



Pursuant to the *Freedom of Information and Protection of Privacy Act*, names, addresses, contact information and other personal information of individuals who write to the Board are protected from disclosure and must not be disclosed during the hearing.

The Corporation of the District of West Vancouver

Board of Variance Hearing Agenda

October 15, 2025

5 p.m. in the Municipal Hall Council Chamber
and via electronic communication facilities

Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber, or via electronic communication facilities through the link provided on the District's Board of Variance webpage.

1. Call to Order

The Board of Variance hearing will be called to order.

2. Introduction

The Board of Variance hearing procedure will be described.

3. Confirmation of Agenda

RECOMMENDATION:

THAT the October 15, 2025 Board of Variance hearing agenda be approved as circulated.

4. Adoption of Minutes

RECOMMENDATION:

THAT the September 17, 2025 Board of Variance hearing minutes be adopted as circulated.

5. Time Limit of Board of Variance Orders

The Chair will describe the time limit of orders approving a variance.

6. Application 25-030 (4332 Erwin Drive) regarding a private a power pole (accessory structure) with the following variances:

- a) 8.90 m to Front Yard Setback
- b) 1.11 m to Minimum Side Yard Setback
- c) 1.18 m to Accessory Structure Height.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None to date.		

The Chair will request that the applicant or applicant’s representative describe the application.

The Chair will call for public input.

Following conclusion of public input, and the Board’s debate, the Board will consider the following motions.

RECOMMENDATION:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 25-030 regarding a private a power pole (accessory structure) at 4332 Erwin Drive with variances of:

- 8.90 m to Front Yard Setback
- 1.11 m to Minimum Side Yard Setback
- 1.18 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated September 12, 2025 submitted with the application, AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

OR

RECOMMENDATION:

THAT the Board finds that undue hardship would not be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 25-030 regarding a private a power pole (accessory structure) at 4332 Erwin Drive with variances of:

- 8.90 m to Front Yard Setback
- 1.11 m to Minimum Side Yard Setback
- 1.18 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated September 12, 2025 submitted with the application.

OR

RECOMMENDATION:

THAT the Board defers further consideration of Application 25-030 (4332 Erwin Drive) to the next Board of Variance hearing.

7. Receipt of Oral and Written Submissions

RECOMMENDATION:

THAT all oral and written submissions regarding the following Board of Variance Application:

- Application 25-030 (4332 Erwin Drive)
up to and including October 15, 2025 be received.

**8. Public Question Period
(Regarding process and/or disposition only)**

9. Next Hearing

The next Board of Variance hearing is scheduled for November 19, 2025.

10. Adjournment

RECOMMENDATION:

THAT the October 15, 2025 Board of Variance hearing be adjourned.

This page intentionally left blank

This page intentionally left blank

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
BOARD OF VARIANCE HEARING MINUTES
VIA ELECTRONIC COMMUNICATION FACILITIES
WEDNESDAY, SEPTEMBER 17, 2025**

BOARD MEMBERS: Chair L. Radage and Members H. Naderi, D. Simmons, and R. Yaworsky attended the hearing via electronic communication facilities.
Absent: Member T. Webb.

STAFF: P. Cuk, Board Secretary; N. Karimabadi, Supervisor, Residential Plans Examiners; and M. Beattie, Legislative Services Clerk, attended the hearing via electronic communication facilities.

1. Call to Order

The hearing was called to order at 5 p.m.

2. Introduction

Staff introduced the Board Members and described the hearing procedure.

3. Confirmation of the Agenda

It was Moved and Seconded:

THAT the September 17, 2025 Board of Variance hearing agenda be approved as circulated.

CARRIED

A Member commented regarding Application 25-029 (2580 Queens Avenue).

4. Adoption of the July 16, 2025 Minutes

Chair Radage referred to the minutes of the Board of Variance hearing held on July 16, 2025.

It was Moved and Seconded:

THAT the July 16, 2025 Board of Variance hearing minutes be adopted as circulated.

CARRIED

5. Time Limit of Board of Variance Orders

Chair Radage read out the following statement regarding Time Limit of Order Approving a Variance and noted that the time limit applied to each application approved by the Board:

Pursuant to section 542(3) of the *Local Government Act*, if a Board of Variance orders that a minor variance be permitted from the requirements of the bylaw, and the Order sets a time limit within which the construction of the building or structure must be completed, and the construction is not completed within that time, the permission of the Board terminates and the bylaw applies. Further, if that construction is not substantially started within 2 years after the Order was made, or within a longer or shorter time period established by the Order, the permission of the Board terminates and the bylaw applies.

6. Application 25-012 (6839 Copper Cove Road)

Staff informed that the Board of Variance considered Application 25-012 at its April 16, 2025 hearing and deferred further consideration until additional information was provided.

Staff confirmed the following requested variances regarding a power pole (accessory structure):

- a) 8.50 m to Front Yard Setback
- b) 1.07 m to Minimum Side Yard Setback
- c) 2.00 m to Accessory Structure Height.

Staff informed of written submissions received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	Undated	1
Redacted	Undated	2
Redacted	April 15, 2025	3
M. Koci	July 28, 2025	4
M. Koci	July 29, 2025	5
Redacted	September 16, 2025	6

Staff provided permit history of the subject property.

