



District of West Vancouver

**Development Procedures Bylaw No. 4940,  
2017,  
Amendment Bylaw No. 5318, 2024**

Effective Date:

**Development Procedures Bylaw No. 4940, 2017,  
Amendment Bylaw No. 5318, 2024**

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District of West Vancouver

## **Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5318, 2024**

A bylaw to remove reference to the procedures for Land Use Contract applications and delegate authority to the Director to consider, issue, and/or refuse a development permit under DPA designation BF-B17.

Previous amendments: Amendment bylaws 5029, 5043, 5073, 5077, 5109, 5127, 5156, 5224 and 5232.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for administrative updates to development procedures to respond to expiring land use contract legislation;

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 Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5318, 2024.

### **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 Bylaw Description**

- 3.1 Deleting the bylaw description on page 1 in its entirety and replace it with the following:

A bylaw to define procedures under which an owner of land may apply for an amendment to the Official Community Plan Bylaw or Zoning Bylaw, for the entry into a Heritage Revitalization Agreement, for the issuance of permits under Part 14 or 15 of the *Local Government Act*, to impose

application fees, to specify notification distances, and to delegate Council's authority to make decisions in certain circumstances.

Previous amendments: Amendment Bylaws 5029, 5043, 5073, 5077, 5109, 5127, 5156, 5224, 5232 and 5271.

WHEREAS a local government that has adopted an official community plan or a zoning bylaw must, by bylaw, define procedures under which an owner of land may apply for an amendment to the plan or bylaw or for a permit under Part 14 or 15 of the *Local Government Act*;

AND WHEREAS the Council of The Corporation of the District of West Vancouver has adopted an Official Community Plan Bylaw and Zoning Bylaw;

AND WHEREAS a local government may, by bylaw, specify a distance from affected land for the purpose of notifying owners and occupants of proposed bylaw amendments and permits;

AND WHEREAS the Council may, by bylaw, delegate its powers, duties and functions to an officer or employee of the municipality;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver, in open meeting assembled, enacts as follows:

## **Part 4 Amends Part 4 "Definitions"**

Development Procedures Bylaw No. 4940, 2017, Part 4 Definitions is amended by:

4.1 Deleting the definition for Land Use Contract:

"Land Use Contract" or "LUC" means a land use contract as defined in section 1 of the Schedule to the Local Government Act;"

4.2 Adding the following to the definition of "Minor Development Permit" in alphabetical order:

- "Caulfeild Ground-Oriented Housing BF-B17;"

## **Part 5 Amends Part 6 "Scope"**

Development Procedures Bylaw No. 4940, 2017, Part 6 Scope is amended by:

5.1 Deleting section 6.1.10 and renumbering accordingly:

“6.1.10 discharge of, or an amendment to, a Land Use Contract;”

## **Part 6 Amends Part 9 “Public Hearing and Meetings”**

Development Procedures Bylaw No. 4940, 2017, Part 9 Public Hearing and Meetings is amended by:

6.1 Deleting section 9.1.1 (c) and renumbering accordingly:

“(c) amend a Land Use Contract, if the amendment relates to density or use of an area covered by the Land Use Contract”

## **Part 7 Amends Part 10 “Notification”**

Development Procedures Bylaw No. 4940, 2017, Part 10 Notification is amended by:

7.1 Updating section 10.2.2 by removing the following row from the table:

Discharge of, or amendment to, a Land Use Contract	100 metres
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## **Part 8 Amends Part 11 “Application Sign Posting Requirements”**

Development Procedures Bylaw No. 4940, 2017, Part 11 Application Sign Posting Requirements is amended by:

8.1 Deleting section 11.2.4 and renumbering accordingly:

“11.2.4 an application to amend a Land Use Contract, if the amendment relates to density or use of an area covered by the Land Use Contract;”

## Part 9 Amends Part 19 “Delegation”

Development Procedures Bylaw No. 4940, 2017, Part 9 Delegation is amended by:

- 9.1 Deleting section 19.2 and 19.3 in its entirety and replacing it with the following:
- 9.1.1 “19.2 Council delegates to the Director the authority to consider, issue, and/or refuse the types of permits listed in the table below, in accordance with the conditions set out in sections 19.8 to 19.22 below.

Permit Type	Purpose	Development Permit Area Designation
Development Permits (19.15)	Multiple Family Areas, Commercial Areas, New Neighbourhood Areas, Natural Environment and Upper Lands Areas, excluding Development Permits delegated elsewhere in this bylaw.	BF-B4, B5, B7, B8, B9, B10, B12, B13, B14, BF-C3, C5, C6, C8, C9, C10, BF-D1, D4, NE5, NE6, UL8, UL9.
Development Permit	Detached Secondary Suite (Coach House)	BF-B3.1
Development Permit	Duplex	BF-B11
Development Permit	Caulfeild Ground-Oriented Housing	BF-B17
Heritage Alteration Permit	Heritage conservation in the LCHCA	HE 6
Development Permit	Wildfire Hazard areas	NE 1
Development Permit	Foreshore areas	NE 2
Development Permit	Sites with difficult terrain	NE 6
Development Permit	Watercourse protection and enhancement areas	NE 13
Development Permit	Future Neighbourhoods	UL 8
Development Permit	Rodgers Creek Area	UL 8.1
Development Permit	Limited Use and Recreation Area	UL 9
Development Permit	Neighbourhood Designated areas	Horseshoe Bay Local Area Plan
Permit Type	Purpose	Zoning Bylaw
Temporary Use Permit	Temporary uses and buildings	s.120.15
Minor Development Variance Permit	Minor variances to the Zoning Bylaw	s. 120, 130, 140, 200

19.3 If a permit application does not comply with the conditions set out in sections 19.8 to 19.22 below, then the Director shall refuse the permit.”

- 9.2 Inserting the following new sub-section 19.22:

9.2.1 “**Caulfeild Ground-Oriented Housing Development Permit**

- 19.22 Development permits in respect of Development Permit BF-B17 (Caulfeild Ground-Oriented Housing Development Permit Area) may be issued by the Director if the proposed development:
- 19.22.1 complies with Guidelines BF-B17; and either
  - 19.22.2 conforms to the Zoning Bylaw; or
  - 19.22.3 requires variance(s) to the Zoning Bylaw that, in the opinion of the Director, addresses the contextual urban environment, natural features, or neighbouring development.”

## **Part 10 Effective Date**

- 10.1 Development Procedures Bylaw No. 4940, 2017, Amendment Bylaw No. 5318, 2024 will be effective on June 30, 2024.

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

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Mayor

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Corporate Officer