

DNV Property Information Report



1191 WELLINGTON DR

Legal

Legal Description

LOT 1 BLOCK 13 DISTRICT LOT 2023 PLAN
17156

LTOPID

007-308-710

Folio

1715-6000-0

Owner Type

PRIVATE

Property Type

FEE SIMPLE

Leased Property

No

Geography

Area

609.00 sq m (+/- 5%)

Elevation

160.60 m above sea level

Building

Building Name

RESIDENTIAL BUILDING

Date Built

N/A

Type

SINGLE FAMILY

Subtype

DETACHED

Heritage Status

Not a heritage building

Solar Heating Potential Rating

★★★★☆

Amount of Roof Facing South

48%

Average Solar Energy

720.32 MJ

Average Optimal Solar Energy

35.91 MJ

Latitude, Longitude
49.34323° N, 123.04115° W

Services

Garbage Days
Monday, August 17
Monday, August 24

Hydrant
48 m

Regulatory

Zoning
• RS4: SINGLE-FAMILY RESIDENTIAL 6000
ZONE (550 SQ.M.), RS

DPA
No Applicable DPAs

Neighbourhood
CENTRAL LYNN

Elementary School Catchment
LYNN VALLEY

Secondary School Catchment
ARGYLE

Electoral Riding
NORTH VANCOUVER - SEYMOUR

Assessment

Building Value
\$40,000

Land Value
\$788,000

Total Value
\$828,000

Nearby

Recreation Centre
LYNN VALLEY COMMUNITY RECREATION
CENTRE

Library
LYNN VALLEY VILLAGE - LIBRARY & NORTH
COMMERCIAL

Firehall
FIREHALL #1

Hospital
LIONS GATE HOSPITAL

Police Station
GERRY BREWER BUILDING (RCMP & NSEMO)

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GEOweb

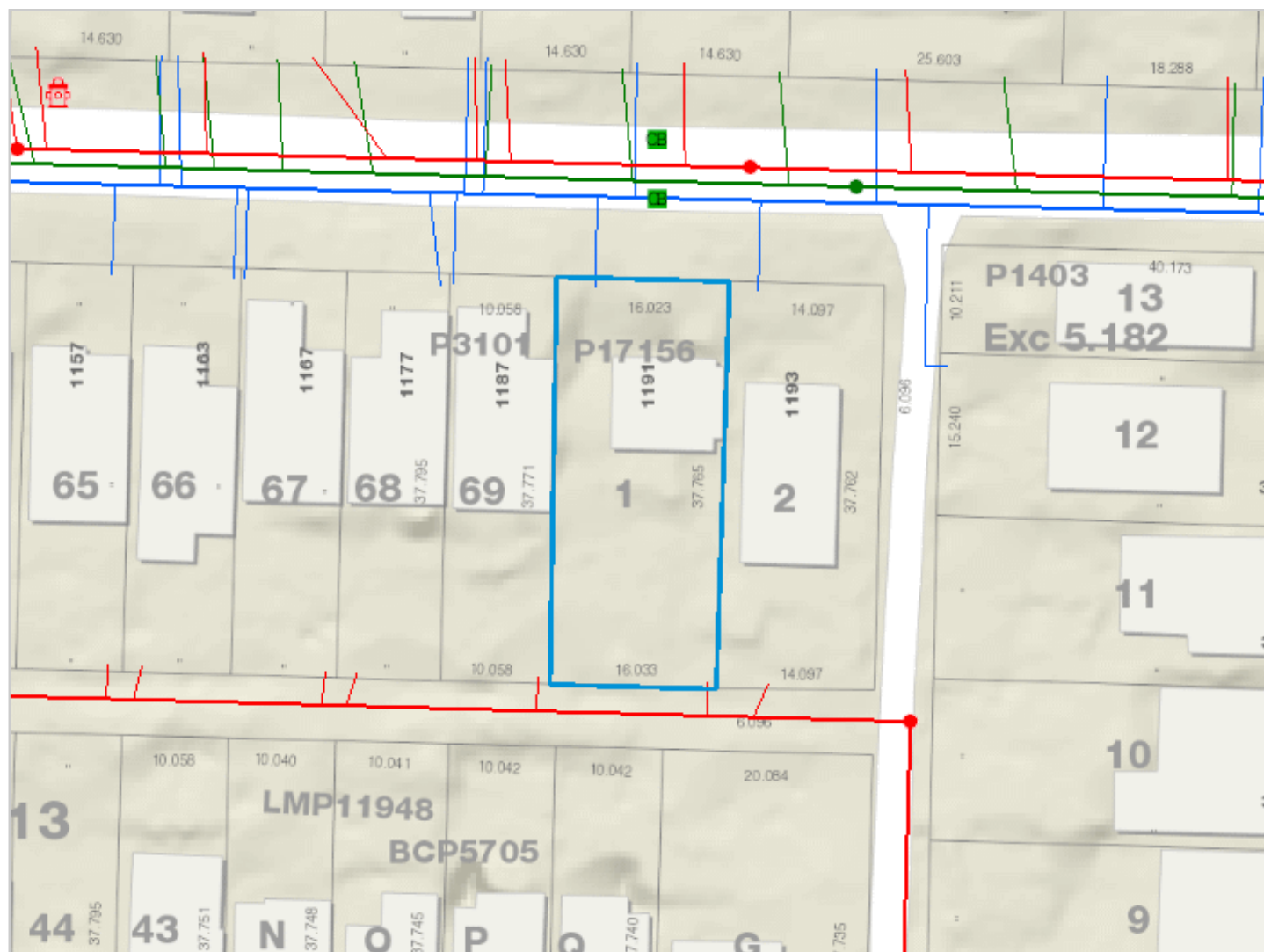
District of North Vancouver GIS
geoweb.dnv.org
gis@dnv.org
(604) 990 2311

Setbacks, heights, building size by residential zone

Zone	Lot area	Total size of buildings allowed on your lot	To a maximum of (sq ft)	Complete zoning requirements (setbacks, height, etc)
RS 1	< 5000 sq ft	Lot area x .45	3,013	Download require...
	> 5000 sq ft	Lot area x .35 + 350 sq ft	3,013	Download require...
RS 2	< 5000 sq ft	Lot area x .45	5,813	Download require...
	> 5000 sq ft	Lot area x .35 + 350 sq ft	5,813	Download require...
RS 3	< 5000 sq ft	Lot area x .45	4,359	Download require...
	> 5000 sq ft	Lot area x .35 + 350 sq ft	4,359	Download require...
RS 4	< 5000 sq ft	Lot area x .45	3,013	Download require...
	> 5000 sq ft	Lot area x .35 + 350 sq ft	3,013	Download require...