M. Koci (3223 East 23rd Street, Vancouver; and representing the owner of 6839 Copper Cove Road) described the variance application for a power pole (accessory structure). A Board member commented.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated March 18, 2025, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of M. Koci:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 25-012 regarding a power pole (accessory structure) at 6839 Copper Cove Road with variances of:

- 8.50 m to Front Yard Setback
- 1.07 m to Minimum Side Yard Setback
- 2.00 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated February 11, 2025 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

7. Application 25-027 (5967 Marine Drive)

Staff confirmed the following requested variances regarding a garage and storage/workshop (accessory structure):

- a) 9.1 m to Front Yard Setback
- b) 1.8 m to Accessory Structure Height.

Staff informed of written submissions received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Senior Manager, Roads and Transportation	August 1, 2025	1

Staff provided permit history of the subject property.

S. Parvaresh (Noble Architecture, representing the owner of 5967 Marine Drive) described the variance application for a garage and storage/workshop (accessory structure) and responded to Board members' questions.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated June 23, 2025, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of S. Parvaresh:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 25-027 regarding a garage and storage/workshop (accessory structure) at 5967 Marine Drive with variances of:

- 9.1 m to Front Yard Setback
- 1.8 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated April 24 and June 24, 2025 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

8. Application 25-028 (4184 Rose Crescent)

Staff confirmed the following requested variances regarding additions and alterations:

- a) 5.68 m to Front Yard Setback (Garage Addition)
- b) 5.93 m to Rear Yard Setback (Deck Addition)
- c) 5.5 % to Site Coverage Percentage (Additions and Alterations).

Staff informed that no written submissions were received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

V. Molby (representing the owner of 4184 Rose Crescent) described the variance application for additions and alterations. Staff and V. Molby responded to Board members' questions.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated August 8, 2025, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of V. Molby:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 25-028 regarding additions and alterations at 4184 Rose Crescent with variances of:

- 5.68 m to Front Yard Setback (Garage Addition)
- 5.93 m to Rear Yard Setback (Deck Addition)
- 5.5 % to Site Coverage Percentage (Additions and Alterations)

BE ALLOWED pursuant to the plans dated June 24, 2025 submitted with the application; AND THAT if construction is not substantially started within 2 years

of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

9. Application 25-029 (2580 Queens Avenue)

Member Yaworsky recused himself (conflict of interest due to a professional and personal relationship with the subject address' neighbour) and left the hearing at 5:33 p.m.

Staff confirmed the following requested variances regarding a private power pole (accessory structure):

- a) 8.95 m to Front Yard Setback
- b) 2.7 m to Accessory Structure Height.

Staff informed of written submissions received for this application prior to the Board of Variance hearing and provided procedural information.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	September 5, 2025	1

Staff provided permit history of the subject property.

S. Farid Hosseini (2580 Queens Avenue) described the variance application for a private power pole (accessory structure) and responded to Board members' questions.

Chair Radage queried whether anyone had signed up to address the Board regarding the subject application.

K. Lotfali (2595 Queens Avenue) commented and queried regarding the proposed pole's location and the current location of a temporary pole. Board members provided a response.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land

- vary permitted uses and densities under the applicable bylaw; or
- defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated August 19, 2025, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of S. Farid Hosseini and K. Lotfali:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the applicant by compliance with Zoning Bylaw No. 4662, 2010 (as amended) and orders that Application 25-029 regarding a private power pole (accessory structure) at 2580 Queens Avenue with variances of:

- 8.95 m to Front Yard Setback
- 2.7 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated July 24, 2025 submitted with the application; AND THAT if construction is not substantially started within 2 years of the issuance of the Order, the permission terminates and the Zoning Bylaw applies.

CARRIED

(Member Yaworsky absent at the vote)

Member Yaworsky returned to the hearing at 5:44 p.m. via electronic communication facilities.

10. Receipt of Written and Oral Submissions

It was Moved and Seconded:

THAT all written and oral submissions regarding the following Board of Variance Applications:

- Application 25-012 (6839 Copper Cove Road);
- Application 25-027 (5967 Marine Drive);
- Application 25-028 (4184 Rose Crescent);
- Application 25-029 (2580 Queens Avenue);

up to and including September 17, 2025, be received.

CARRIED

11. Public Question Period

There were no questions.

12. Next Hearing

Staff confirmed that the next hearing of the Board of Variance is scheduled for October 15, 2025 at 5 p.m.

It was Moved and Seconded:

THAT

1. Board of Variance hearings for the remainder of 2025 and for January 21, 2026 be held in the Municipal Hall Council Chamber and via electronic communication facilities;
2. the Municipal Hall Council Chamber be designated as the place where the public may attend to hear, or watch and hear, the Board of Variance hearing proceedings; and
3. a staff member be in attendance at the Municipal Hall Council Chamber for each of the scheduled hearings.

CARRIED

13. Adjournment

It was Moved and Seconded:

THAT the September 17, 2025 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 5:46 p.m.

