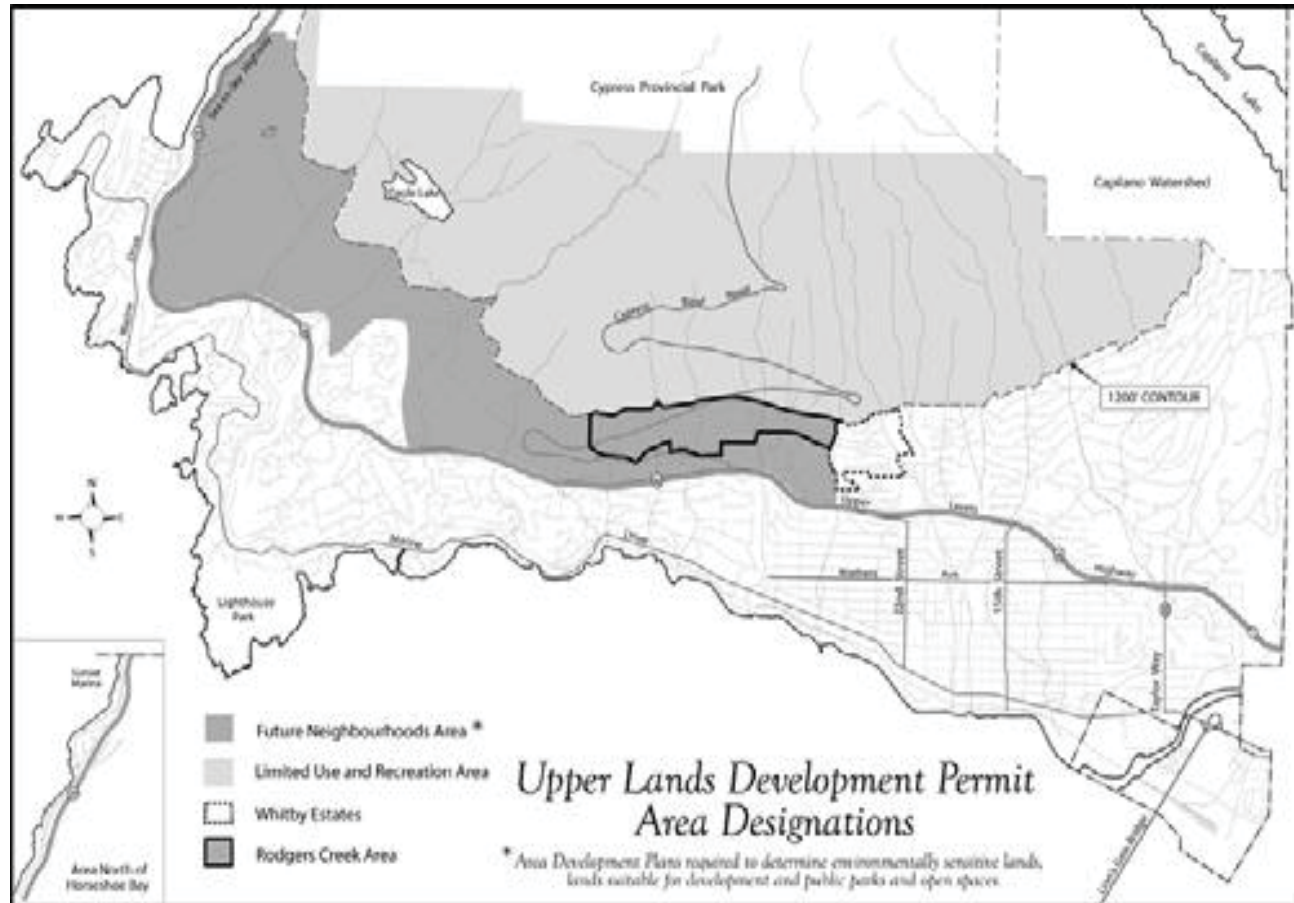
Development Permit Area Designation UL 8

The Future Neighbourhoods Area, as defined and illustrated by the Upper Lands Development Permit Area and Development Approval Information Area Map UL 8, is designated a Development Permit Area.

Future Neighbourhoods Area UL 8	Category	Local Government Act s.488 (1)(a), (b), (e) and (f)
	Conditions	<p>The Development Permit Area is warranted due to the following characteristics of the area:</p> <ul style="list-style-type: none"> • a range of slopes including extensive steep lands that require variations and restrictions to site and building layout in order to minimize disturbance of the natural site conditions and to moderate the impact on views of and from the site, • extensive mature forest cover that creates a park like environment, sensitive habitat and ground conditions, as well as issues of drainage, erosion and flood hazard, • difficult terrain, which requires carefully planned and cost-effective provision of municipal services, roads and other infrastructure, as well as appropriate control of phasing and design of new developments, • variations in siting of land uses and other regulations that can ensure that new development is supportive of, and compatible with, the other policies contained in this Plan, • a range of climate conditions that may affect appropriateness of building form, • extensive creek areas that require appropriate setbacks and control or prohibition of development within the creek sensitive zones. <p>These characteristics warrant a compact mix of residential and commercial uses, whose form and character, recognize the constraints of the terrain, and show sensitivity to the mountain setting and its environment. Development should minimize site disturbance and visual impact from within and outside the site.</p>
	Objectives	<ul style="list-style-type: none"> • provide for the protection of the natural environment, its ecosystems and biological diversity; • provide for the protection of development from hazardous conditions; • regulate the form and character of intensive residential, multifamily and commercial development;
	Guidelines	Guidelines UL 8 and NE 6 shall apply.
	Exemptions	<p>Development is exempted from the requirement for a Development Permit if the proposal is for tree, rock and soil handling and processing where:</p> <ul style="list-style-type: none"> (i) material originates from within District boundaries, and (ii) is for the purpose of constructing a development for which a development permit under this policy has been issued, and (iii) is located outside of 30 metres of top of permanent watercourse or wetland top of bank or 15 metres of top of non-permanent watercourse or wetland

Figure 7.2 - Guidelines UL 8 - Future Neighbourhoods

The following guidelines shall apply to all lands in the Future Neighbourhoods, except the Rodgers Creek Area of the Upper Lands as defined on the Rodgers Creek Development Permit Area Designation Map UL 8.1:



Future Neighbourhoods Area Development Information Area and Development Permit Area Designation Map UL 8

- Establish siting and square footage variations on more difficult terrain to reduce the impact on the terrain. In general, the impact on a site created by the square footage of development and site coverage should be reduced as the proportion of site having slopes greater than 35% increases.
- Create a tree management scheme that identifies the means and extent of tree retention or replacement required to maintain a park-like character, ensure proper drainage and minimize view impacts.
- Provide storm water drainage detention where appropriate, and incorporate storm water management techniques that protect the environment.
- Minimize the width and impact of roads and associated services, and include the provision of selective on-street parking areas to fit the terrain.
- Encourage the integration of road and services layouts wherever possible.
- Consider materials and colour schemes on larger projects to blend buildings with the natural background.
- Avoid excessive levels of exterior lighting, including street lights.
- Consider environmentally sustainable and climate appropriate building design elements such as overhangs, strategic tree planting, and sun orientation.
- Allow for spacing between building clusters to provide opportunities for extensive landscaping.
- Encourage a natural appearance to built form compatible with the topography.
- Create neighbourhood layouts that provide a sense of identity and that incorporate focal points.
- Take measures to minimize wildfire hazards such as, restricting roofing materials used

Figure 7.3 - Guidelines UL 8 - Future Neighbourhoods

GUIDELINES

Upper Lands Watercourse Protection Guidelines

The following guidelines shall apply to all lands in the Future Neighbourhoods, including the Rodgers Creek Area.

- a. With respect to this guideline, “development” shall mean any of the following:
 - (i) removal, alteration, disruption or destruction of vegetation;
 - (ii) disturbance of soils;
 - (iii) construction or erection of buildings and structures;
 - (iv) creation of non-structural impervious or semi-impervious surfaces;
 - (v) flood protection works;
 - (vi) construction of roads, trails, docks, wharves and bridges;
 - (vii) provision and maintenance of sewer and waterservices;
 - (viii) development of drainage systems; and
 - (ix) development of utility corridors.
- b. Locate development on portions of the site that are least environmentally sensitive, recognizing crossings for roads, services and utilities may be unavoidable.
- c. In order to achieve no net loss of riparian habitat, keep free of development the area within 30 metres of the top of the permanent watercourse bank or edge of permanent wetland. The District may consider an alternative riparian management area for a permanent watercourse or permanent wetland that is consistent with the objectives of this Development Permit designation and the Provincial *Riparian Areas Protection Act*.
- d. In order to achieve no net loss of riparian habitat, keep free of development the area within 15 metres of the top of the non-permanent watercourse bank or edge of non-permanent wetland. The District may consider an alternative riparian management area for a non-permanent watercourse or non-permanent wetland that is consistent with the objectives of this Development Permit designation and the Provincial *Riparian Areas Protection Act*.
- e. Where it is not practical to achieve no net loss of riparian habitat within an area determined in accordance with sections c. and d. above, provide compensatory habitat approved by the District of West Vancouver, acknowledging any compensation measures approved by Fisheries and Oceans Canada, to achieve no net loss of riparian habitat, by (in order of preference):
 - (i) replanting or restoring a similar area on a watercourse or wetland in the District, or
 - (ii) contributing to a District habitat restoration program in an amount equivalent to the cost of providing such compensatory habitat.
- f. Implement recommendations approved by the District of West Vancouver, including mitigation measures that are consistent with these guidelines and are proposed by the permit applicant or its advisors in development approval information submitted in accordance with Policy NE 14.
- g. Require the provision of security to be applied by the District to the cost of works, construction or other activities required in the circumstances described in s.502 of the *Local Government Act*.

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Figure 7.4 - Guidelines UL 8 - Future Neighbourhoods

GUIDELINES NE 1

WILDFIRE HAZARD DEVELOPMENT PERMIT AREA GUIDELINES

Policy NE1

Development Permit Area Designation NE1

All lands shown as shaded yellow in the Wildfire Hazard Development Permit Area Designation Map NE 1 is designated as a Wildfire Hazard Development Permit Area

WILDFIRE HAZARD DEVELOPMENT PERMIT AREA NE 1	Category	Local Government Act Section 488 a) and b)
	Background	The development permit area designation is warranted to control the combustible elements of both buildings and landscape in order to minimize the potential for the spread of fire and the resultant destruction of property and threat to life.
	Objective	To protect development from the risks of wildfire hazard by taking appropriate precautionary measures, informed by professional studies and assessments to guide safe development, forest management, building design, construction and long-term maintenance and monitoring. The Development Permit Area (DPA) will: <ol style="list-style-type: none"> 1. Manage development to: <ul style="list-style-type: none"> • Minimize risk to people and property from wildfire hazards; • Minimize the risk of fire to the District’s forests and parks; and • Promote management activities to reduce wildfire hazards and protect the environment. 2. Assist in proactively managing conditions affecting potential fire behavior. 3. Reduce the risk of post-fire hazards including landslides, debris flows, and erosion. 4. Conserve the ecological, aesthetic, and recreational assets of the District’s forests and parks for the benefit of present and future generations.
	A Development Permit is required for:	<ol style="list-style-type: none"> i. Subdivision of land, including alteration of land; or ii. Development of land with the installation of a new Single or Multi-Family Dwelling, Duplex, or Detached Secondary Suite, with habitable space, as defined under the District’s Building Bylaw No. 4400, 2004, as amended from time to time.
	Exemption	New development is exempted from the requirement for a Development Permit if the parcel of land is subject to a covenant registered on title under Section 219 of the Land Title Act with Wildland Fire Management Requirements for construction of new buildings.