Service Connection Report



1191 WELLINGTON DR

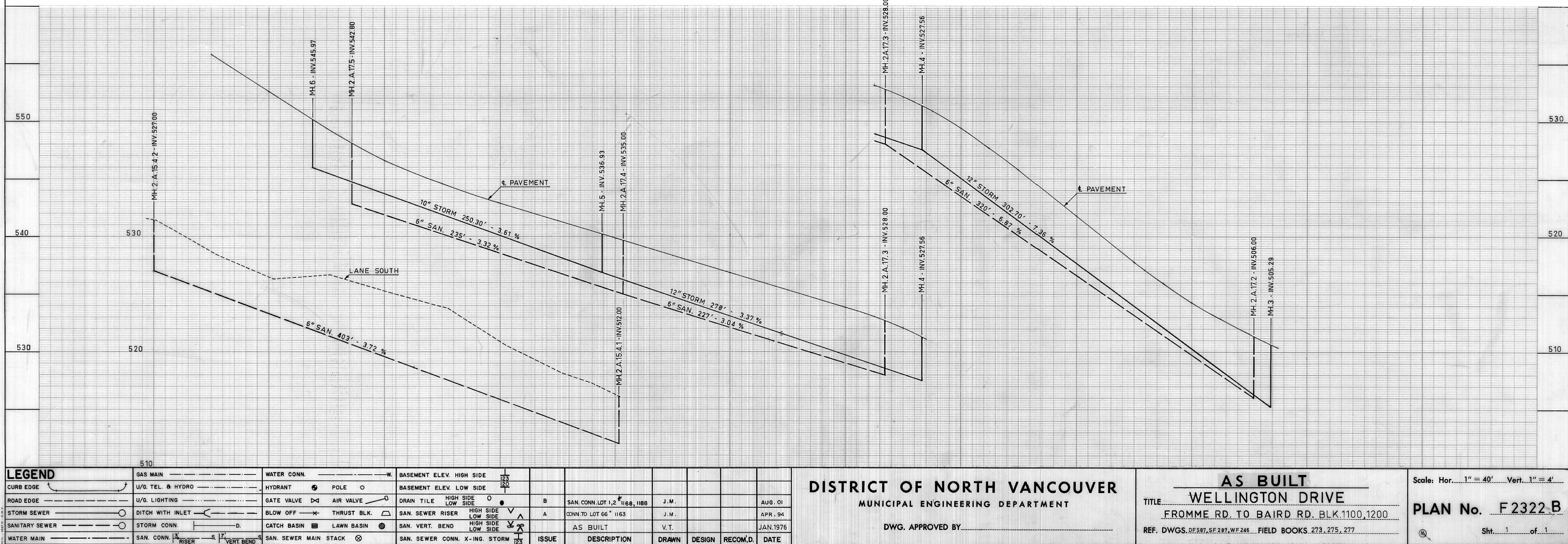
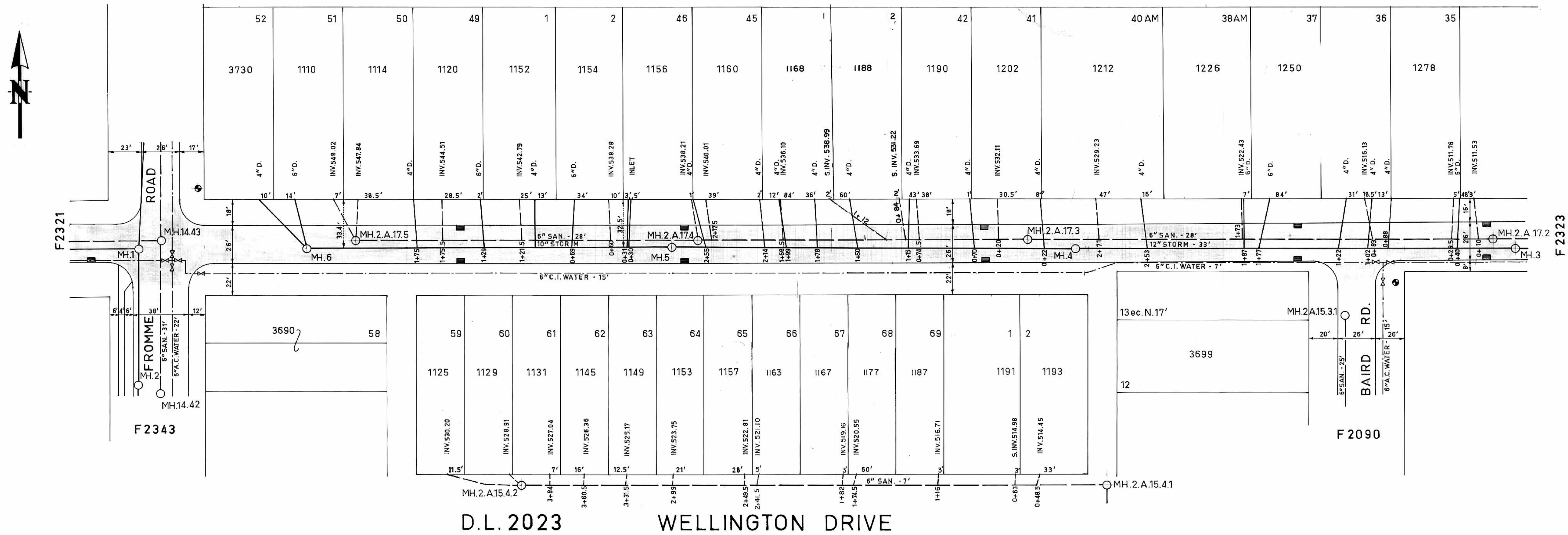
Sanitary Connections

Installed	Material	Diameter	Location	Length
1964	CLAY	100mm	0.91m from the SE corner	3.13m

Water Connections

Installed	Material	Diameter	Location	Length
2002	COPPER	19mm	4m from the NW corner	8.39m

THE DISTRICT OF NORTH VANCOUVER DOES NOT
GUARANTEE THE ACCURACY OR COMPLETENESS
OF THE INFORMATION SHOWN ON THIS DRAWING,
CONSEQUENTLY THE DISTRICT WILL NOT ACCEPT
ANY RESPONSIBILITY FOR COSTS INCURRED AS A
RESULT OF ERRORS, DEFICIENCIES AND OMISSIONS
IN THIS DRAWING



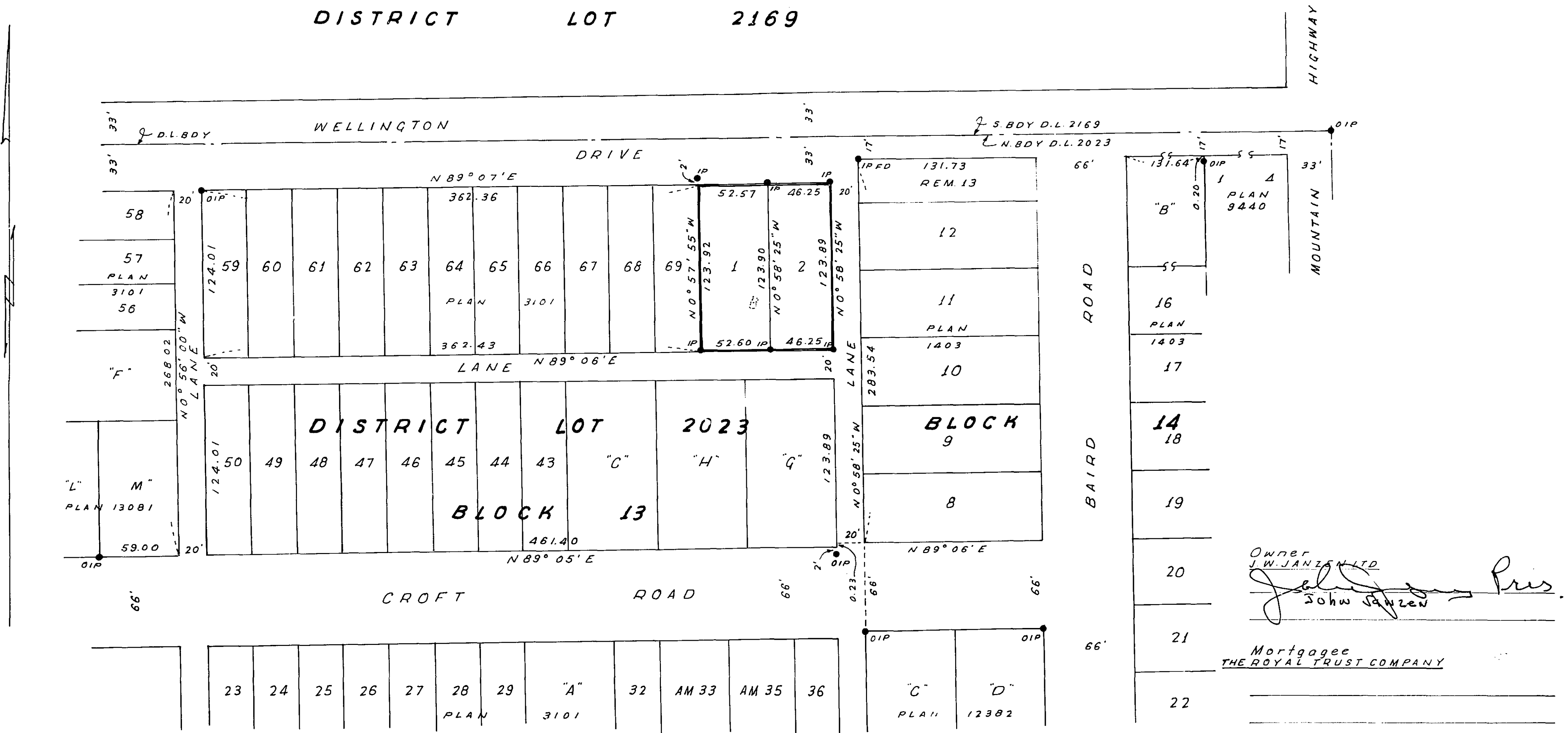
PLAN 17156

SUBDIVISION PLAN OF LOT "B" (EXPLANATORY PLAN 3939), BLOCK 13, DISTRICT LOT 2023,
GROUP ONE, NEW WESTMINSTER DISTRICT,
PLAN 3101