Certified Correct:

L. Radage, Chair

P. Cuk, Secretary

District of West Vancouver
 750 17th Street, West Vancouver, BC V7V 3T3
 t: 604-925-7004 f: 604-925-7006

6.
 25-030



NOTICE OF BOARD OF VARIANCE HEARING

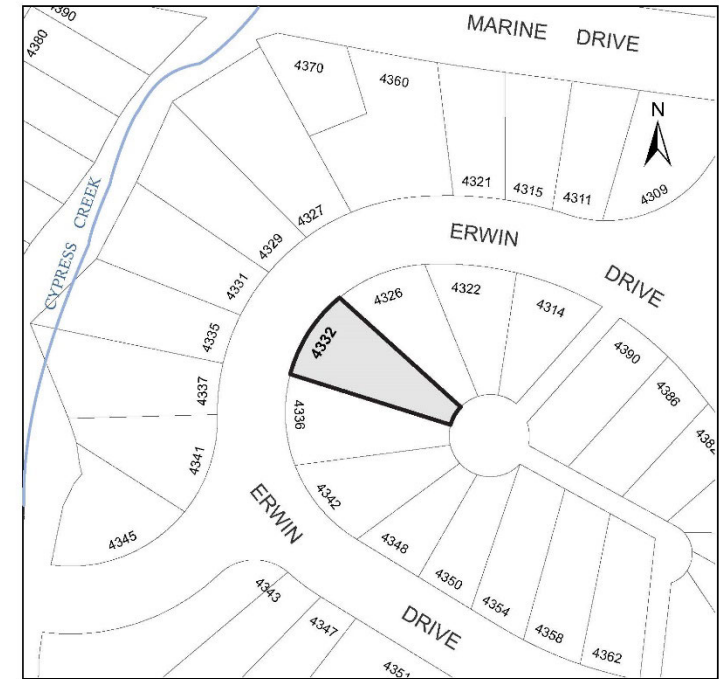
Subject property: **4332 Erwin Drive**

A Board of Variance hearing will be held on:

Wednesday, October 15, 2025 at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities

The following variances for a private power pole (accessory structure) at 4332 Erwin Drive will be considered:

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.10 m	0.20 m	8.90 m
Minimum Side Yard Setback	Bylaw Requirement	Proposed	Variance
	1.52 m	0.41 m	1.11 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.70 m	4.88 m	1.18 m



To view plans, permit and variance information contact Permits & Inspections at 604-925-7040.

To view documents and written submissions, or to enquire about hearing procedures or results contact Legislative Services at 604-925-7004.

Representations regarding the requested variances may be made, and written submissions read, to the Board of Variance during the hearing on the date, time, and place shown above. Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber or via electronic communication facilities through the link provided on the District's Board of Variance web page. To register to make representations to the Board of Variance via electronic communication facilities please phone 604-925-7004 between 8 a.m. and 4 p.m. on the scheduled hearing date.

Prior to the hearing, written submissions may be:

- mailed to the Board of Variance, District of West Vancouver, 750 17th Street, West Vancouver, BC V7V 3T3;
- emailed to the Board of Variance at boardofvariance@westvancouver.ca; or
- addressed to the Board of Variance and placed in the drop box located at the entrance of Municipal Hall.

Please provide written submissions no later than noon on October 15, 2025 to ensure their availability to the Board for the hearing.

Technical issues may affect receipt of electronic submissions; persons relying on this means of transmittal do so at their own risk.

Written submissions received for the hearing will be included in the public information package for the Board's consideration and for the public record.

To view the agenda package for the hearing please visit <https://westvancouver.ca/government-administration/committees-groups/board-variance>

This page intentionally left blank

This page intentionally left blank



Board of Variance Application Form

Subject Property *(please print clearly)*

Address: 4332 Erwin Drive, West Vancouver

Applicant *(please print clearly)*

Name(s): Farzad Taheri & SYDNIE NICOLL

Phone #: s. 22(1)

Mailing Address: s. 22(1)

Cell #: s. 22(1)

Email Address:

Fax #:

s. 22(1)

(Note: If the registered property owner is not the applicant then the authorization form must be completed by the registered property owner)

Registered Owner *(please print clearly)*

Name(s): s. 22(1)

Phone #: s. 22(1)

Mailing Address: s. 22(1)

Cell #:

Email Address: s. 22(1)

Fax #:

Completed Application Must Include

- A letter (signed original) describing:**
 - a) The proposed construction;
 - b) The requested variance(s); and
 - c) Hardship (pursuant to s.540 of the *Local Government Act* the applicant must demonstrate that hardship would be caused by compliance with the Zoning Bylaw)

Authorization of Registered Owners Form (if this application is made by some but not all of the registered owners, or persons other than the registered owner(s), written authority for the applicant to apply to the Board of Variance on behalf of all registered owner(s) is required. Complete the attached form. For corporate ownership, a Corporate Search must be submitted showing proof of signing authority).

\$860 fee

Note: a copy of this application (redacted as necessary) and supporting documents will be available to the public and will be placed in the public agenda binder for the Board of Variance Hearing.

s. 22(1)
Applicant Signature

2025-09-16
Date

Completed (signed original) applications must be received no later than the deadline date listed on the Board of Variance Deadline and Hearing Schedule (included in this application package). Incomplete applications will not be accepted.

Freedom of Information and Protection of Privacy Act Notification: The information on this form is collected under the general authority of the *Local Government Act* and Board of Variance Bylaw No. 4487, 2007. It is related directly to, required for and used by the District of West Vancouver to administer the Board of Variance application process. The access and privacy provisions of the *Freedom of Information and Protection of Privacy Act* apply to the information collected on this form. Please contact the Manager, Records and Privacy, at 604-925-3497 if you have any questions.