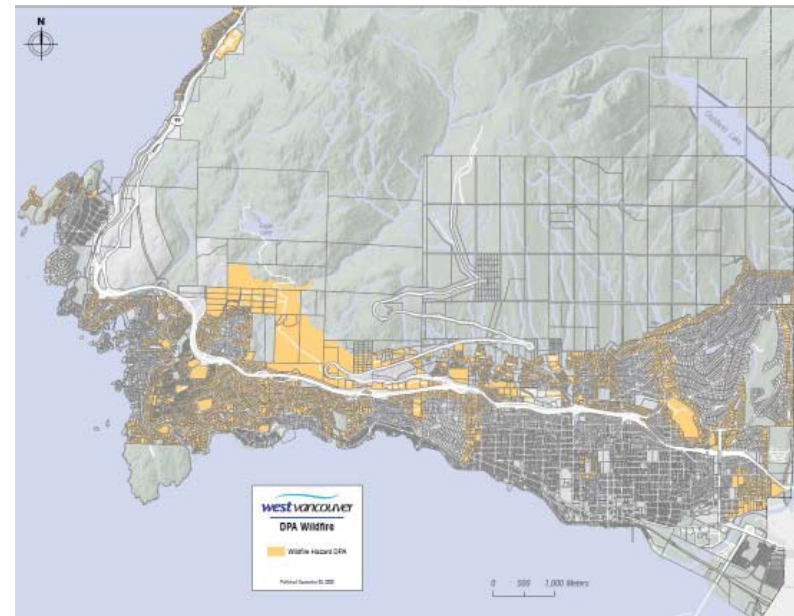
NE1 - Wildfire Hazard Development Area Guidelines

The site falls under the Policy NE 1 Wildfire Hazard Development Permit Area Guidelines:

A separate Wildfire Hazard Development Permit Application and responses to the NE 1 Guidelines will follow separately.

The DP and Subdivision Application has responded to the NE 1 Guidelines by including FireSmart design approaches; summaries can be found within the Civic Brief and the Landscape and Architectural Design Rationale.

Figure 8.1 - Guidelines NE1 - Wildfire Hazard Development Area Guidelines



Wildfire Hazard Development Permit Area Designation Map NE 1

- iv. All eaves, attics, roof vents, and openings under floors must be screened to prevent the accumulation of combustible material, using 3-mm, non-combustible wire mesh, and vent assemblies should use fire shutters or baffles.
- v. All chimneys and wood-burning appliances must have spark arrestors.
- vi. Building design and construction should generally be consistent with the highest current wildfire protection standards published by the National Fire Protection Association or any similar, successor or replacement body that may exist from time to time.
- vii. New hydro servicing must be underground, or where this is not feasible, poles of non-combustible materials should be used (concrete).

Where applicable, Guidelines NE 1 shall be applied in the issuance of development permits in the Development Permit Area, as follows:

I. BUILDINGS AND STRUCTURES

- For applications for construction of buildings, the following requirements must be addressed:
- a. All new buildings and structures must be located as far away from the forest interface as is reasonably possible with a minimum required distance of 10 m (defensible space), or at least as far away from the forest interface as any existing permanent structures, if present on the property. The distance should be measured from the outermost part of the building.
 - b. The following fire resistive materials and construction practices are required for all buildings and structures:
 - i. Fire retardant roofing materials (Class A or B, or Class A by assembly) must be used: asphalt or metal roofing is preferred.
 - ii. Exterior walls must be sheathed with fire-resistive materials.
 - iii. Decks, porches, balconies, and patios must use fire resistive decking materials, such as composite decking boards or fire resistive treated wood.

II. SUBDIVISION

Subdivisions should be designed to address the following requirements for servicing and site layout:

- a. Firebreaks should be designed and installed where it is reasonably feasible or possible, which may be in the form of cleared parkland, roads, or utility right-of-ways.
- b. Locations for new building sites should be at least 10 m (defensible space) from any forest interface.
- c. Development shall be set back a minimum of 10 metres

III. LANDSCAPING

Applications for new buildings shall include a landscaping plan to address the following requirements:

- a. Firebreaks should be designed and installed where it is reasonably feasible or possible, which may be in the form of cleared land, roads, or utility right-of-ways while protecting natural features and ecosystems in accordance with District bylaws.
- b. The defined defensible space around structures must be maintained by:
 - i. The use of non-combustible landscaping materials;
 - ii. The use of fire-resistant native plants (using low-density plantings);
 - iii. The removal of trees, limbs or shrubs overhanging roofs or growing under eaves of buildings;
 - iv. The pruning of coniferous trees so that there are no branches to a height of 2.5m (live branches may be left on smaller trees);
 - v. The maintenance of existing hedges below a height of 2m (the planting of cedar and juniper hedges is discouraged);
 - vi. The storage of piled debris (e.g. firewood, building materials, and other combustible materials) during and post construction, be kept outside of this defensible space;
 - vii. Required maintenance including the annual removal of surface litter and hazardous trees (in

- d. Buildings shall be sited and road access designed in order to accommodate fire fighting vehicles and equipment. Subdivisions should consider opportunities to improve road access for first responders and emergency equipment
- e. All utility servicing must be underground, or where this is not feasible, poles of non-combustible materials should be used (concrete).

- accordance with other District bylaws);
- viii. Increased beyond 10m if required due to site or topographic considerations; and
- ix. Any additional recommendations for the defensible space as determined by the Qualified Professional.
- c. Determine any additional landscaping recommendations for the remainder of the property, beyond the defensible space, including:
 - i. Thinning the tree canopy and understory and pruning lower branches to further reduce fuel loads;
 - ii. The spacing of existing trees and if maintenance or tree removal is required to achieve a canopy spacing of a minimum of 3m;
 - iii. The removal of dead or dying trees (in accordance with other District bylaws);
 - iv. The disposal of all slash created by maintenance through removal from the site; and
 - v. Any additional recommendations as determined by the Qualified Professional.
- d. If removal of trees or vegetation is deemed necessary by the Qualified Professional for the purpose of reducing wildfire risk, District approval is required under the District's Interim Tree Bylaw No. 4892, 2016, as amended from time to time. Replacement trees or vegetation may be required by the District in accordance with the guidelines above. The District may request the applicant submit supplemental information including a tree assessment and tree retention and restoration plans.

Figure 8.2 - Guidelines NE1 - Wildfire Hazard Development Area Guidelines

Figure 8.3 - Guidelines NE1 - Wildfire Hazard Development Area Guidelines

- e. All wood, vegetation, construction debris, or other combustible materials identified in the Qualified Professional's report must be removed within three months of permit issuance or immediately during high fire risk seasons.

