

Revised on March 16, 2026  
to replace Item 4.



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

March 18, 2026

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 March 18, 2026 Board of Variance hearing agenda be approved as circulated.

### 4. Adoption of Minutes

RECOMMENDATION:

THAT the February 18, 2026 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 26-010 (3171 Westmount Place) regarding a power pole (accessory structure) with the following variances:**

- a) 7.42 m to Front Yard Setback
- b) 2.12 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 26-010 regarding a power pole (accessory structure) at 3171 Westmount Place with variances of:

- 7.42 m to Front Yard Setback
- 2.12 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated January 20, 2026 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 26-010 regarding a power pole (accessory structure) at 3171 Westmount Place with variances of:

- 7.42 m to Front Yard Setback
- 2.12 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated January 20, 2026 submitted with the application.

**OR**

**RECOMMENDATION:**

THAT the Board defers further consideration of Application 26-010 (3171 Westmount Place) 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 26-010 (3171 Westmount Place) up to and including March 18, 2026 be received.

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

**9. Next Hearing**

The next Board of Variance hearing is scheduled for April 15, 2026.

**10. Adjournment**

RECOMMENDATION:

THAT the March 18, 2026 Board of Variance hearing be adjourned.

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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
BOARD OF VARIANCE HEARING MINUTES  
MUNICIPAL HALL COUNCIL CHAMBER  
AND VIA ELECTRONIC COMMUNICATION FACILITIES  
WEDNESDAY, FEBRUARY 18, 2026**

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**BOARD MEMBERS:** Chair L. Radage and Members H. Naderi, D. Simmons, T. Webb, and R. Yaworsky.

**STAFF:** P. Cuk, Board Secretary; T. Yee, Building Inspector; and M. Suddaby, Legislative Services Clerk.

**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. A Board member commented.

**3. Confirmation of the Agenda**

It was Moved and Seconded:

THAT the February 18, 2026 Board of Variance hearing agenda be approved as circulated.

CARRIED

**4. Adoption of the January 21, 2026 Minutes**

Chair Radage referred to the minutes of the Board of Variance hearing held on January 21, 2026.

It was Moved and Seconded:

THAT the January 21, 2026 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 26-004 (1490 Nelson Avenue)**

Staff confirmed the following requested variances regarding an addition and alteration:

- a) 6.42 m to Front Yard Setback for Main House
- b) 2.06 m to Minimum Side Yard (East) Setback for Garage
- c) 0.125 (124.2 sqm) to Floor Area Ratio for Addition and Alteration.

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.

N. An (1490 Nelson Avenue), T. Yang (FS Pacific Development Ltd, representing the owner of 1490 Nelson Avenue), and P. Costa (representing the owner of 1490 Nelson Avenue) described the variance application for an addition and alteration 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.

Staff responded to a Board member’s question.

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 January 6, 2026, 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 N. An, T. Yang, and P. Costa:

It was Moved and Seconded:

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 26-004 regarding an addition and alteration at 1490 Nelson Avenue with variances of:

- 6.42 m to Front Yard Setback for Main House
- 2.06 m to Minimum Side Yard (East) Setback for Garage
- 0.125 (124.2 sqm) to Floor Area Ratio for Addition and Alteration.

BE NOT ALLOWED pursuant to the plans dated December 11 and 16, 2025 submitted with the application.

CARRIED

**7. Application 26-005 (4437 Piccadilly North)**

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

- a) 1.39 m to Minimum Side Yard Setback
- b) 2.41 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	February 9, 2026	1
Redacted	February 17, 2026	2

Staff provided permit history of the subject property.

