



**Zoning Bylaw No. 2200, 1968
Amendment Bylaw No. 4581, 2008**

Effective Date –

District of West Vancouver

Zoning Bylaw 2200, 1968 Amendment Bylaw No. 4581, 2008

A bylaw to amend sections of the Zoning Bylaw respecting Floor Area Ratio, Finished Grade and Retaining Walls and Accessory Buildings

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

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

Part 1 Citation

- 1.1 This bylaw may be cited as "Zoning Bylaw No. 2200, 1968, Amendment Bylaw No. 4581, 2008".

Part 2 Amends Text

Zoning Bylaw No. 2200, 1968 is amended as follows:

- 2.1 In Part 2, Division 1, Subdivision 1:

2.1.1 By amending Section 21-125 Finished Grade and Retaining Walls

- (a) In subsection 21-125.2,
 - (i) by deleting the words "at an angle of 36 7/8 degrees (75% slope) from a front property line or flanking side property line, or 45 degrees (100% slope) from all other property lines" and substituting the words "at an angle of 22 ½ degrees (50% slope) from a front property line, flanking side property line on a flanking corner lot or rear property line, or 36 7/8 degrees (75% slope) from a side lot line." and
 - (ii) by deleting the last sentence and substituting the following sentence, "For purposes of this Section, on a waterfront property line, the grade line shall be calculated from the natural grade at the waterfront

property line registered in the Land Title Office rather than from a point four (4) feet above it.”

- (b) by adding the following subsection 21-125.12,
 - (i) “21-125.12 The retaining wall and grade line restrictions do not apply to retaining walls and grade that may be required on steeper sites to accommodate a driveway from the street to the building envelope, provided that such driveway uses the most topographically appropriate route and takes into consideration the potential for a parking in the storey or basement closest to the street elevation.”
- (c) In subsections 125.6 and 125.7:
 - (i) by deleting the expression “45 degrees” respecting constructed inclined walls slope and substituting therefore the expression “36 7/8 degrees (75% slope)”

2.2 In Part 3, Division 1, Subdivision 1:

2.2.2 By amending Section 31-112 Floor Area Ratio – Single Family and Two Family Dwellings

- (a) In subsection 31-112.1:
 - (i) by adding, in the first sentence in the second paragraph, after the words “exterior face of the building”, the words “plus, in the case of the second storey (not being the basement or first storey above a basement), the area of that portion of any balcony that is covered by a roof and extending beyond four feet from the exterior face of the building.”
- (b) In subsection 31-112.1 b):
 - (i) by adding at the end of the subsection, after the words “(22.3 square metres)”, the following words “for accessory buildings located 15 or more feet from the principle building, and not exceeding 50 sq. ft. (4.6 square metres) for accessory buildings located closer than 15 feet to the principle building”

READ A FIRST TIME on September 29, 2008

PUBLIC HEARING HELD on October 20, 2008

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the council on

Mayor

Municipal Clerk