



NOTICE OF PUBLIC HEARING

Zoning Bylaw No. 2200, 1968, Amendment Bylaw No. 4617, 2009

Notice is given that a **PUBLIC HEARING** will be held in the Council Chamber of the Municipal Hall of The Corporation of the District of West Vancouver at 750 - 17th Street, West Vancouver, B.C. on **Monday, November 16, 2009 at 7:00 pm** to consider the following:

Applicant: The District of West Vancouver
Subject Lands: The proposed regulations regarding Secondary Suite uses apply to Single Family and Two Family Dwellings in most residential, comprehensive development and community use zones throughout the municipality.
Purpose: The proposed Zoning Bylaw amendment introduces Secondary Suite uses as a Permitted Use in West Vancouver. Details are provided below.
Enquiries: Planning Department, Municipal Hall. Phone: 604-925-7055
Proposed Zoning Bylaw Amendment: <u>A term and definition of a Secondary Suite</u> is added to the Zoning Bylaw as a permitted use in a Single Family or Two Family Dwelling. <u>Terms and definitions within the Zoning Bylaw</u> are added or amended. Single Family Dwelling and Two Family Dwelling or Duplex are amended to permit a Secondary Suite and terms and definitions of Cooking Facilities and Kitchen are also added to the Zoning Bylaw. <u>The Terms and Definitions of In-Law Suite and Family</u> are deleted from the Zoning Bylaw which will no longer permit an In-Law Suite within a dwelling unit. <u>For residential areas</u> , the proposed bylaw introduces Secondary Suites as a Permitted Use within a Single Family or Two Family Dwelling. The following requirements are also added to permit a Secondary Suite on a lot: <ol style="list-style-type: none">1. A maximum of one Secondary Suite is permitted per lot;2. A Secondary Suite cannot be detached from the principal building (i.e. 'coach house');3. A Secondary Suite must have a minimum floor area of 20m² (215 sq. ft.) and a maximum floor area of either 90 m² (968 sq. ft.) or 40% of the total floor area of the building, excluding garage space, whichever is less;4. The registered owner of the property must occupy, as his/her principal place of residence, either the principal residential use or the Secondary Suite;5. Lodgers, a personal care facility, Child Care Use or a Bed and Breakfast is not permitted in a building containing a Secondary Suite;6. The principal entrance to a Secondary Suite must be a separate exterior entrance from that of the Principal Dwelling Unit and must not face the same street as the principal exterior entrance to the Principal Dwelling Unit;7. One off-street vehicle parking space must be provided for the exclusive use of the Secondary Suite and at least two off-street vehicle parking spaces for the Principal Dwelling Unit <u>if</u> the walking distance from the lot to a bus stop is greater than 200 feet;8. A Secondary Suite must not be subdivided from the Principal Dwelling Unit under the Land Title Act or the Strata Property Act; and9. Water service and electrical service for the Secondary Suite and the Principal Dwelling Unit must not be metered separately.
While not required as part of the public hearing process: <ul style="list-style-type: none">• all persons who wish to provide comment on the proposed Secondary Suites program brochure which outlines requirements for building new suites and legalizing existing suites in buildings constructed before January 1, 2010 will be given an opportunity to be heard; and• for convenience as the bylaw amendments are related, all persons who wish to provide comment on the Fees and Charges Bylaw No. 4414, 2005, Amendment Bylaw No. 4616, 2009 (which requires a first year registration fee for Secondary Suites of \$300.00 and an annual renewal fee of \$150.00.) will be given an opportunity to be heard.

All enquiries regarding the proposed bylaw amendments may be directed to the West Vancouver Planning Department, Municipal Hall or by calling 604-925-7055. Copies of the proposed bylaw amendments and other related documents may be inspected from Friday, November 6, 2009 until Monday, November 16,

2009 at the Municipal Hall at 750-17th Street, West Vancouver, B.C. on regular business days (Monday to Friday except for statutory holidays) between the hours of 8:30 am and 4:30 pm.

For convenience only, some of the documents may also be available for viewing on the West Vancouver Municipal Website at westvancouver.ca or in the Reference Department of the West Vancouver Memorial Library at 1950 Marine Drive, West Vancouver, B.C. (phone: 604-925-7400 for current information on Library hours of operation).

All persons who believe that their interest in property is affected by the proposed bylaw amendments will be given an opportunity to be heard and to present written submissions at the public hearing. Submissions received for the public hearing will be included in the public information package for Council's consideration.

Submissions received after the close of the public hearing will not be considered by Council.

S. Scholes, Municipal Clerk
November 6, 2009