B. Chapman (representing the owner of 4437 Piccadilly North) displayed building plans, described the variance application for a private power (accessory structure), and responded to Board members' questions. Staff provided procedural information 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 January 19, 2026, 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 B. Chapman:

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 26-005 regarding a private power pole (accessory structure) at 4437 Piccadilly North with variances of:

- 1.39 m to Minimum Side Yard Setback
- 2.41 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated January 14, 2026 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

*(Chair Radage and Member Yaworsky opposed)*

**8. Application 26-006 (1259 14th Street)**

Staff confirmed the following requested variances regarding an addition:

- a) 0.33 m to Combined Side Yard Setback
- b) 0.51 m to Minimum Side Yard Setback.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	January 12, 2025	1
Redacted	January 12, 2025	2
Redacted	January 12, 2025	3

Redacted	January 13, 2025	4
Redacted	January 9, 2026	5
Redacted	February 6, 2026	6

Staff provided permit history of the subject property.

P. Salusbury (1259 14th Street) and C. Burgers (Burgers Architect, representing the owner of 1259 14th Street) described the variance application for an addition 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 January 20, 2026, 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 P. Salusbury and C. Burgers:

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 26-006 regarding an addition at 1259 14th Street with variances of:

- 0.33 m to Combined Side Yard Setback
- 0.51 m to Minimum Side Yard Setback

BE ALLOWED pursuant to the plans dated January 16, 2026 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 26-007 (2368 Mathers Avenue)**

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

- a) 7.45 m to Front Yard Setback
- b) 0.56 m to Minimum Side Yard Setback
- c) 3.60 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	#
C. Wiebe	February 10, 2026	1

Staff provided permit history of the subject property.

C. Hegarty and I. Hegarty (2368 Mathers Avenue) and C. Wiebe (Whyte Mechanical, representing the owner of 2368 Mathers Avenue) described the variance application for a private power pole (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.

C. Wiebe responded to a Board member's question.

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 January 20, 2026, 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 C. Hegarty, I. Hegarty, and C. Wiebe:

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 26-007 regarding a private power pole (accessory structure) at 2368 Mathers Avenue with variances of:

- 7.45 m to Front Yard Setback
- 0.56 m to Minimum Side Yard Setback
- 3.60 m to Accessory Structure Height

BE ALLOWED pursuant to the plans dated December 22, 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

**10. Application 26-008 (2265 Ottawa Avenue)**

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

- a) 0.77 m to Minimum Side Yard Setback
- b) 2.30 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	February 3, 2026	1
Redacted	February 6, 2026	2
Redacted	February 8, 2026	3
Redacted	February 18, 2026	4

Staff provided permit history of the subject property.

A. Coletta (Alia Electrical Ltd, representing the owner of 2265 Ottawa Avenue) described the variance application for a power pole (accessory structure) and responded to Board members' questions. Staff provided procedural information.

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

P. Mehrani (West Vancouver resident) spoke in opposition to the requested variances and commented regarding: the proposed location of the pole and wires; the requested height variance; views; and the subject address' garage conversion; and responded to a Board member's 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 January 20, 2026, 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 A. Coletta and P. Mehrani:

It was Moved and Seconded:

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 26-008 regarding a power pole (accessory structure) at 2265 Ottawa Avenue with variances of:

- 0.77 m to Minimum Side Yard Setback
- 2.30 m to Accessory Structure Height

BE NOT ALLOWED pursuant to the plans dated January 19, 2026 submitted with the application.

CARRIED

*(Chair Radage and Member Yaworsky opposed)*

#### **11. Application 26-009 (6235 Nelson Avenue)**

Staff confirmed the following requested variances regarding an interior renovation and addition:

- a) 1.40 m to Combined Side Yard Setback for Addition to Existing Principal Dwelling
- b) 9.60 sqm to Floor Area Ratio for Principal Dwelling.

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

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	January 19, 2026	1
Redacted	January 19, 2026	2
Redacted	January 19, 2026	3

Staff provided permit history of the subject property.