IV. Where a Qualified Professional has undertaken an assessment and determined the fire hazard to be low provided specific conditions are met, the requirements noted in Sections I through III may be relaxed. Any relaxation of guidelines requires that provisions are in place to ensure that development is carried out in accordance with the conditions noted in the Qualified Professional's assessment.

V. Require the provision of security to be applied by the District to the cost of works, construction, or other activities required in the circumstances described in s.502 of the *Local Government Act*.

VI. DEFINITIONS

"Building" means any structure used or intended for supporting or sheltering any use or occupancy.

"Defensible space" means the area around a structure where fuel and vegetation should be managed to reduce the risk of structure fires spreading to the forest or vice versa and to provide safe working space for fire fighters.

"Development" means any of the following:

1. Construction of, addition to, or alteration of a building or other structure, including, without limitation:
 - a. New building construction; or
 - b. Building additions and alterations, including alterations to exterior materials.
2. Alteration of land, including, without limitation:
 - a. Site clearing or removal of vegetation;
 - b. Landscaping, including planting and clearing;
 - c. Site grading;
 - d. Tree cutting;
 - e. Placement of fill, or disturbance of soils, rocks or other native materials;
 - f. Creation of impervious and semi-impervious surfaces (such as patios and driveways);
 - g. Installation, construction or alteration of flood protection or erosion protection works;
 - h. Installation, construction or alteration of roads, trails, docks, wharves or bridges; or
 - i. Installation, construction or maintenance of drainage, hydro, water, sewer or other utilities or utility corridors, including underground sprinkler or irrigation systems.

"Fire-resistive materials" means materials resistant to fire, such as stucco, metal, brick, rock, stone, lumber treated for fire resistance and cementitious products (including hardiplank), but excludes, without limitation, untreated wood, aluminum and vinyl products.

"Fire retardant roofing" means Class A and Class B roofing as specified in the Homeowners FireSmart Manual, BC Edition, 2004, Province of B.C.

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Figure 8.4 - Guidelines NE1 - Wildfire Hazard Development Area Guidelines

"Forest interface" means an undisturbed area or park area that is forested directly adjacent to the wildland urban interface.

"Fuel" means a combustible material.

"Habitable space" means any room or space within a building or structure, which room or space is or can be used for human occupancy, commercial sales, or storage of goods, personal property or mechanical or electrical equipment (including furnaces), and which room or space would be subject to damage if flooded.

"Qualified Professional" means a Professional with appropriate education, training and experience, fully insured and in good standing with the relevant Professional association, and means:

- a. For the purpose of slope hazard assessments (Development Permit Area Designation NE 6 Sites with Difficult Terrain), a Professional Engineer or Professional Geoscientist, as appropriate, with experience or training in geotechnical and geohazard assessments;
- b. For the purpose of the watercourse assessment (Development Permit Area Designation NE 13 Watercourse Protection and Enhancement Areas in Existing Neighbourhoods), a Registered Professional Biologist with training in riparian area assessments; and
- c. For the purpose of the wildfire hazard assessments (Wildfire Hazard DPA), a Registered Forest Professional Qualified by training, with at least two years experience in the assessment, fuel management prescription and mitigation of wildfire hazards in British Columbia.

"Structure" means any construction supported on the ground or on water and includes: buildings, pools, retaining walls, garden walls, but excludes fences and retaining walls less than 1.2 m in exposed height.

"Wildland Urban Interface" means the zone of transition between the forest interface (unoccupied land) and areas of development, in which conditions result in the potential for their ignition from flames and firebrands/embers of a wildfire.

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Figure 8.5 - Guidelines NE1 - Wildfire Hazard Development Area Guidelines

NE 13 - Watercourse Protection And Enhancement Areas in Existing Neighbourhoods &

NE 14 - Areas of land in the vicinity of watercourses and wetlands

Being located west of the Marr Creek Ravine and the designated NE13 area encompassing the Panorama and Whitby Estates, the site falls under the NE14 Guidelines, as illustrated on the Watercourse Protection Development Permit Area Designation Map NE13.

The site is designated as a Development Approval Information Area.

- **Development does not negatively impact watercourse environments:**

Locate development on least environmentally sensitive areas

- **Ensure that development does not result in a net loss of productive fish habitat:**

Achieve no net loss of riparian habitat

- **Ensure that an accurate, site-specific information base is available to guide the application of the relevant development permit guidelines:**

An Environmental Report including a detailed Habitat Assessment, a Riparian Assessment Report and Protection Plan and other site specific inventory and assessment reports are available for this site, see Appendices.

GUIDELINES NE 13

WATERCOURSE PROTECTION AND ENHANCEMENT AREAS IN EXISTING NEIGHBOURHOODS

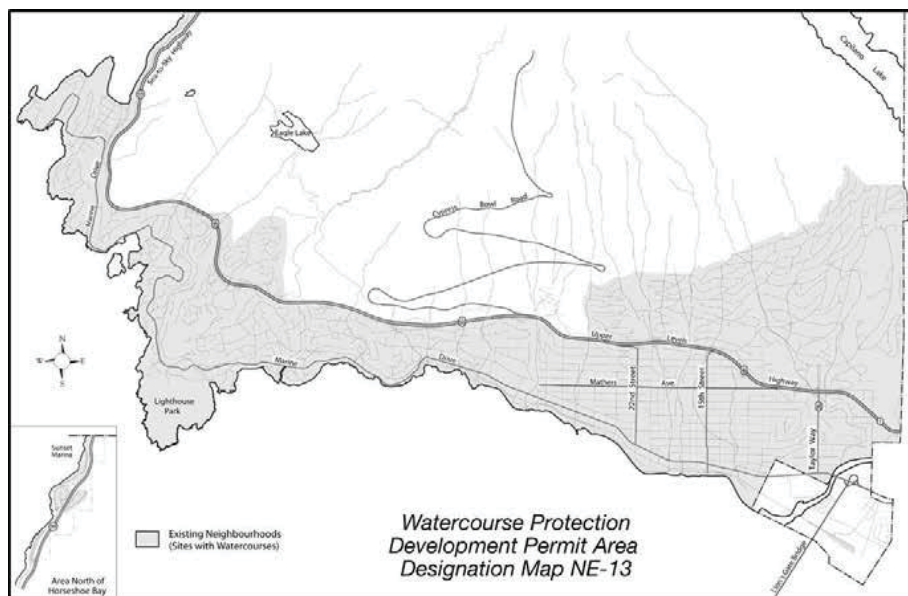
Policy NE13

Development Permit Area Designation NE13

Areas of land in the Existing Neighbourhoods that contain watercourses and wetlands, (Existing Neighbourhoods as defined and illustrated on the Watercourse Protection Development Permit Area Designation Map NE 13), are designated a Development Permit Area.