Application forwarded to Legislative Services by: _____ Date: _____

This page intentionally left blank

This page intentionally left blank

Dear Board of Variance,

We are writing to request a variance to where our private power pole could be placed at 4332 Erwin Drive. The specific variances we are seeking are:

- Proposed Front Yard Setback: 0.2 m (requested variance: 8.9 m)
- Proposed Side Yard Setback: 0.41 m (requested variance: 1.11 m)
- Proposed Maximum Height for an Accessory Building: 4.88 m (requested variance: 1.18 m)

The installation of this private power pole on the North corner of the property, as indicated on the survey plan, has eliminated the overhead power cables crossing the roof from an electrical service mast. The above ground cables from the mast will present a safety hazard, especially during snowfall, when adjacent hedges can lean over and potentially make contact with the cables. The proposed location of private pole is a solution that enhances both the safety and functionality of our home.

The board had previously granted variance to proceed with installation of this pole, however we are seeking a slightly different location, as we faced challenges during the installation. As our general contractor determined, the placement of the pole in the previously proposed location would have compromised the integrity of the retaining wall on the neighbor side. Therefore we had to move the pole slightly away from the retaining wall (i.e. 0.41m instead of 0.2m), and slightly closer to the property line (closer to the end of the retaining wall where the retaining wall has greater underground reinforcement).

Additionally, we have invested considerable effort in restoring and renovating this West Coast Modern home, and the new pole will help maintain the aesthetic integrity of the house and surrounding landscape.

We respectfully request that the Board consider and approve this variance to allow us to improve both the safety and appearance of our property.

Thank you for your time and consideration.

Sincerely,

s. 22(1)

Shora Parvaresh, Architect AIBC

**TOPOGRAPHIC SURVEY PLAN
OF LOT 4, BLOCK 9, DL 582,
GROUP 1, NWD, PLAN 5058.**

DISTRICT OF WEST VANCOUVER

CIVIC ADDRESS: 4332 ERWIN DRIVE
PID: 011-245-913



- LEGEND:**
- DENOTES SPOT ELEVATION
 - DENOTES POWER POLE
 - DENOTES MANHOLE
 - DENOTES WATER VALVE
 - DENOTES GAS METER
 - 31.5 12/8 DEC - DENOTES 12 INCH Ø DECIDUOUS TREE WITH A GROUND ELEVATION OF 31.5.
 - 31.5 12/8 CON - DENOTES 12 INCH Ø CONIFEROUS TREE WITH A GROUND ELEVATION OF 31.5.

DATUM:
ELEVATIONS ARE REFERRED TO THE GEODETIC DATUM, AND ARE DERIVED FROM THE AVERTY OF THE MANHOLE #24 REFERENCE DRAWING 16-15 PUBLISHED ELEVATION = 19.54 FEET.
CONTOUR INTERVAL = 2 FEET.

PROPERTY:
PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM FIELD SURVEY. OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.
REFER TO CURRENT CERTIFICATES OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

GENERAL:
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.
FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.
TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADED AREA IS NOT AN INDICATION OF DR P LINE LOCATION UNLESS SPECIALLY LABELED.
BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

bennett
LAND SURVEYING LTD.
80 LAND SURVEYERS
4001 - 275 FELL AVENUE NORTH VANCOUVER, BC V7P 3R5
TEL 604-682-6859 www.bennetlsurvey.com