N. Schatz (6235 Nelson Avenue) described the variance application for an interior renovation and addition. N. Schatz and staff 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 January 21, 2026, 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 N. Schatz:

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 26-009 regarding an interior renovation and addition at 6235 Nelson Avenue with variances of:

- 1.40 m to Combined Side Yard Setback for Addition to Existing Principal Dwelling
  - 9.60 sqm to Floor Area Ratio for Principal Dwelling
- BE ALLOWED pursuant to the plans dated January 21, 2026 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

**12. 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 26-004 (1490 Nelson Avenue);
- Application 26-005 (4437 Piccadilly North);
- Application 26-006 (1259 14th Street);
- Application 26-007 (2368 Mathers Avenue);
- Application 26-008 (2265 Ottawa Avenue);
- Application 26-009 (6235 Nelson Avenue);

up to and including February 18, 2026, be received.

CARRIED

**13. Public Question Period**

There were no questions.

**14. Next Hearing**

Staff confirmed that the next hearing of the Board of Variance is scheduled for March 18, 2026 at 5 p.m.

**15. Adjournment**

It was Moved and Seconded:

THAT the February 18, 2026 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 6:32 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

## NOTICE OF BOARD OF VARIANCE HEARING

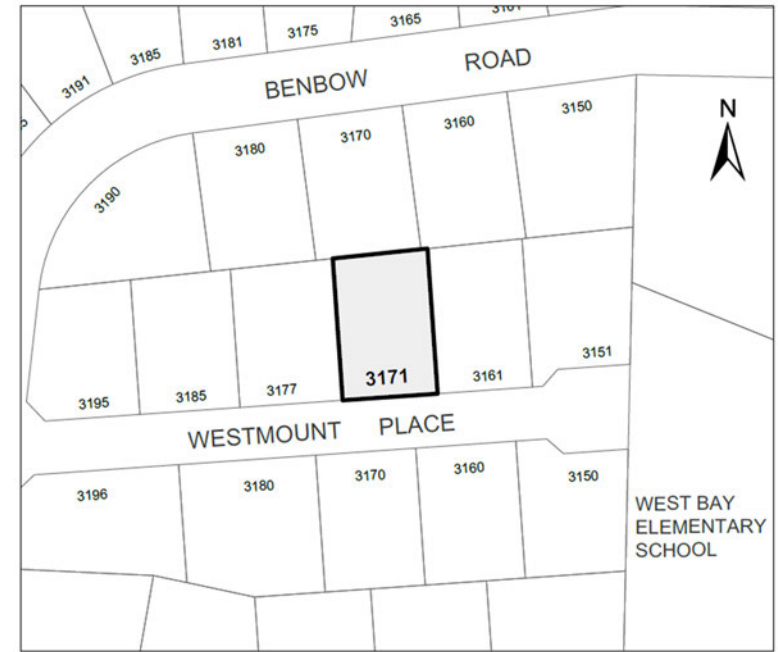
Subject property: **3171 Westmount Place**

A Board of Variance hearing will be held on:

**Wednesday, March 18, 2026 at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities**

**The following variances for a power pole (accessory structure) at 3171 Westmount Place will be considered:**

Front Yard Setback	Bylaw Requirement	Proposed	Variance
	9.10 m	1.68 m	7.42 m
Accessory Structure Height	Bylaw Requirement	Proposed	Variance
	3.70 m	5.82 m	2.12 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](mailto: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 March 18, 2026 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>

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# Board of Variance Application Form

## Subject Property *(please print clearly)*

Address: 3171 WESTMOUNT PLACE WEST VANCOUVER, BC V7V 3G4

## Applicant *(please print clearly)*

Name(s): Wesco living ltd(Yuvang Min)

Phone #:

Mailing Address: [Redacted] s. 22(1)

Cell #: 778 995 6366

Email Address: [Redacted] s. 22(1)

Fax #:

Interest of Applicant:

[Redacted] 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): [Redacted] s. 22(1)

Phone #:

Mailing Address: [Redacted] s. 22(1)

Cell #: [Redacted] s. 22(1)

Email Address: [Redacted] 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).