Category	<i>Local Government Act s. 488 (1)(a).</i>
Conditions	The development permit area designation is warranted to protect and enhance watercourses and wetlands in West Vancouver's existing neighbourhoods.
Objectives	<ul style="list-style-type: none"> • To ensure that development does not negatively impact watercourse or wetland environments or, where such impacts are unavoidable due to the existing configuration of parcels of land in relation to watercourses or wetlands, to ensure that development does not result in a net loss of productive fish habitat.
Guidelines Schedule	Guideline NE 13.
Development may be exempt from the requirement for a Development Permit if the proposal is for:	<ul style="list-style-type: none"> i. renovation to interiors; ii. regular and emergency District maintenance activities for drainage control conducted in a manner that is consistent with the objectives of the Development Permit designation; iii. construction and maintenance activities carried out by, or on behalf of, the District and designed to enhance the coexistence of natural habitats and public trails;
	iv. construction and maintenance activities carried out outside of 15 metres of top of watercourse bank or edge of wetland;
	v. emergency works, including tree cutting, necessary to remove an immediate danger or hazard;
	vi. maintenance of the existing landscape conditions; or
	vii. the implementation of a fish habitat mitigation or restoration plan authorized by the senior government ministry or agency having jurisdiction.

Figure 9.1 - Guidelines NE13 - Watercourse Protection And Enhancement Areas in Existing Neighbourhoods



Natural Environment Development Permit Area Designation Map NE 13 for Existing Neighbourhoods

Where applicable, Guidelines NE 5 and NE 6 shall also be applied in the issuance of development permits in this area.

- a. With respect to this guideline, "development" shall mean any of the following:
 - (i) removal, alteration, disruption or destruction of vegetation;
 - (ii) disturbance of soils;
 - (iii) construction or erection of buildings and structures;
 - (iv) creation of non-structural impervious or semi-impervious surfaces;
 - (v) flood protection works;
 - (vi) construction of roads, trails, docks, wharves and bridges;
 - (vii) provision and maintenance of sewer and water services;
 - (viii) development of drainage systems; and
 - (ix) development of utility corridors.
- b. Locate development on portions of the site that are least environmentally sensitive.

GUIDELINES

- c. For permanent watercourses and wetlands:
 - (i) Avoid net loss of riparian habitat within 15 metres of the top of the watercourse bank or edge of the wetland.
 - (ii) Within 15 metres of the top of the watercourse bank or edge of wetland, locate new development, described in sections a(iii) and a(iv) above, at least as far from the watercourse or wetland as any existing development.
 - (iii) Keep free of new development, described in sections a(iii) and a(iv) above, the area within 5 metres of the top of the watercourse bank or edge of the wetland.
 - (iv) Consider zoning bylaw variances in order to prevent loss of habitat within 15 metres of the top of the watercourse bank or edge of the wetland, including reduced building setbacks.
 - (v) Where it is not practical to avoid net loss of riparian habitat within 15 metres of the top of the watercourse bank or edge of the wetland, provide compensatory habitat approved by the District of West Vancouver to achieve no net loss of riparian habitat, by replanting or restoring a similar area on the same watercourse or wetland, or contributing to a District habitat restoration program in an amount equivalent to the cost of providing such compensatory habitat.
- d. Avoid net loss of riparian habitat within 5 metres of the top of the non-permanent watercourse bank.
- e. Enhance, and where feasible, restore watercourses in already developed areas to improve watercourse quality from uplands to inlets.
- f. Implement recommendations approved by the District of West Vancouver, including mitigation measures that are consistent with these guidelines as proposed by the permit applicant or its advisors in development approval information submitted in accordance with Policy NE 14 and Development Procedures Bylaw No. 4940 2017.
- g. Require the provision of security to be applied by the District to the cost of works, construction or other activities required in the circumstances described in s.502 of the *Local Government Act*.

Policy NE14
Development Approval Information Area Designation NE14
 Areas of land in the vicinity of watercourses and wetlands, as illustrated on the Watercourse Protection Development Permit Area Designation Map NE13, are also designated a Development Approval Information Area.

Category	Local Government Act s.488.
Objectives	The objective of the designation of Development Permit Area NE13 is to ensure that development does not negatively impact watercourse environments or, where such impacts are unavoidable due to the configuration of parcels of land in relation to watercourses, to ensure that development does not result in a net loss of productive fish habitat. The objective of the designation of Development Approval Information Area NE14 is to ensure that an accurate, site-specific information base is available to guide the application of the relevant development permit guidelines.
Procedures	Development approval information requirements and procedures are set out in a separate bylaw enacted under s.491 of the <i>Local Government Act</i> .

Figure 9.2- Guidelines NE13 - Watercourse Protection And Enhancement Areas in Existing Neighbourhoods - Watercourse Protection Map

Figure 9.3- Guidelines NE14 - Development Approval Information Area Designation

4.2 ZONING BYLAW - (Effective January 31 2022)

Under Zoning Bylaw 4662-2010 the subject lands are zoned RS-7 – Residential Single-Family. (Figure 10) RS-7

The Development and Subdivision Proposal conforms.