DATE:	JAN 27th 2025	BY:	SK
	AUG 27th 2025		ME

REVISION:	
-----------	--

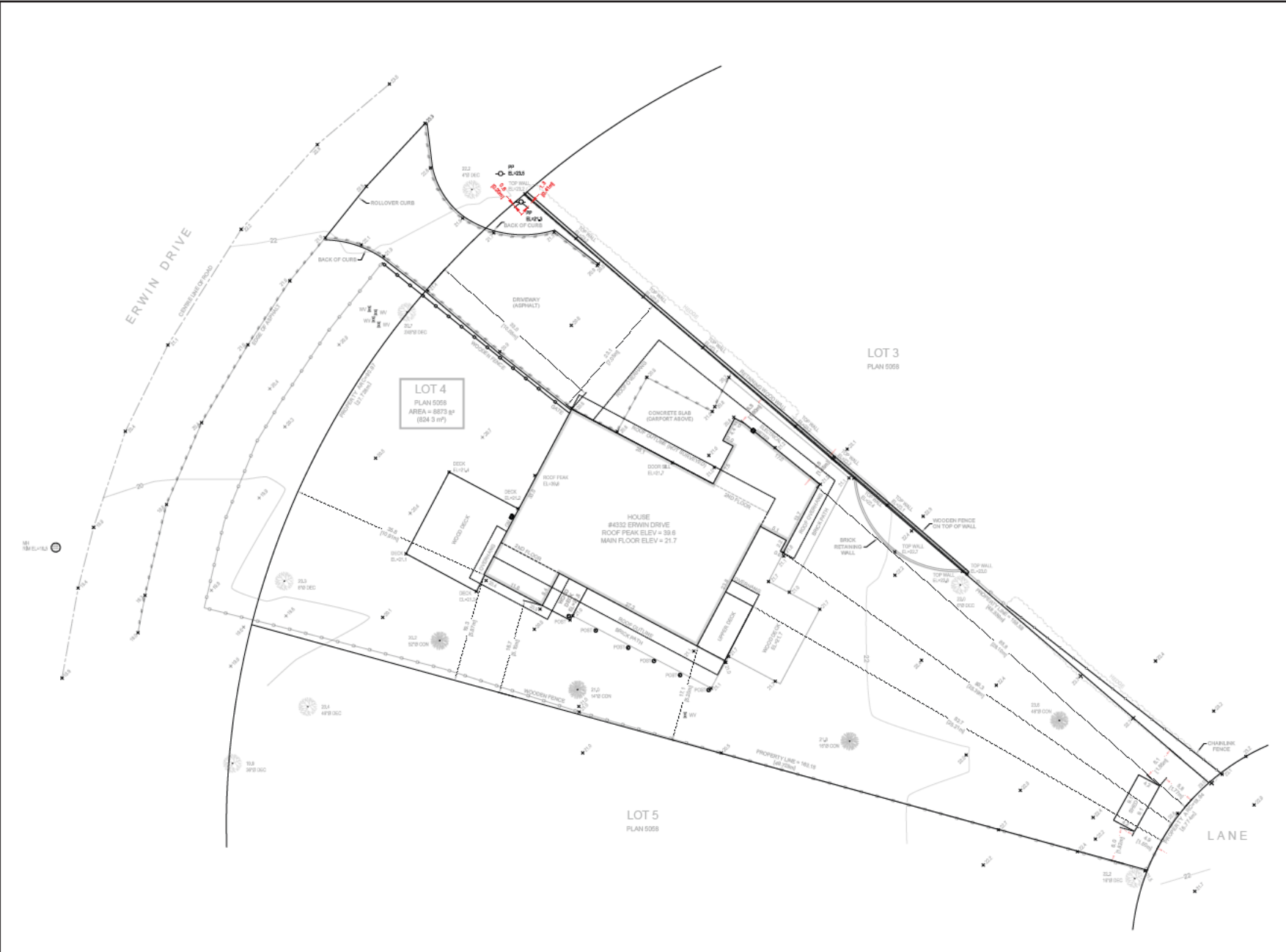
THIS PLAN HAS BEEN PREPARED FOR CONSTRUCTION PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.
ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD.
BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

CERTIFIED CORRECT

Nazanin Abdolghaderibookani - ani - BCLS - ABCLS
Digitally signed by Nazanin Abdolghaderibookani - ani - BCLS - ABCLS
Date: 2025.09.09 14:44:22 -0700

FIELD SURVEY COMPLETED ON AUGUST 18TH, 2025.
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.

FB1206 P127-126 (L1-ASL) FB1068 P107 (AD)



September 2025

Dear Neighbors,

We are respectfully requesting your support for our petition as we seek a variance to install a private power pole at our home located at 4332 Erwin Drive. The specific variances we are seeking are:

- Proposed Front Yard Setback: 0.2 m (requested variance: 8.9 m)
- Proposed Side Yard Setback: 0.41 m (requested variance: 1.11 m)
- Proposed Maximum Height for an Accessory Building: 4.88 m (requested variance: 1.18 m)

The installation of this private power pole on the North corner of the property, as indicated on the site plan, will eliminate the overhead power cables crossing the roof from an electrical service mast. The above ground cables from the mast will present a safety hazard, especially during snowfall, when adjacent hedges can lean over and potentially make contact with the cables. The proposed private pole is a solution that enhances both the safety and functionality of our home.

The board had previously granted variance to proceed with installation of this pole, however we are seeking a slightly different location, as we faced challenges during the installation. As our general contractor determined, the placement of the pole in the previously proposed location would have compromised the integrity of the retaining wall on the neighbor side. Therefore we had to move the pole slightly away from the retaining wall (i.e. 0.41m instead of 0.2m), but slightly closer to the street (closer to the end of the retaining wall where the retaining wall has greater underground reinforcement).

Additionally, we have invested considerable effort in restoring and renovating this West Coast Modern home, and the new pole will help maintain the aesthetic integrity of the house and surrounding landscape.

This would allow us to improve both the safety and appearance of our property.