**\$880 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.**

[Redacted] s. 22(1)  
Applicant Signature

Feb 13 2026  
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: \_\_\_\_\_

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February 17, 2026

Board of Variance

District of West Vancouver

Property Address: 3171 Westmount Place, West Vancouver, BC

Variance Request: Power Pole (Accessory Structure) – Front Yard Setback and Height

Dear Members of the Board,

We are writing to request a variance from the Zoning Bylaw for the proposed Power Pole (accessory structure) at 3171 Westmount Place. The purpose of this letter is to explain the hardship that would result if strict compliance with the bylaw were required.

The proposed Power Pole does not meet the required 9.1 m front yard setback, as it is proposed at 1.68 m, and it exceeds the 3.7 m accessory structure height, as it is proposed at 5.82 m.

The hardship is due to unique site and safety constraints. The existing overhead service connection to the house is currently routed to the roof at a low height and passes directly through the canopy of a large mature magnolia tree located on the property. This creates an unsafe condition, as the electrical line runs through the tree crown and presents an ongoing hazard.

Relocating the service connection to a properly positioned power pole at the front of the property is necessary in order to achieve a safe and code-compliant electrical service layout. The location is also consistent with neighbouring properties on the street, where power poles are typically placed toward the front yard and services are then routed underground.

If the variance is not granted, complying strictly with the setback and height requirements would prevent the pole from being located in the only practical and safe position, and would require an unreasonable redesign that would not resolve the existing safety concern. This would create an undue hardship that is specific to the physical conditions of this site.

The requested variance represents the minimum adjustment necessary to address this hardship. The proposal will not negatively impact neighbouring properties or the character of the surrounding community, and it maintains the intent of the zoning bylaw while improving safety.

We respectfully request the Board's consideration of this application. Thank you for your time and attention.

Sincerely,

s. 22(1)

Owner

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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

February 12, 2026

File: **BP119859**

s. 22(1)

Dear Sir/Madam

**RE: 3171 WESTMOUNT PLACE - WEST VANCOUVER  
 BUILDING PERMIT APPLICATION – RS3 ZONE**

The plans submitted with your application for a building permit at the above referenced address show that the proposed Power Pole (Accessory Structure) will not comply with the Zoning Bylaw because it does not maintain the required 9.1m front yard setback and 3.7m Accessory structure height.

- The Zoning Bylaw, Section 203.07 requires a front yard setback as indicated in the table below:

	Bylaw	Proposed	Variance
Front Yard Setback for Power Pole	9.1 m	1.68 m	7.42 m

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

	Bylaw	Proposed	Variance
Accessory Structure Height for Power Pole	3.7 m	5.82 m	2.12 m

The Permits and Inspections Department is unable to issue a Building Permit unless you:

- revise your plans to conform to the Zoning Bylaw; **or**
- 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**
- 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 \$880 fee and required attachments, must be received by the Permits & Inspections secretary by 1:00 p.m. on **Wednesday 18th February**. The next Board of Variance Hearing is scheduled for **Wednesday 18th March**. Confirmation of the date and time of the Board of Variance Hearing at which your application will be considered will be forwarded by e-mail;

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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 604-925-7053 should you require any further information regarding this matter.