Project Statistics

	Permitted	Proposed
Zoning	RS7	RS7
Uses	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING
Site Area	812 square meters minimum	812 square meters minimum to 855 square meter
Site Width and Depth	15.9 meters minimum lot width (18.2 meters for flanking lots) Maximum Lot Depth of 4 times the site width	15.9 meters minimum lot width (18.2 meters for flanking lots) Maximum Lot Depth of 4 times the site width
Site Coverage	30% of site area (if the site area is greater than 885 sqm) 266 square meters maximum, if site area is 664 to 885 square meters	For future dwelling developments on subdivision: 30% of site area (if the site area is greater than 885 sqm) 266 square meters maximum, if site area is 664 to 885 square meters
Floor Area Ratio	0.30 of site area maximum, if the site is greater than 681.3 square meters, to a floor area of maximum 487.7 square meters	0.30 of site area maximum, if the site is greater than 681.3 square meters, to a floor area of maximum 487.7 square meters
Front Yard	9.1 meters	9.1 meters
Rear Yard	9.1 meters	9.1 meters
Height	7.62 meters	7.62 meters
Number of Storeys	2 plus basement max.	2 plus basement max.
Highest Building Face Envelope	6.7 meters	6.7 meters
Parking	Minimum of 2 off-street parking spaces	Minimum of 2 off-street parking spaces

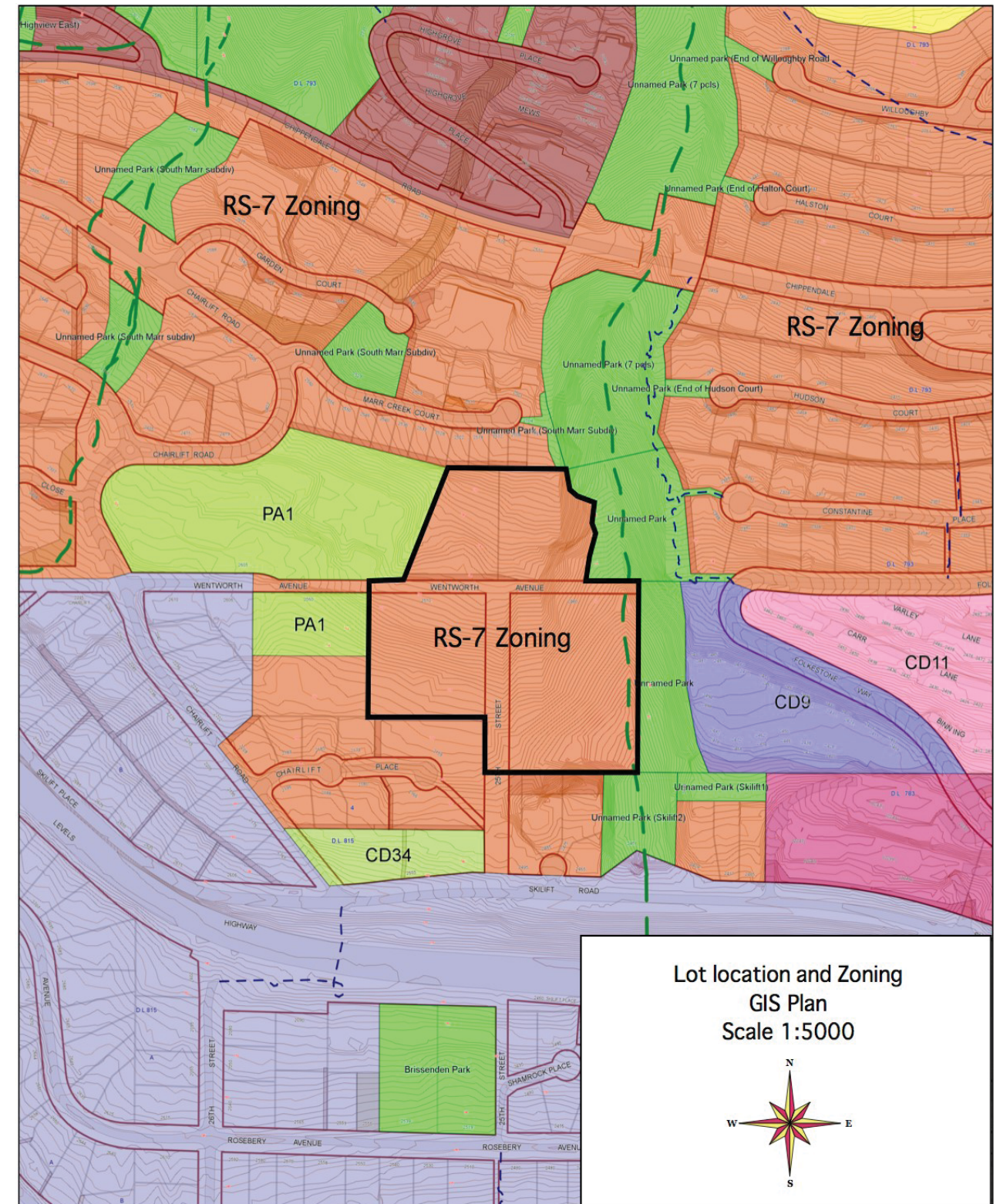


Figure 10 - Zoning Map

4.3 DEVELOPMENT PERMIT REQUIREMENTS

The requirement for an Upper Lands Development Permit is indicated in the OCP. The OCP requires that a detailed analysis of development opportunities and constraints be carried out and that a comprehensive management plan be created to avoid or mitigate the potential environmental impacts in the implementation of new development. The items to be addressed by the Development Management Plan are listed under the Official Community Plan section of this application (ref. Section 4.1), while the specific plan for the site can be found in the Development Management Plan section of this application.

- Included are:
- Lot Parcel Plan
 - Zoning Plan
 - Topographical Plan
 - Parks Plan
 - Ortho-photo

4.4 DEVELOPMENT PROCEDURE BYLAW

Development Procedures Bylaw No. 3984, 1996 (Amendment Bylaws: 4188- 1999, 4434-2005 & 4806-2014) Schedule C sets out in detail the criteria for determining and categorizing potential streamside protection and enhancement areas. Schedule C also sets out the width of the streamside protection and enhancement areas based on the corresponding category. The criteria for determining streamside protection and enhancement area categories and the corresponding setbacks set out by the District's bylaw are consistent with the Provincial Riparian Areas Regulation. This development application is consistent with the intent of both the bylaws and regulations.