SCALE: 1 INCH = 60 FEET

Deposited in the Land Registry
Office at Vancouver, B.C. this
9TH day of FEBRUARY 1978.
D. Astum
Registrar

DISTRICT LOT 2169



I, A.C. Loach, of North Vancouver, B.C. a British Columbia
Land Surveyor, make oath and say that I was present at
and did personally superintend the survey represented
by this plan, and that the survey and plan are correct.
The said survey was completed on the 5th day of January,
1978

Sworn before me this 6TH day of JANUARY 1978

A Notary Public in and for the Province of British
Columbia.

LEGEND
Bearings Astronomic and derived from
Plan 12675
Old Iron Post found shown thus: • OIP
Iron Post " " " • IPFD
Iron Post set " " " • IP

Approved under the "Land Registry Act"
this 12TH day of JANUARY 1978

Approving Officer
Municipal Engineer
District of North Vancouver

Owner
J.W. JANZEN LTD
John Janzen

Mortgagee
THE ROYAL TRUST COMPANY

Mortgagee

Witness

Mortgagee

Witness

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

LOACH, HOBBS & KYLER
B.C. LAND SURVEYORS
NORTH VANCOUVER, B.C.



RS1 – 5

Single Family Residential 1 – 5 Zones INFORMATION HANDOUT

District of North Vancouver

Building Department – 355 W Queens Rd, North Vancouver, BC V7N 4N5

Questions about this form phone: 604-990-2480 or email: building@dnv.org

SECTION A:	The Building Permit Process in the District
SECTION B:	Requirements for Building Permit Drawings
SECTION C:	Relevant Sections of the Zoning Bylaw
SECTION D:	RS1-5 Zoning Information
SECTION E:	RS1-5 Zoning Checklist

BUILDING DEPARTMENT CONTACT AND INFORMATION

Hours of Operation:

8:00 am – 4:30 pm, Monday – Friday

Closed on Statutory Holidays

Inspector Availability:

8:00 am – 9:30 am, Monday – Friday

Telephone:	604-990-2480
Fax:	604-984-9683
Email:	building@dnv.org
Web:	www.dnv.org
24 Hr Inspection Request:	604-990-2444

Residential Plan Reviewers are available by telephone during working hours

Building Permit Applications and Inquiries are by Appointment Only

SECTION A – THE BUILDING PERMIT PROCESS

District of North Vancouver

Building Department – 355 W Queens Rd, North Vancouver, BC V7N 4N5
Questions about this form phone: 604-990-2480 or email: building@dnv.org

1) Examples of Work Requiring a Building Permit

- new homes, garages, and carports
- additions and alterations to existing buildings
- creating a Secondary Suite (see bulletin)
- demolition
- swimming pools
- retaining walls greater than 4 ft. – see page 17 of this handout for more details
- sheds or accessory buildings exceeding 10m² (107 sq.ft.) – sheds must always meet the setback requirements regardless of size

2) Environmental Protection

Schedule B of the District's Official Community Plan (OCP) establishes a number of Development Permit Areas (DPA), including:

- Protection of the Natural Environment
- Streamside Protection
- Wildfire Hazard
- Creek Hazard
- Slope Hazard

Please check the online maps at www.geoweb.dnv.org to see if your property falls within any of these DPAs. If so, you will have to complete an Environmental Protection & Natural Hazard DPA Application and submit it with the information required to our Environmental, Sustainability Department for processing and permit approval or exemption in accordance with OCP policy.

Other environmental permits may be required depending on your proposed work. Please check the District's website www.dnv.org in the Environment Section on the Permits page:

- Tree Permit
- Soil Permit
- Aquatic Permit

3) Engineering Service Connections

- a) Service Connections – all applicants should contact Engineering Administration at 604-990-2450 to determine access to services, connection requirements, connection fees and service inverts early in the design stage.
- b) Crossings for Vehicle Access – in all single-family zones, when a lot abuts both an opened street and an opened lane, no vehicular access will be permitted from the street. When no lane access is available, vehicular access off a street will be limited to a single driveway crossing of no more than 6.1m in width. Applicants should contact Engineering Administration at 604-990-2450 to determine acceptable locations for vehicular access from the street and any other work proposed in the boulevard.

4) The Building Permit Application

Required at Time of Application:

- appointment with Residential Plans Reviewer (990-2480)
- environmental questionnaire completed (4 copies of sediment erosion control plan)
- a letter of authorization from the registered homeowner if someone other than the homeowner is applying
- 2 complete sets of building permit drawings, including required survey
- 50% of the building permit fee (non-refundable) – for complete list of fees please go to <http://www.dnv.org/article.asp?c=74#B> and click on Building Bylaw
- applicable zoning checklist completed
- recent title search

Required at Issuance (new construction): HPO Owner Builder Registration Form
HPO Licenced Builder Registration Form

Please see www.hpo.bc.ca for more info or call 604-646-7050.

5) The Fees & Securities

Once the drawings and other permit application documents comply with the District Zoning Bylaw, the District Building Bylaw, and the BC Building Code, and all applicable fees and deposits are paid, and then a "Building Permit" is issued. Typical fees may include but not limited to:

- security deposit
- building permit fee
- water connection fee
- sanitary sewer connection fee
- storm sewer connection fee
- storm and sanitary inspection chambers
- installation of curbing
- environmental permit fees
- environmental security deposits

6) Conditions of the Building Permit

The work as specified on the drawings must commence within 6 months from the date of issuance of the Building Permit. The Building Permit expires 2 years after the date of issuance.

7) Other Permits

Separate permits and inspections are required for sub-trade work such as electrical wiring, plumbing, hydronic heating, sprinkler systems, gas and drainage. These are applied for and issued from the Building Department.

SECTION B – REQUIREMENTS FOR PERMIT DRAWINGS

District of North Vancouver

Building Department – 355 W Queens Rd, North Vancouver, BC V7N 4N5
Questions about this form phone: 604-990-2480 or email: building@dnv.org

The following is a list of drawings required for a building permit application. The requirements as listed below are typical for new house construction. Small projects may require less detail. The District will require a Professional Engineer's Letter of Assurance and 2 sets of sealed drawings, should the structural aspects of the work fall outside of Part 9 of the BC Building Code.