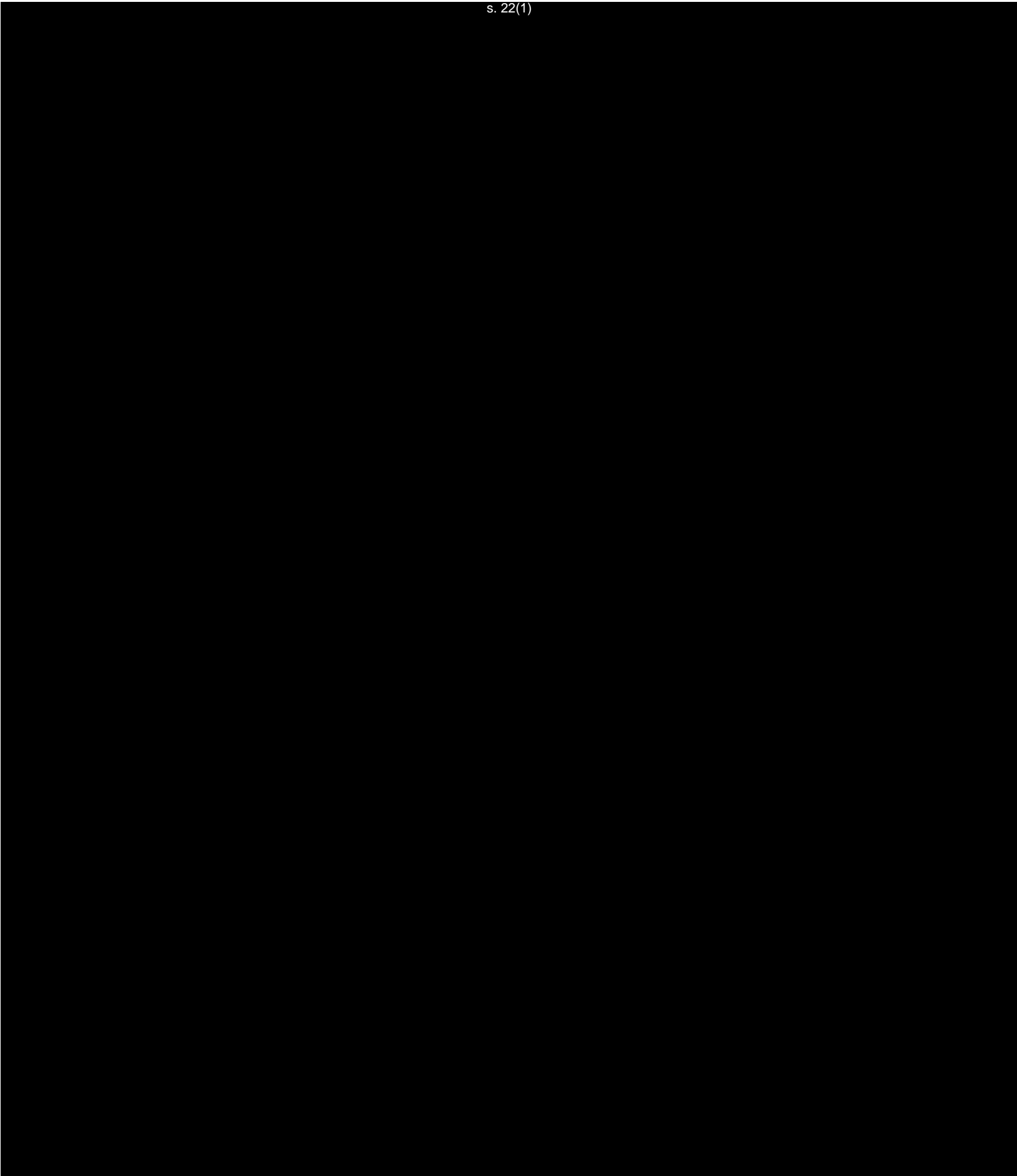
Our request to the Variance Board would be significantly strengthened if we had the support of our immediate neighbours.

With thanks for your consideration,

s. 22(1)

We, the undersigned are in support of s. 22(1) request at 4332 Erwin Drive:

NAME	ADDRESS	SIGNATURE
s. 22(1)		



Dear Neighbors,

We are respectfully requesting your support for our petition as we seek a variance to install a private power pole at our home located at 4332 Erwin Drive.. The specific variances we are seeking are:

- Proposed Front Yard Setback: 1m (requested variance: 8.1m)
- Proposed Side Yard Setback: 0.2m (requested variance: 1.32m)
- Proposed Maximum Height for an Accessory Building: 4.57m (requested variance: 0.87m)

The installation of this private power pole on the North corner of the property, as indicated on the site plan, will eliminate the overhead power cables crossing the roof from an electrical service mast. The above ground cables from the mast will present a safety hazard, especially during snowfall, when adjacent hedges can lean over and potentially make contact with the cables. The proposed private pole is a solution that enhances both the safety and functionality of our home.

Additionally, we have invested considerable effort in restoring and renovating this West Coast Modern home, and the new pole will help maintain the aesthetic integrity of the house and surrounding landscape.

This would allow us to improve both the safety and appearance of our property.

Our request to the Variance Board would be significantly strengthened if we had the support of our immediate neighbours.

s. 22(1)

have already written a letter to the Board in support of our request.

With thanks for your consideration,

s. 22(1)

We, the undersigned are in support of s. 22(1) request at 4332 Erwin Drive:

NAME	ADDRESS	SIGNATURE
<p style="text-align: center;">s. 22(1)</p>		

This page intentionally left blank

This page intentionally left blank

PERMITS & INSPECTIONS DEPARTMENT
 750 17th Street West Vancouver BC V7V 3T3 westvancouver.ca/permits
 t: 604-925-7040 f: 604-925-7234 e: permits@westvancouver.ca

September 16, 2025

File: **BP118711**

s.22(1)

Dear Sir/Madam

**RE: 4332 ERWIN DRIVE - WEST VANCOUVER
 BUILDING PERMIT – RS4 ZONE**

The revisions submitted for your building permit at the above referenced address show that the Private Power Pole (Accessory Structure) will not comply with the Zoning Bylaw because it does not maintain the required front yard setback, minimum side yard setback and accessory structure height.

