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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4701, 2011

Effective Date:

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4701, 2011

A bylaw to provide for an unused portion of BCRail lands to be used as part of abutting residential lots and a public lane (known as Sunset Lane)

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 "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 4701, 2011."

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 RS4 Zone

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 204 – RS4 – Single Family Dwelling Zone 4 is hereby amended by:
 - 3.1.1 Adding in Section 204.03 after the words "836 square metres minimum" the following:

'except:

 - (1) no minimum site area shall apply to the lands identified as Sunset Lane Lands in Section 204.14; and
 - (2) no minimum site area shall apply to any lot created after October 17, 2011 that is created through the consolidation of a lot existing at September 12, 2011 and a lot created through the subdivision of lands identified as Sunset Lane Lands in Section 204.14.'
 - 3.1.2 Replacing Section 204.04 Minimum Site Width and Depth with the following:

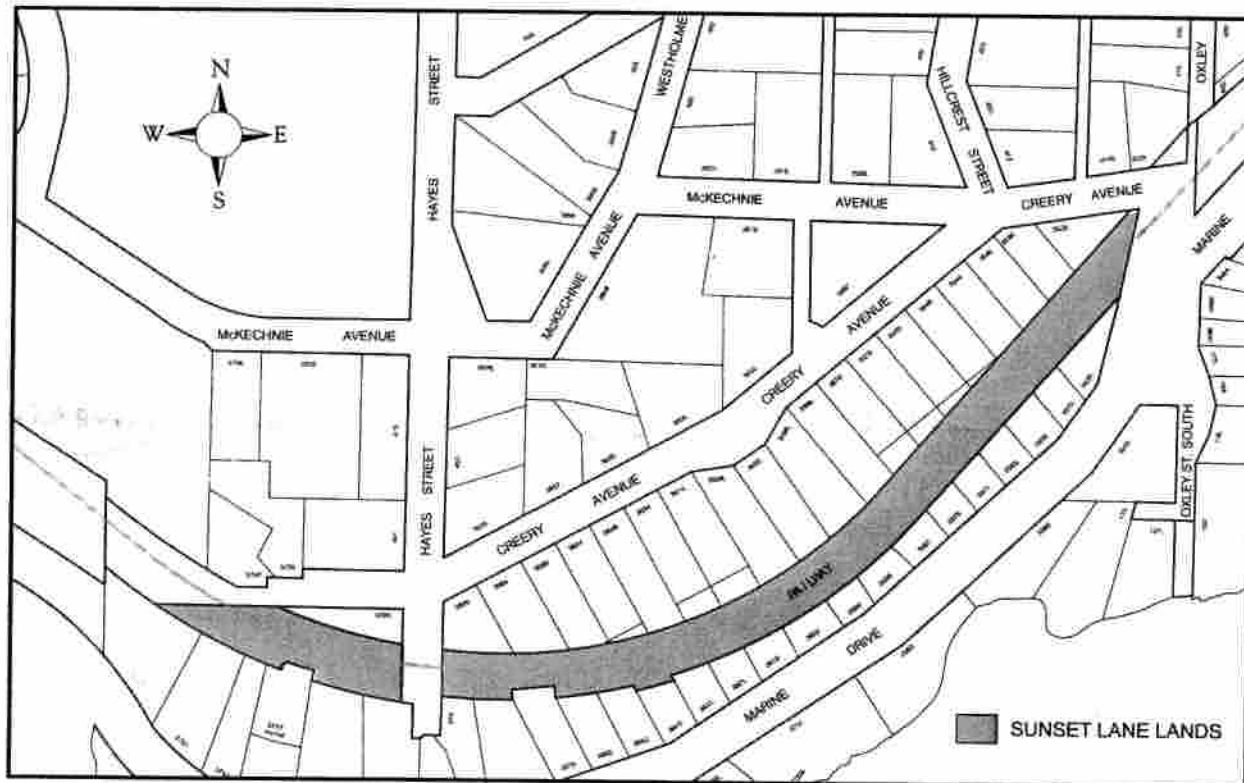
Width: 22.9 metres minimum width except:

 - (1) 26.8 metres minimum width for a corner flanking lot; and
 - (2) no minimum lot width where the lot is located entirely within the lands identified as Sunset Lane Lands in Section 204.14 or where a lot located within the lands identified as Sunset Lane Lands in Section 204.14 is consolidated with another lot.

Depth: shall not exceed 4 times the site width, except no maximum lot depth shall apply where the lot is located entirely within the lands identified as Sunset Lane Lands in Section 204.14 or where a lot located within the lands identified as Sunset Lane Lands in Section 204.14 is consolidated with another lot.'

3.1.3 Adding a new section after Section 204.13 as follows:

'204.14 Map of Sunset Lane Lands



Part 4 Amends General Regulations for all Zones

4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 120 General Regulations for all Zones is hereby amended by:

3.1.1 Adding at the end of Section 120.26 Minimum Building Site Conditions for New Lots the following:

'(3) Section 120.26 subsections (1) and (2) shall not apply to a new lot which includes lands identified as Sunset Lane Lands in Section 204.14.'

Part 5 Amends Accessory Building and Structure Regulations

5.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 130 General Regulations for Residential Zones and Uses Only is hereby amended by:

5.1.1 Replacing Section 130.01 subsection (3) with the following:

- (3) An accessory building or structure shall not exceed a height of:
- (a) one storey plus basement; and
 - (b) 3.7 metres from the lower of the average natural or average finished grade, measured around the accessory building or structure, except on sites which include lands identified in Section 204.14 accessory buildings or structures located entirely in the rear 10 metres of the site shall not exceed a height of 3.7 metres from the elevation of the traveled lane surface directly adjacent the subject site.'

5.1.2 Replacing in Section 130.01 subsection (12) the words "In the RS5, RS9, RD1 and RD2 zones only:" with the following:

'In the RS5, RS9, RD1 and RD2 zones and on any sites in the RS4 zone which include the lands identified as Sunset Lane Lands in Section 204.14.'

READ A FIRST TIME on September 19, 2011

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

Mayor

Municipal Clerk