Topographical Survey (recommended scale 1/8" = 1', or 1:100)

- prepared by a registered B.C. Land Surveyor
- lot dimensions and setbacks of existing buildings and structures
- contours required at 3 ft. intervals
- curb & property corner elevations
- existing ridge elevation
- existing maximum eave height
- main floor elevation
- perimeter spot elevations where proposed structure will be sited
- datum determination points

Site Plan (recommended scale 1/8" = 1', or 1:100)

- setbacks to all structures
- natural and finished grades at all building corners
- main floor and ridge elevation
- datum determination points
- retaining walls, stairs and decks
- upper floor line indicated
- driveway location and size

Foundation Plan (recommended scale 1/4" = 1', or 1:50)

- location and size of all foundations including pad footings (this information may be combined with the floor plans)

Floor Plans (recommended scale 1/4" = 1', or 1:50)

- structural framing indicated (lumber grade and species, beam sizes, joist spacing size and direction, trusses indicated, etc.)
- fully dimensioned
- room use and size indicated
- window and door sizes
- stair rise/run
- roof plan/layout
- section line

Four (4) Exterior Elevations (recommended scale 1/4" = 1', or 1:50)

- building height base line
- maximum building height line
- maximum eave height
- natural and finished geodetic grade elevations
- spatial separation calculations
- window wells and retaining walls
- floor and/or deck geodetic elevations
- roof slope indicated

Typical Full Cross-Section (recommended scale 1/4" = 1', or 1:50)

- basement, main floor, upper floor, maximum eave, and ridge elevation specified
- room clear heights
- construction details and material list
- roof slope indicated

SECTION C – RELEVANT SECTIONS OF ZONING BYLAW

District of North Vancouver

Building Department – 355 W Queens Rd, North Vancouver, BC V7N 4N5
Questions about this form phone: 604-990-2480 or email: building@dnv.org

The following pages contain pertinent extracts from the District of North Vancouver Consolidated Zoning Bylaw, summarized for size, shape and siting regulations for single-family dwellings and accessory buildings in Residential Zones. Specific neighbourhood zoning is attached. These extracts are issued as a guide for quick reference and convenience only. Completeness and accuracy are not guaranteed. For complete and up-to-date information, refer to the official Consolidated Zoning Bylaw (Parent Bylaw #3210). Zoning Bylaw regulations are subject to change. Please contact the Planning Department at 604-990-2387 for updates.

PART 1 TITLE

This Bylaw may be cited for all purposes as the "District of North Vancouver Zoning Bylaw, 1965".

PART 2 INTERPRETATION

In this Bylaw, unless the context otherwise requires,

"accessory to" means customarily incidental to the permitted use of land, buildings or structures located on the same lot;

"balcony" means a cantilevered deck that projects from a wall of a building and which, except for a railing, is not enclosed; (Bylaw 5609)

"basement" means a storey or storeys of a building located below the first storey; (Bylaw 6039)

"bed and breakfast" means a home occupation business in a single-family residential building which provides temporary accommodation rented to a person or persons on a daily or weekly basis for a period not to exceed 28 consecutive days; (Bylaw 6946)

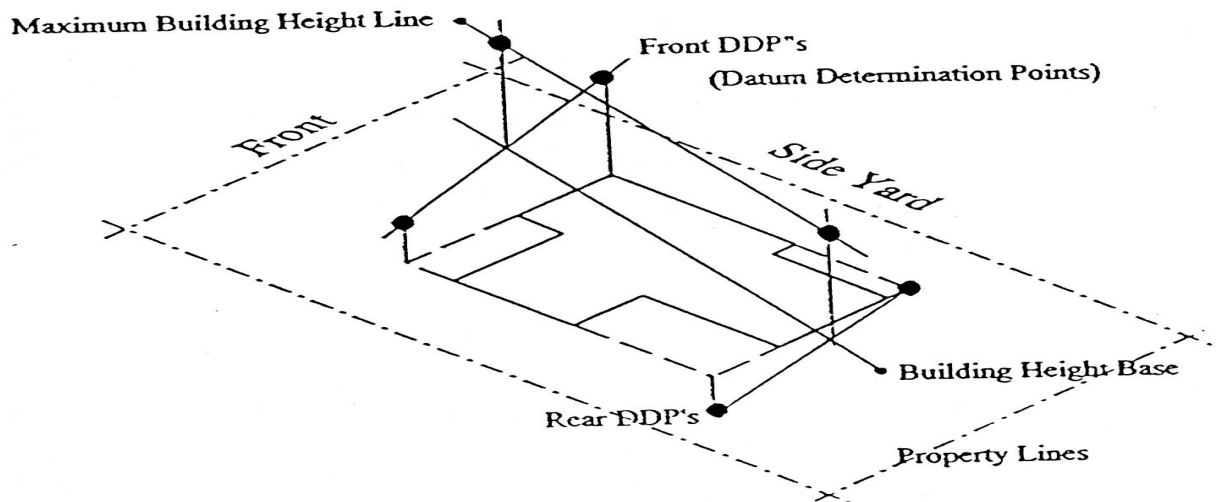
"boarders and lodgers" means persons provided with accommodation and meals in a single-family residential building for payment of rent for a period of not less than 28 consecutive days and where such accommodation shall not include separate cooking facilities; (Bylaw 6946)

"building" means a structure located on the ground, wholly or partly enclosed with walls and roofs, and used for the shelter or accommodation of persons, animals, chattels or things, or any combination thereof;

"building height base line" with respect to a single family residential building or structure, means the line created by:

- (i) averaging the two front datum determination points on the lot; and
- (ii) averaging the two rear datum determination points on the lot; and
- (iii) longitudinally extending a line joining (i) and (ii) above,

all of which is illustrated by way of the following diagram:



"cooking facility" means a room or portion thereof where and the equipment by which meals may be prepared; (Bylaw 5957)

"coverage, building" means that portion of a lot or lots, expressed as a percentage, occupied by all buildings and structures 0.9m (3 ft.) or greater in height above finished grade;

(Bylaw 6685)

"coverage, site" means that portion of the lot or lots, expressed as a percentage, occupied by the total of all buildings and structures 0.9m (3 ft.) or greater above finished grade, parking and loading spaces, manoeuvring aisles, driveways and exterior storage areas; (Bylaw 6751)

"datum determination points, front" for a single family residential lot means the two points on a lot created where the frontmost wall face of the principal building or projections thereof intersect with the outermost sidewall faces or projections thereof measured at the lesser of natural or finished grade; (Bylaw 6833)

"datum determination points, rear" for a single family residential lot means the two points on a lot created where the rearmost wall face of the principal building or projections thereof intersect with the outermost sidewall faces or projections thereof measured at the lesser of natural or finished grade; (Bylaw 6833)

"dwelling unit" means one or more habitable rooms for the residential accommodation of only one family and contains or provides for only one cooking facility;(Bylaw 6922)

"floor space ratio" means that figure obtained when the gross floor area of all buildings and structures, except those areas exempted by section 410, is divided by the lot area upon which the buildings and structures are situated; (Bylaw 6833)

"grade, finished" means the level of ground created by human action; but excludes created localized depressions; (Bylaw 6833)

"grade, natural" means the undisturbed ground level formed without human intervention or, where the undisturbed ground level cannot be accurately ascertained because of previous human intervention, the natural grade shall mean the ground level established at the date of the adoption of Bylaw 6039 (June 13, 1988) but excludes natural localized depressions; (Bylaw 6833)

"gross floor area" means the total floor area of a building or structure measured to the exterior of its walls; (Bylaw 6685)

"height" means:

- (i) with respect to a building or structure in a single family residential zone the greatest vertical distance measured from the building height base line to the topmost part of the building or structure, except that in the case of an accessory building or structure it shall be the vertical distance measured from the floor level to the highest point of the building or structure; (Bylaw 6833)

"home occupation" means any occupation or profession conducted for gain in a dwelling unit, except that a swim school may be operated outside of a dwelling unit, and includes the operation of a kindergarten for not more than twenty children;
(Bylaw 6864 & 4314)

"land" includes the surface of water;

"localized depression" means except as stipulated in the RSPH zone, Subsection 509.3, in the RSK zone, Subsection 511.3 and in the RSH Zone Subsection 512.3, in the RSCH Zone, Subsection 514.3, and in the RSE Zone, Subsection 515.3:
(Bylaw 7042, 7092, 7101, 7190)

- (i) an existing depression in natural grade not exceeding 3m (9.8 ft.) in breadth or the lesser of 3m (9.8 ft.) or 20% of the wall length along any building wall that it intersects;
- (ii) a depression below the normal natural or finished grade created for the purpose of providing vehicle or pedestrian entrance to a building subject to the following conditions:
 - (a) only one vehicle entrance and one pedestrian entrance are permitted as localised depressions on a single family residential building;
 - (b) on any side of a building in a single family residential zone, the total localised depression width shall not exceed the lesser of 50% of the corresponding building width or length, or:
 - 6.0m (20 ft.) wide for a vehicle access
 - 2.44 (8 ft.) wide and 3.0m² (32 sq.ft.) in area for a pedestrian access
 - 7.3m (24 ft.) wide for a combined vehicle and pedestrian access;
- (iii) a light well on any side of a single family residential building extending not more than 0.75m (2.5 ft.) beyond the building wall face and not exceeding 25% of the corresponding building width or length in total for one or more light wells; and
- (iv) any combination of vehicle or pedestrian entrances, light wells and natural depressions remaining after finish grading shall not exceed 50% of the corresponding building width or length along any side of a building.