4.5 SUBDIVISION BYLAW

Although various guides make reference to one, there does not appear to be any subdivision bylaw per-se. The District of West Vancouver, however, does provide a guideline, which is titled "Information for Sub-dividers". The guideline makes reference to the OCP and zoning bylaws, in general, and to the Creeks Bylaw #3492-1982, in particular. The Creeks Bylaw establishes the 'Creek Protection Area', which is shown to extend to a point 7.62 m beyond the 'top of the bank'. The top of the bank is defined in Schedule A of the bylaw for 5 different scenarios or cases. This bylaw, however, falls short of the Provincial regulations requiring a 10 meter setback.

4.6 GIS INFORMATION

The Following 5 figures (Figures 11 through 15) from the District's on-line GIS database have been included for ease of reference.

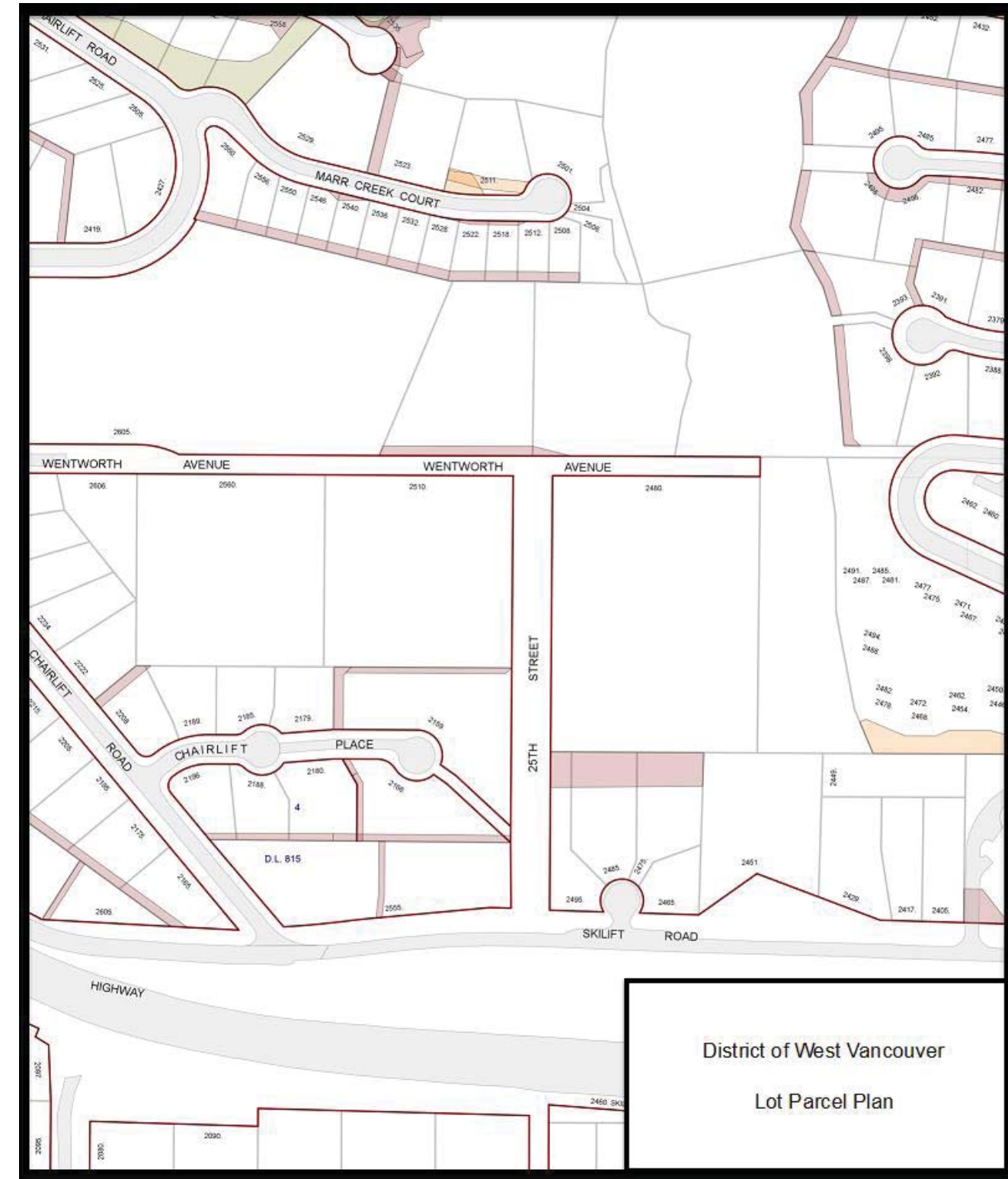


Figure 11

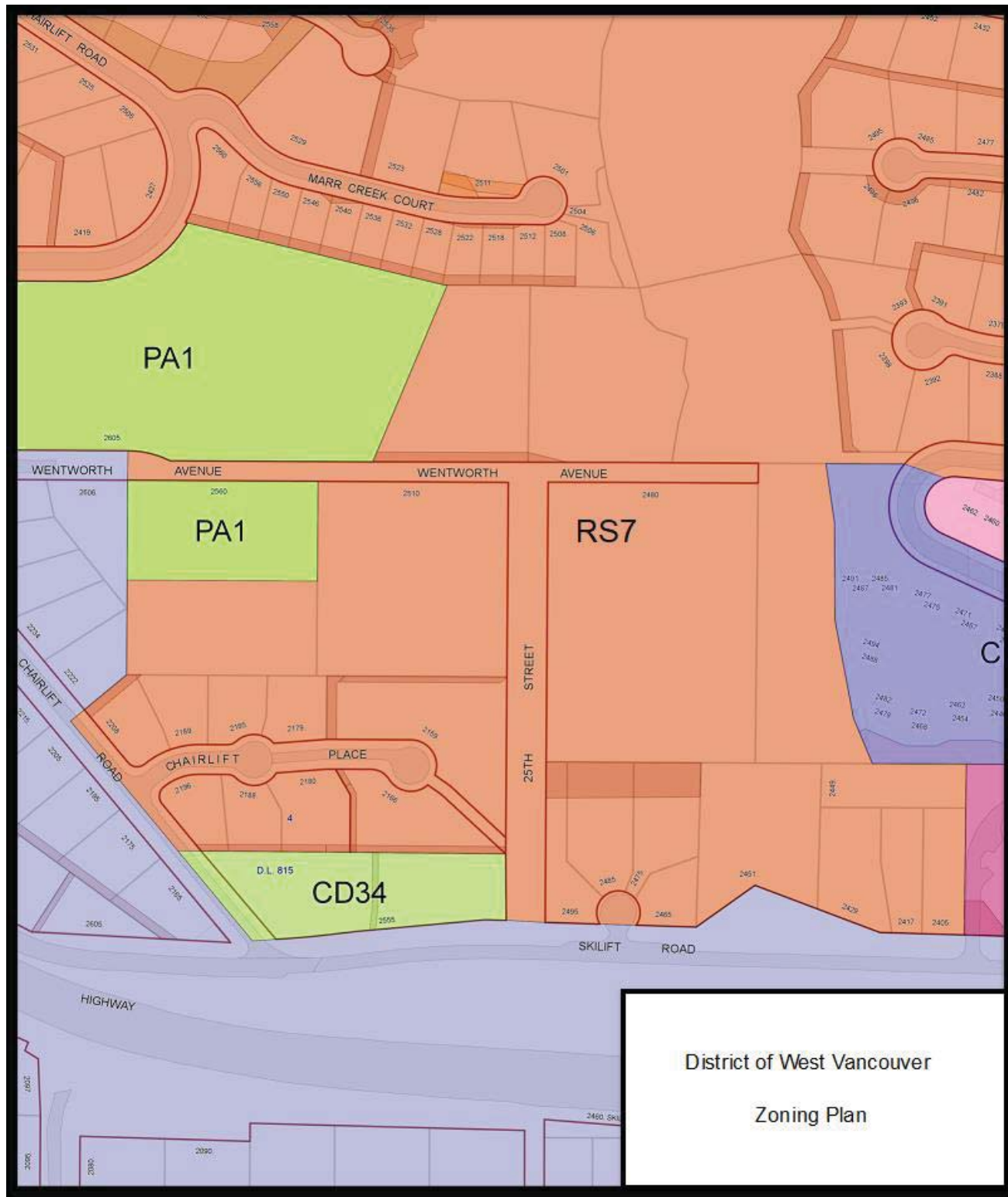


Figure 12

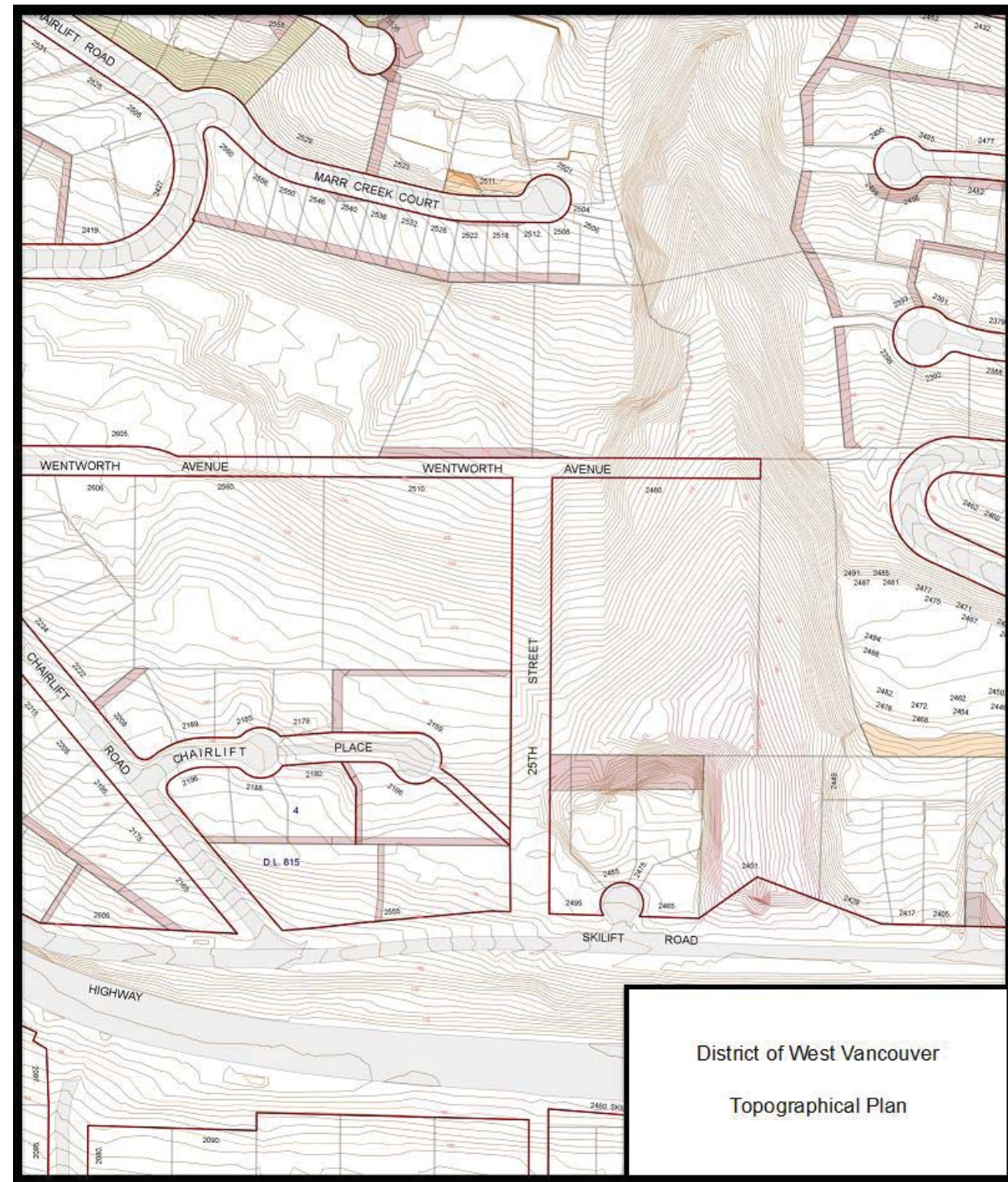


Figure 13



Figure 14



Figure 15