The Zoning Bylaw, Section 204.07, requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for Power Pole	9.1 m	0.2 m	8.9 m

The Zoning Bylaw, Section 204.09(1)(a)(i) requires a minimum side yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Minimum Side Yard Setback for Power Pole	1.52 m	0.41 m	1.11 m

The Zoning Bylaw, Section 130.01(7)(b)(i) requires that structures not exceed a height of 3.7 metres measured from the lowest of the average grades as indicated in the table below:

	Bylaw	Proposed	Variance
Accessory Structure Height for Power Pole	3.7 m	4.88 m	1.18 m

The Permits and Inspections Department is unable to issue the revision unless you:

- a) revise your plans to conform to the Zoning Bylaw; **or**
- b) make application to the Planning Department for a Development Variance Permit (DVP) to be considered by Municipal Council, for a relaxation of the Zoning Bylaw requirements. Information regarding the Development Variance Permit Application process may be obtained from the Planning Department at Municipal Hall (604-925-7055); **or**
- c) make application to the Board of Variance for relaxation of the Zoning Bylaw requirements by submitting a Board of Variance Application (application form enclosed) to the Permits & Inspections secretary. Your application, together with the \$830 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday September 17, 2025**. The next Board of Variance Hearing is scheduled for **Wednesday October 15, 2025**. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by mail

If you choose to make application to the Board of Variance, the Board at its Hearing, may order that a minor variance be permitted if it finds that undue hardship would be caused to the applicant if the Zoning Bylaw is complied with, and that the Board is of the opinion that the variance does not:

- a) result in inappropriate development of the site
- b) adversely affect the natural environment
- c) substantially affect the use and enjoyment of adjacent land
- d) vary permitted uses and densities under the applicable bylaw, or
- e) defeat the intent of the bylaw.

The Board of Variance members may visit the site as part of the variance consideration.

You and/or a representative should attend the Hearing to speak to your application and respond to any questions the Board may have.

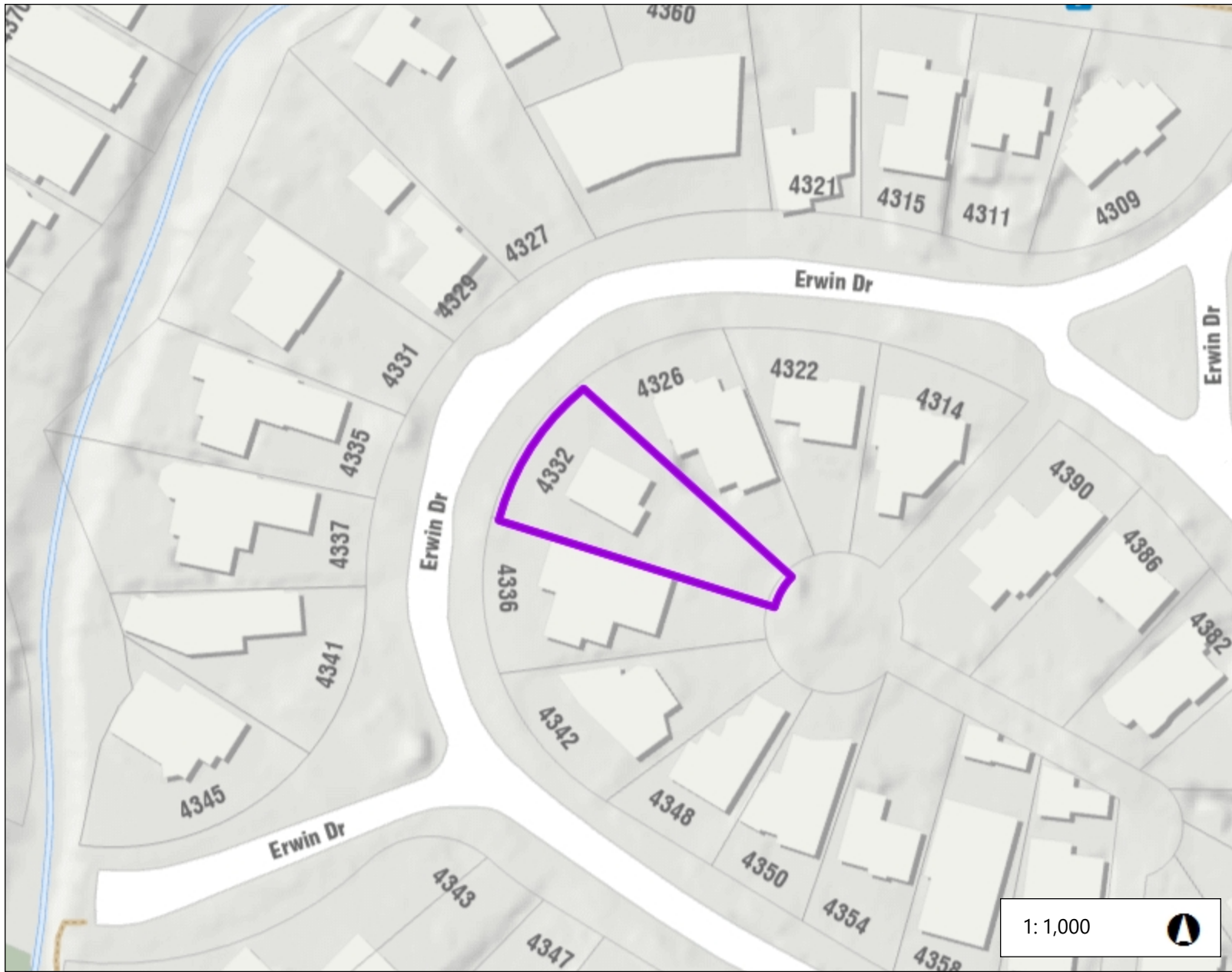
Please do not hesitate to contact me at 604-921-3455 should you require any further information regarding this matter.