(Bylaw 6833)

"lot area", means the horizontal area within the lot lines of a lot, excluding:

- (a) lots that are inaccessible by road;
- (b) land covered by a natural body of water;
- (c) land within a powerline right-of-way; and
- (d) land
 - (i) on a steep slope where the grade generally exceeds 50%,
 - (ii) land in a ravine, or
 - (iii) on a river or creek bank, (Bylaw 6977, 7212)

"lot depth" means the length of the centre lot line; (Bylaw 6192)

"lot line, centre" means the linear measurement across the lot taken from the centre of the front lot line to the centre of the rear lot line; (Bylaw 6192)

"lot line, front" means :

- (i) the lot line or lines common to street and lot, or, in the case of a lot having lot lines in common with more than one street, the lot line or lines common to the lot and the street with the shortest frontage; or,
- (ii) in the case of a panhandle lot, the lot line forming the narrow side of the end of the lot from which the panhandle extends; (Bylaw 4787)
- (iii) the lot line or lines forming the narrow side of the lot nearest the frontage in the case where the frontage of the lot is located on the long side of the lot. (Bylaw 5613)

"lot line, rear" means the lot line or lines opposite to and most distant from the front lot line, or, in the case of a lot having two intersecting side lot lines, the rear lot line shall be deemed to be a line within the lot twenty feet in length, which is parallel to and most distant from the front lot line;

"lot width" means the shorter of the following two linear measurements:

- (i) a line across the lot perpendicular to the centre lot line at 29.5 feet to the rear of the front lot line;
- (ii) a line across the lot perpendicular to the centre lot line at 59 feet to the rear of the front lot line;

provided that the front lot line shall not be less than two-thirds (2/3) of the minimum width requirement for that lot; (Bylaw 6402)

"maximum building depth" in the RS 1-5 zones means that a centre line through the dwelling shall be established using the datum determination points at the front and rear of the house. The exterior walls on either side of this centre line may not exceed a total of 19.8m (65 ft.). For all other zones "maximum building depth" means the linear measurement of a single-family residential building taken from the exterior wall face closest to the front lot line measured parallel to the centre lot line to the exterior wall face closest to the rear lot line, including an attached garage or carport; (Bylaw 6402, 6644 & 7618)

"maximum dwelling unit size" means the total gross floor area as used in calculating the floor space ratio; (Bylaws 5930 and 6142)

"maximum eave height" in all single family zones, except as stipulated in the Queensdale Neighbourhood Zone (RSQ), Subsection 516.3, shall be the vertical distance from the lesser of the natural or finished grade measured at the base of the building or structure to the intersection of the exterior wall face or projection thereof with the top surface of the building except that portion of wall contained within a roof gable; (Bylaw 6192, 6402 & 7250)

"media-related establishments" means land, buildings and structures used for music, film and video production studios, advertising establishments, printing and publishing establishments and radio and television stations; (Bylaw 6685)

"minimum front setback line" means a line which is parallel to the front lot line and which is at the minimum front yard setback; (Bylaw 6192)

"minimum rear setback line" means a line which is parallel to the rear lot line which is at the minimum rear yard setback; (Bylaw 6192)

"ocean natural boundary line" means the visible high-water mark of the ocean where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil or rock of the bed of the ocean a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself; (Bylaw 7618)

"open space" means an area that is located on the ground and which is open at all sides with the exception of structural necessary elements for support when there is a building above the open space; (Bylaw 6833)

"panhandle" means the narrow strip of land connecting the body of the lot with the street; (Bylaw 4787)

"parking structure" means a wholly or partly enclosed structure for temporary parking and protection of one or more motor vehicles which are otherwise in active use and which, when accessory to a single family residential building, includes an attached or detached carport or garage or a dedicated space within the principal building;
(Bylaw 6833)

"principal building" in a single family residential zone means a permitted single family residential building, but excludes parking structures and other accessory buildings up to the limits exempted from floor space ratio calculations in section 410;
(Bylaw 6833)

"residential building, single-family" means a building consisting of one dwelling unit or, in a single-family residential zone, a building consisting of a combination of one dwelling unit and one secondary suite;
(Bylaw 6922)

"satellite dish antenna" means any parabolic or spherical antenna which receives television or other signals from orbiting satellites or other devices;
(Bylaw 6132)

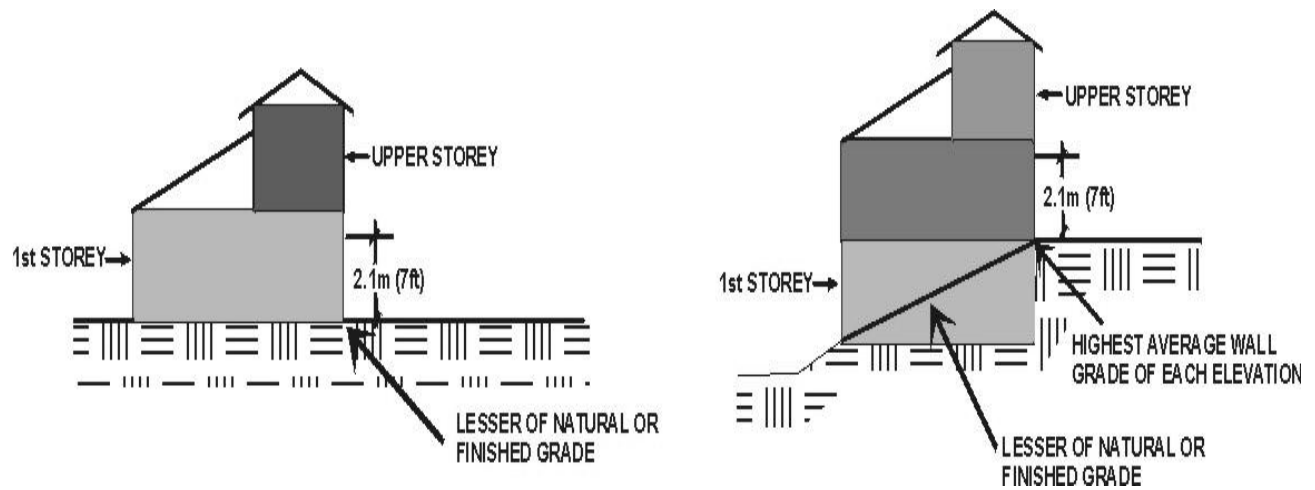
"secondary suite" means an accessory dwelling unit on a lot in a zone that permits a single family residential building;
(Bylaw 8036)

"storey" means that portion of a building which is situated between the surface of any floor and the surface of the floor next above it, and if there is no floor above it, that portion between the surface of such floor and the ceiling above it;
(Bylaw 6039)

"storey, first" means the uppermost storey having its floor level not more than 2m (6.5 ft.) above the lowest of the average levels of finished grade adjoining each exterior wall of a building, except that localised depressions shall not be considered in the determination of average levels of finished grade;
(Bylaw 6833)

"storey, upper" means the topmost storey:

- a) which is either immediately above the first storey, or,
- b) where the first storey is partially below natural or finished grade, the topmost storey having a floor level which is more than 2.1m (7 ft.) above the highest of the average wall grades of each elevation when measured from the lesser of natural or finished grade, as illustrated in the following sketches.
(Bylaw 6757)



“veranda” for a single family residential building means a one storey high roofed portico, gallery or porch adjoining an exterior wall or walls of a building and open at all other sides with the exception of necessary structural support columns and a guard or rail not exceeding a height of 1.1m (3.5 ft.) and with a floor not higher than the lowest above-grade building floor on the side of the building to which it is attached;

(Bylaw 6833)

PART 3 GENERAL OPERATIVE CLAUSES

301 Zones

- (1) The whole of the area of the District of North Vancouver is hereby divided into zones as shown upon the maps and plans contained in the Plan Section of this Bylaw or defined by description in this Bylaw and the said maps, plans and descriptions are hereby made and declared to be an integral part of this Bylaw.
- (2) The said zones are designated as follows:

DESIGNATION

SHORT FORM

Single-Family Residential One Acre Zone	RS 1	
Single-Family Residential 12000 Zone	RS 2	
Single-Family Residential 7200 Zone	RS 3	
Single-Family Residential 6000 Zone	RS 4	
Single-Family Residential 4000 Zone	RS 5	(Bylaw 4787)
Single-Family Residential Highlands Zone	RSH	(Bylaw 7092)
Single-Family Residential Marlborough Heights Zone	RSMH	(Bylaw 6735)
Single-Family Residential Norgate Zone	RSN	(Bylaw 6743)
Single-Family Residential Delbrook Zone	RSD	(Bylaw 6783)
Single-Family Residential Keith Lynn Zone	RSKL	(Bylaw 6852)
Single-Family Residential Murdo Frazer Zone	RSMF	(Bylaw 6926)
Single-Family Residential Norwood Queens Zone	RSNQ	(Bylaw 6939)
Single-Family Residential Pemberton Heights Zone	RSPH	(Bylaw 7006)
Single-Family Residential Sunset Gardens Zone	RSSG	(Bylaw 7028)
Single-Family Residential Kilmer Zone	RSK	(Bylaw 7042)
Single-Family Residential Highlands Zone	RSH	(Bylaw 7092)
Single-Family Residential Edgemont West Zone	RSEW	(Bylaw 7103)
Single-Family Residential Canyon Heights Zone	RSCH	(Bylaw 7101)
Single-Family Residential Edgemont Zone	RSE	(Bylaw 7190)
Single-Family Residential Queensdale Zone	RSQ	(Bylaw 7250)

308 Determination of Grades

- (1) Plans submitted in conjunction with a building permit application shall identify both natural and finished grades referenced to an established datum at or adjacent to the site.
- (2) The applicant shall provide the natural grade and the finished grade to the satisfaction of the Chief Building Inspector. (Bylaw 6039)

PART 4 GENERAL REGULATIONS

407 Height Exceptions

Notwithstanding any other height provisions of this Bylaw, the following buildings, structures or portions thereof shall not be subject to height limitation:

Cooling, fire and hose, observation, floodlight, distillation, transmission, ski-lift, warning device and water towers; bulkheads, tanks and bunkers, domestic radio and television antennae, masts and aerials; monitors; church spires; belfries and domes; monuments; chimney and smoke stacks; flag poles; cranes; grain elevators; and, gas holders. (Bylaw 6767)

408 General Siting Regulations

- (1) Except in Single-Family Residential Zones, if an area on a given lot is not designated and delineated as 'Siting Area' in the Plan Section of this bylaw or 'Development Permit Area' on the Zoning Map and Plan Section of this bylaw, buildings and structures shall not occupy more than 10% of the lot area. (Bylaws 4478 and 5337)
- (2) For the purposes of siting regulations of this Bylaw, when in a resolution or bylaw the Council declares that the establishing, diverting, or widening of a highway is necessary, such establishing, diverting, or widening is deemed to have been made at the time of the adoption of the resolution or bylaw. (Bylaw 3379)
- (3) In the case of panhandle lots in Single-Family Residential Zones only, the panhandle is excluded for the purposes of setback and lot area regulations. (Bylaws 4787 and 5537)

409 **Siting Exceptions**

Notwithstanding any other siting provisions of this Bylaw, the following structures or portions thereof shall be regulated as follows:

(1) **Underground structures:**

Except in the case of swimming pools, structures underground or projecting not more than three feet at any point above the adjacent ground surface may be sited in any portion of the lot;

(2) **Projecting features:**

- (a) in the case of bay windows and hutch alcoves, the horizontal length is limited to eight feet at the outer face and the minimum distances to the lot lines may be reduced by two feet, (Bylaw 6142)
- (b) In the case of light wells, fireplaces, chimneys, cornices, leaders, gutters, pilasters, belt courses, sills and ornamental features, the minimum distances to the lot lines may be reduced by two feet, (Bylaws 5097, 6142 and 6833)
- (c) in the case of verandas, steps, roofs and sunlight control projections on the front or rear of a building or on the side of a building facing a side lot line common to the lot and street or lane, or on any side of a building within a siting area, the minimum distances to the lot lines may be reduced by four feet, (Bylaws 6142 and 6833)
- (d) in the case of eaves and sunlight control projections on the side of a building facing a side lot line common to a lot and any other lot may, excepting thereout the RSE zone and the RS1 to RS5 zones, project to within three feet of such side lot line. In the RS1 to RS5 zones eaves and sunlight control projections on the side of a building facing a side lots line common to a lot and any other lot may project to within two feet of such side lot line. In the RSE zone, eaves and sunlight projections on the side of a parking structure facing a side lot line common to a lot and any other lot may project to within three feet of such side lot line, while eaves and sunlight control projections located on any non-parking structure facing a side lot line common to a lot and any other lot may project to within four feet of such side lot line; (Bylaw 7618)

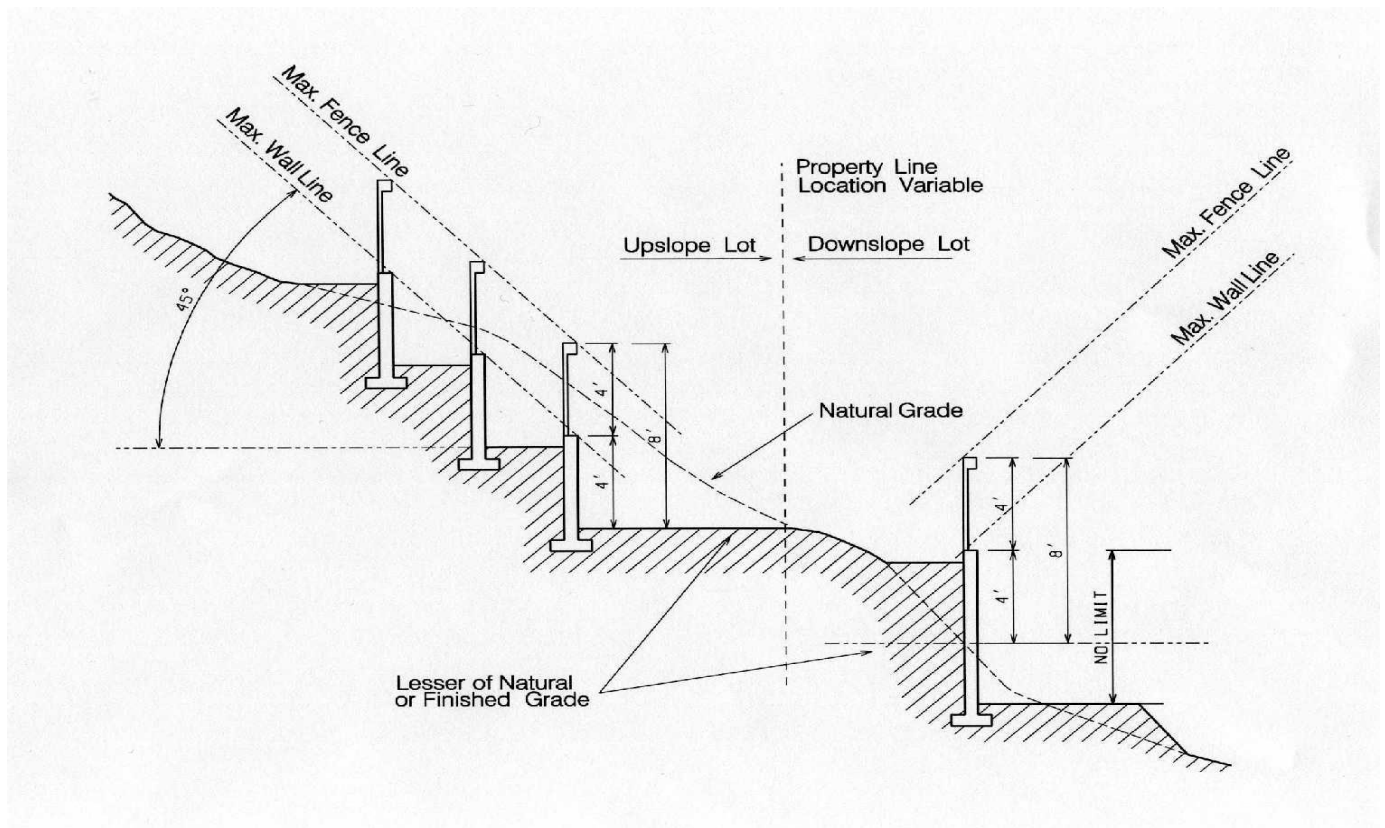
- (e) in the case of roof deck guards and balustrades, the minimum distances to the lot lines may be reduced by one foot, (Bylaw 6142)
- (f) in the case of cantilevered decks or balconies on the front or rear of a building facing a front lot line, or on any side of a building within a siting area, the minimum distance to the lot lines may be reduced by six feet,

but in any case shall not result in a sideyard of less than three feet.