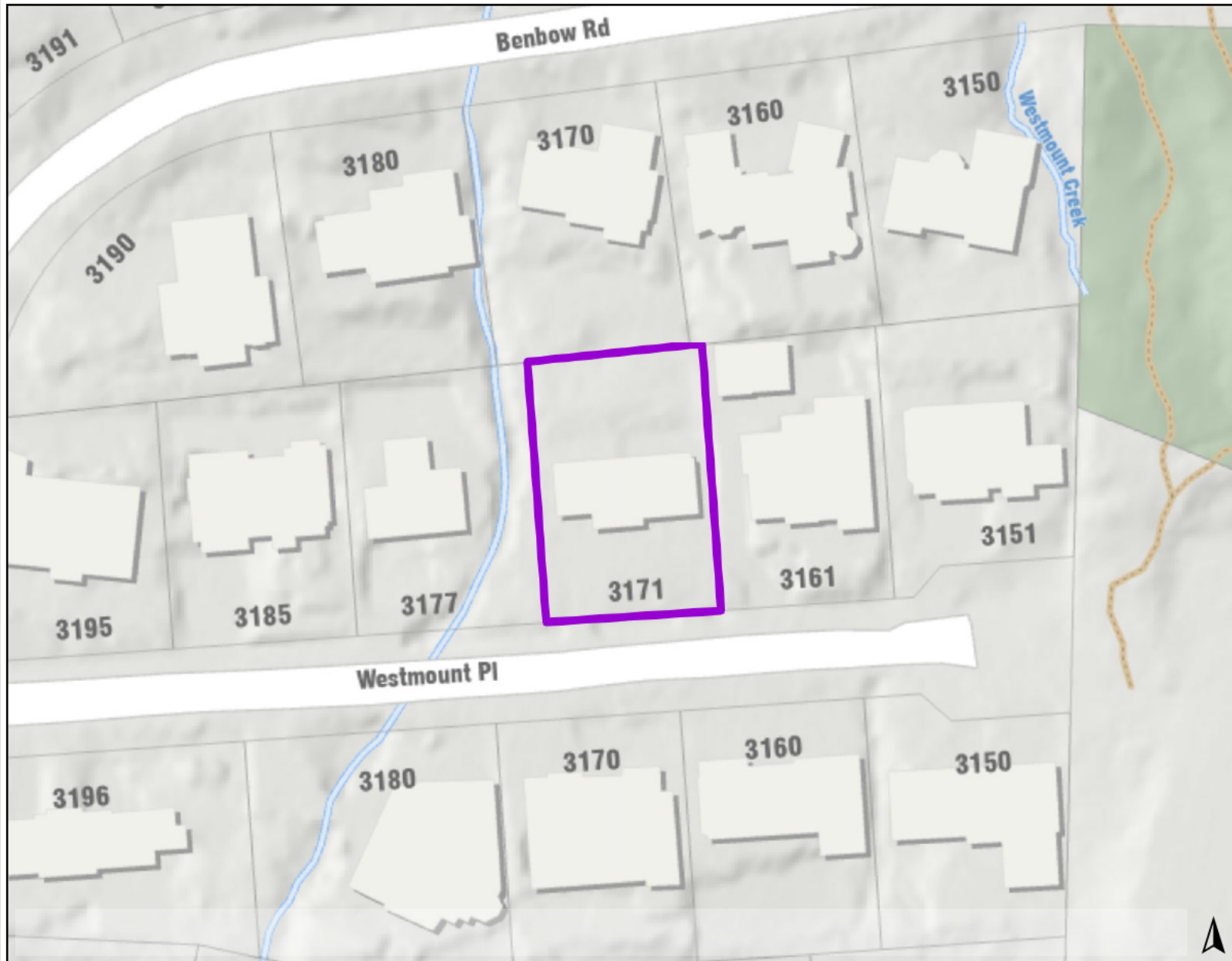
Thank you.

s. 22(1)



Joe Woodruff  
Assistant Plans Examiner  
[jwoodruff@westvancouver.ca](mailto:jwoodruff@westvancouver.ca)  
Enclosure

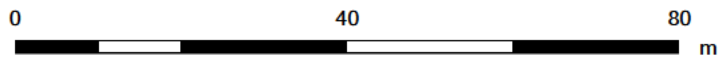
cc: Secretary, Board of Variance



Legend

- Parcels
- Parcels

Notes



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

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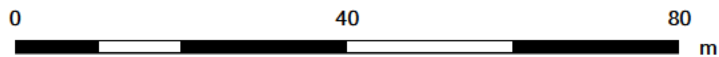
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Legend

- Parcels
- Parcels

Notes



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