Thank you.

s.22(1)

Nicole Colby
Plans Examiner II
ncolby@westvancouver.ca
Enclosure

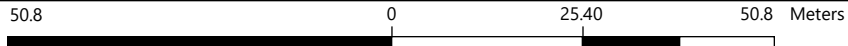
cc: Secretary, Board of Variance



Legend

Notes

1: 1,000 



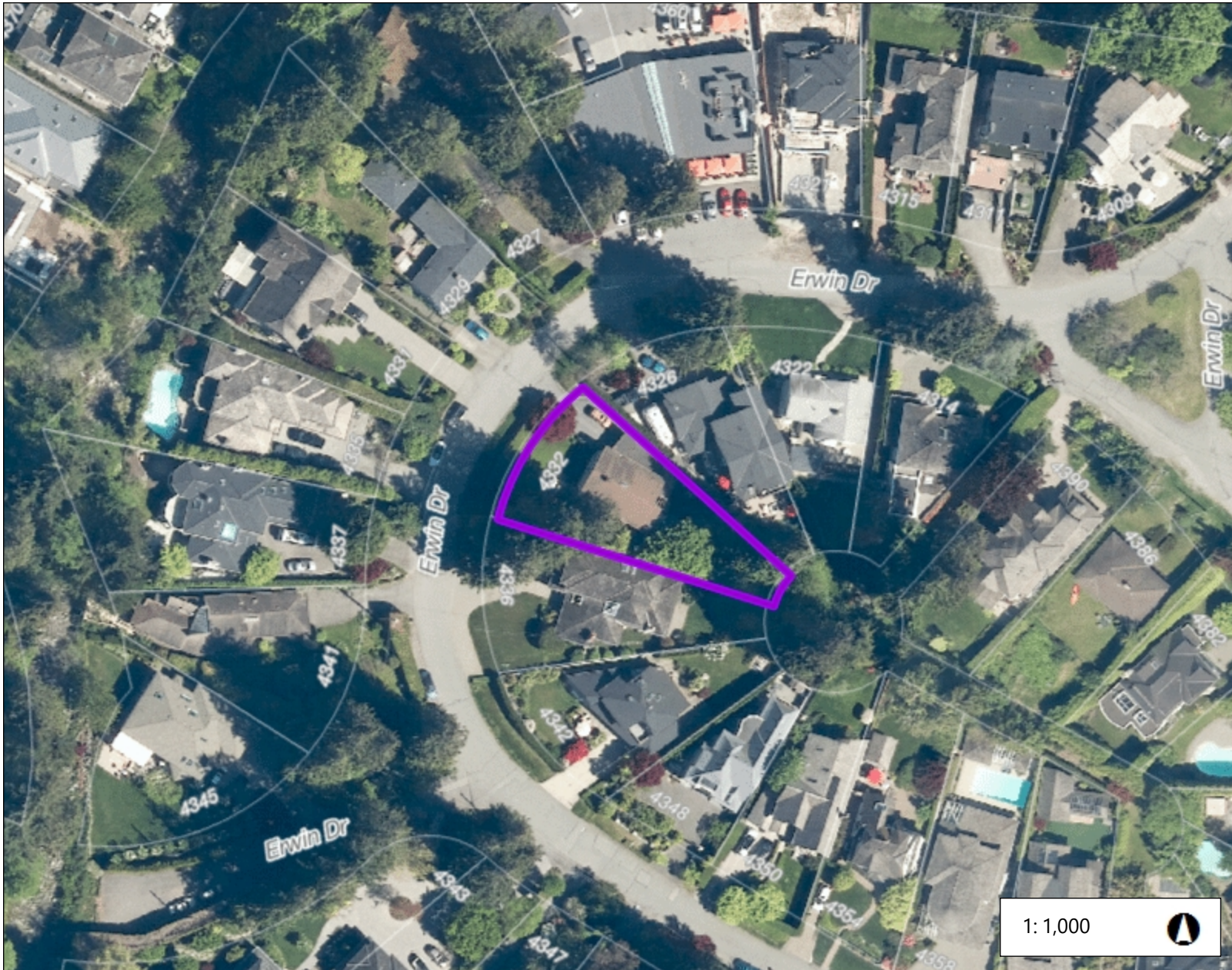
WGS_1984_UTM_Zone_10N
District of West Vancouver

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

This page intentionally left blank

This page intentionally left blank



Legend

Notes

50.8 0 25.40 50.8 Meters

WGS_1984_UTM_Zone_10N
District of West Vancouver

1:1,000 

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

This page intentionally left blank

This page intentionally left blank