(Bylaws 5097 and 6142)

(3) Retaining Walls:

Retaining walls may be constructed within the required setback area of a lot when the wall or walls do not extend above a line commencing 4.0 feet above the lesser of natural grade and finished grade at the outer face of the outermost wall and projected upward and inward on the lot at an angle of 45° as illustrated by the following diagram: (Bylaw 6653)



- (4) Fences and free-standing walls:
- (a) Subject to the provisions of any other Municipal Bylaw relating to the construction and maintenance of fences adjacent to a public highway, fences and free-standing walls 6.0 feet or less in height may be constructed on any portion of the lot, except in the case of a fence or free-standing wall located on a retaining wall within the required setback area of a lot when the height of the fence or free-standing wall shall not extend more than 4.0 feet above the maximum allowable height for a retaining wall alone as regulated by sub-section 409 (3); (Bylaw 6039)
 - (b) Fences and free-standing walls 8.0 feet or less in height may be constructed in any open space 25.0 feet to the rear of a lot line facing a street, except in the case of a fence or free-standing wall located on a retaining wall within the required setback area of a lot when the height of the fence or free-standing wall shall not extend more than 4.0 feet above the maximum allowable height for a retaining wall alone as regulated by subsection 409(3); (Bylaws 6039, 6685 and 6833)
 - (c) Fences and free-standing walls over eight feet in height shall conform to the size, shape and siting regulations for building within the zone;
 - (d) Notwithstanding the provisions of (b) and (c), fences of twelve feet in height or less may be constructed on any portion of a lot in an industrial zone, or, when such fence is ordinarily required for a recreational use of land and when the portion of the fence above that otherwise permitted in the zone is of an open wire mesh, in any other zone. (Bylaw 5097)

410 Floor Space Ratio Exemptions

The following are excluded from floor space ratio calculations:

- (1) For single family residential buildings, exclude:
 - (a) the floor area contained within that part of buildings and structures having an adjacent exposed perimeter wall of less than 4.0 feet from the floor above to the lesser of natural grade and finished grade as illustrated by the following diagram and formulas

$$F.S.R. = \frac{A}{\text{Lot Area}}$$
$$A = B + C \left(\frac{p^2}{p^1} \right)$$

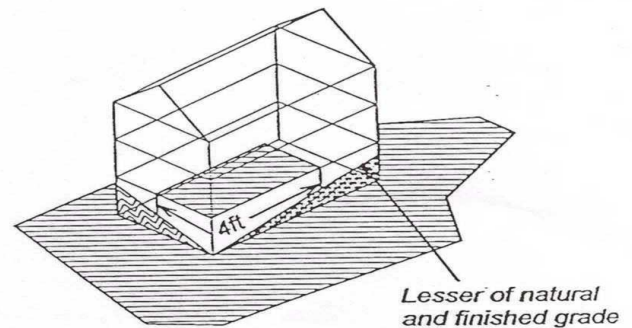
A - Total floor area to be included in F.S.R. calculation

B - Total floor area of all storeys wholly above grade

C - Total floor area of all storeys partially below grade

p¹ - Total perimeter length of a storey partially below ground

p² - Length of p¹ exposed 4ft or more from floor above



- (b) except in RSD, RSMH, RSN, RSE and RS1-5 zones, balconies and verandas not exceeding in total area 10% of the allowable gross floor area of the principal building as determined by the floor space ratio. In the RSE and RS1-5 zones, balconies, verandas and uncovered decks supported by posts greater than 6 ft. 6 inches in height not exceeding in total area 10% of the allowable gross floor area of the principal building as determined by the floor space ratio;
(Bylaw 7190 & 7618)
 - (c) open spaces below elevated buildings and structures;

- (d) except in the RSD, RSMH and RSN zones, parking structures not exceeding the following:
- i. for lots less than 464.5m² (5,000 sq.ft.): 22.3m² (240 sq.ft.) except in the following cases:
 - in the RSQ zone where the exemption is 26.8m² (288 sq.ft.); and (Bylaw 7250)
 - in the RSPH zone where the exemption is 22.3m² (240 sq.ft.) unless the parking structure is located behind the rear wall of the house, in which case the exemption is increased to 42m² (452.1 sq.ft.).
 - ii. for lots of 464.5 m² (5,000 sq.ft.) or greater: 37.16m² (400 sq.ft.), except in the following cases:
 - in the RSE zone where the exemption is 40.9m² (440 sq.ft.); (Bylaw 7190)
 - in the RSQ zone, where the exemption is 53.5m² (576 sq.ft.) (Bylaw 7250)
 - in the RSPH zone where the exemption is 45m² (484 sq.ft.) unless the parking structure is located behind the rear wall of the house in which case the exemption is increased to 56m² (603 sq.ft.) (Bylaw 7006)
- (e) except in the RSK and RSE Zones, accessory buildings, other than parking structures and accessory buildings containing secondary suites, not exceeding 25m² (269 sq.ft.). In the RSE zone, accessory buildings, other than parking structures and accessory buildings containing secondary suites, not exceeding 19.5m² (210 sq.ft.); and (Bylaw 8036, 7006, 7042 & 7190)
- (f) trellises, pergolas and similar incidental open-sided structures not exceeding in total area 18m² (194 sq.ft.) and having overhead framing members spaced to leave not less than 80% of the horizontal surface open to the sky. (Bylaw 6833)
- (g) in the RSK Zone, covered decks not exceeding 20m² (215 sq.ft.) in total. (Bylaw 7042)

PART 5 – RESIDENTIAL ZONE REGULATIONS

500 Single-Family Residential Zones (RS)

Intent

The intent of the RS zoning regulations is to maintain the single-family residential character of all properties zoned RS.

501 Uses in Single-Family Residential Zones (RS)

All uses of land, buildings and structures in RS Zones are prohibited except

501.1 (a) Principal Use:

- (i) One single family residential building;

(b) Accessory Uses:

- (i) home occupations;
- (ii) accommodation of not more than two boarders or lodgers in a single-family residential building;
- (iii) secondary suites subject to the following regulations:
 - a) secondary suites are permitted only in single-family residential zones;
 - b) only one secondary suite is permitted on a single-family residential lot;
 - c) the owner of a single-family residential building containing a secondary suite shall be a resident of either the secondary suite or the principal residential dwelling unit; and
 - d) a single-family residential building containing more than one boarder or lodger may not have a secondary suite;

- (iv) bed and breakfast business subject to the regulations contained in Section 405A; and,
- (v) buildings and structures accessory to Subsection 501.1(a).

502 Size, Shape and Siting of Residential Buildings and Accessory Buildings and Structures in Single-Family Residential Zones (RS1,RS2,RS3,RS4,RS5)

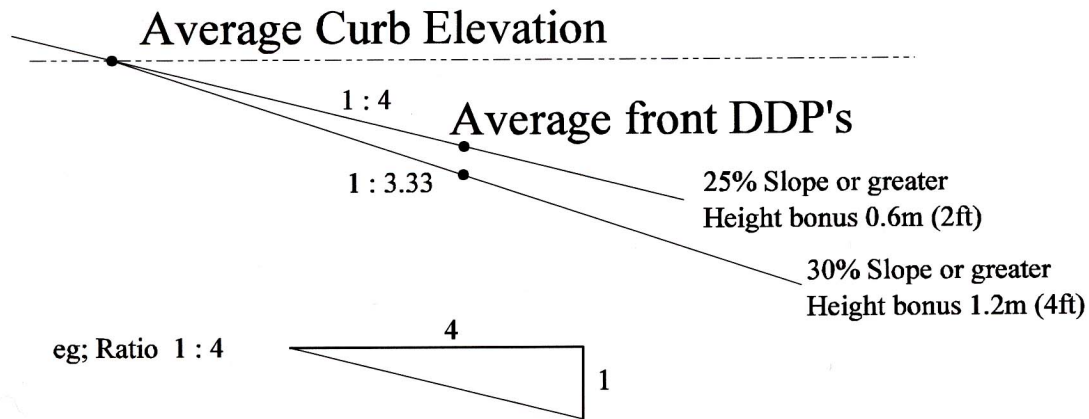
502.1 Notwithstanding the height provisions in subsection 502.2a, single family residential buildings located within a neighbourhood listed and delineated in Schedule "A" attached hereto, shall only be added onto, altered or replaced if the addition, alteration or replacement building does not exceed the maximum building height or maximum eave height of the single family residential building lawfully existing immediately prior to the date of application for any permit authorizing that addition, alteration or demolition and reconstruction. (See Consolidated Zoning Bylaw for Schedule A) (Bylaw 7151)

502.2 General Regulations

The following regulations shall apply to all buildings and structures in single-family residential zones except for neighbourhoods listed and delineated in 502.1 Schedule `A';

a) Single-Family Residential Buildings:

- (i) shall not exceed either the maximum height or maximum eave height stipulated in Table 502.1 except that where the average elevation of the front datum determination points is below the average street curb elevations so that a line joining the two average elevations inclines at a slope of 25% or greater below the horizontal, then
 - the allowable height of the principal building is bonused with an increase in height of 0.6m (2 ft.) for a slope of 25% or greater or 1.2m (4 ft.) for a slope of 30% or greater;
 - the allowable eave height is bonused with an increase of 0.6m (2 ft.) for a slope of 25% or greater or 1.2m (4 ft.) for a slope of 30% or greater to the extend that the height of the eave above finished grade does not exceed 6.71m (22 ft.); as illustrated by the following diagram:



- 502.3 Location of Secondary Suites: secondary suites must be located within the single family residential building.
- 502.4 Size of secondary suite: a secondary suite shall not exceed in total area the lesser of 90m² (968 sq.ft.) or 40% of the residential floor space of the principal single-family residential building.

TABLE 502.1 – SINGLE FAMILY RESIDENTIAL BUILDINGS (RS)			
Lot Width	Roof Pitch	Maximum Height	Maximum Eave Height
Less than 10.06m (33 ft.)	Flat roof	6.71m (22 ft.)	6.71m (22 ft.)
	3 in 12 slope or greater	7.32m (24 ft.)	
10.06m – 12.19m (33 – 39.9 ft.)	Flat roof	6.71m (22 ft.)	6.71m (22 ft.)
	3 in 12 slope or greater	7.32m (24 ft.)	
	4½ in 12 or greater	7.92m (26 ft.)	
12.3m (40 ft.) or more	Flat roof	6.71m (22 ft.)	6.71m (22 ft.)
	3 in 12 slope or greater	7.32m (24 ft.)	
	4½ in 12 or greater	7.92m (26 ft.)	
	6 in 12 slope or greater	8.53m (28 ft.)	
15.24m (50 ft.) or greater	Flat roof	6.71m (22 ft.)	Shall not exceed 5.49m (18 ft.) at the minimum; 1.83m (6 ft.) side yard but then may increase at a 45° angle inwards to a maximum eave height of 6.71m (22 ft.)
	3 in 12 slope or greater	7.32m (24 ft.)	
	4½ in 12 or greater	7.92m (26 ft.)	
	6 in 12 slope or greater	8.53m (28 ft.)	

- (ii) shall not extend above a line projected at a vertical angle of 45° inward from the point of maximum eave height with the exception of dormers of no more than 2.44m (8 ft.) in width and gable ends.
- (iii) shall be sited within the areas designated and delineated as 'Siting Area' in the Plan section of this Bylaw; or, if not so designated delineated, shall not exceed the *building coverage* paving in the required front yard, setbacks, maximum building depth, upper storey floor area, floor space ratio, and maximum dwelling unit size stipulated in Table 502.2 as follows: (Bylaw 7618)

TABLE 502.2 – SINGLE FAMILY RESIDENTIAL BUILDINGS (RS)

Element	Regulation
Building Coverage (including parking and other accessory structures)	35%
Paving within the required front yard (straight-in-entry parking structure or no parking structure)	When there is a straight-in-entry parking structure or no parking structure a maximum of 40% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking
Paving within the required front yard (side-entry parking structure)	When there is a side-entry garage a maximum of 60% of the required front yard may be covered with a combined total of structures, surfaces or paved areas designed or functioning to be capable of supporting parking
Setbacks a) front and rear each b) side c) flanking street	7.62m (25 ft.) minimum 1.22m (4 ft.) minimum for lots less than 15.24m (50 ft.) in width 1.83m (6 ft.) minimum for lots greater than 15.24m (50 ft.) in width except that this regulation will not apply to the conversion of a parking structure to living space provided that the parking structure is located at least 1.2m (4 ft.) from a side property line and provided that the initial building permit for the parking structure was issued prior to January 1, 2000 15% of the lot width but in any event the flanking street setback shall not be less than 1.5m (5 ft.)
Setback from Ocean Natural Boundary Line	7.62m (25 ft.) minimum
Maximum Building Depth	A centre line through the dwelling shall be established using the datum determination points at the front and rear of the house. The exterior walls on either side of this centre line may not exceed a total of 19.8m (65 ft.)
Upper Storey Floor Area	Not to exceed either 75% of the total floor area of the largest storey below, excluding attached parking structures, or 92.9m ² (1,000 sq.ft.) whichever is greater, except that this regulation will not apply to single-family dwellings for which a building permit was issued prior to June 19, 2000
Floor Space Ratio a) for lots < or = to 464m ² (5,000 sq.ft.) b) for lots > 464m ² (5,000 sq.ft.) c) in the case of rooms having ceilings greater than 3.66m (12 ft.) above the level of the floor below	0.45 0.35 + 32.5 ² (350 sq.ft.) that area above 3.66m (12 ft.) shall be counted as if it were an additional floor level for the purpose of determining the total floor area of a building to be included in the calculation of floor space ratio

TABLE 502.2 – SINGLE FAMILY RESIDENTIAL BUILDINGS (RS)

Element	Regulation
Maximum Principal Building Size	
a) RS2	540m ² (5,813 sq.ft.)
b) RS3	405m ² (4,359 sq.ft.)
c) RS4	280m ² (3,013 sq.ft.)
d) RS5	190m ² (2,045 sq.ft.)

(iv) shall be sited so as to facilitate the provision of future roads and the future subdivision of adjacent parcels of land in any single-family residential zone where a lot has a area greater than 929m² (10,000 sq.ft.)

b) Attached and Detached Accessory Buildings and Structures:

(i) Attached and detached garages, carports and other accessory buildings and structures shall be as stipulated in Table 502.3 (see next page), unless otherwise delineated as 'Siting Area' in the Plan Section of this Bylaw:

TABLE 502.3 – ATTACHED & DETACHED ACCESSORY BUILDINGS (RS)

Element	Regulation
Parking Buildings and Structures	
Setbacks	
a) from a lot line facing a street	6.1m (20 ft.) for straight in entry access or 3.0m (10 ft.) for side entry access minimum but need not be more than the principal building setback
b) from a lot line facing a lane or from any other building or other structure	1.52m (5 ft.) minimum
c) corner lot situation	in the front 7.62m (25 ft.) not less than 6m (20 ft.) or 1/2 of the lot width, whichever is less, from any side lot line common to lot and street
d) from a lot line abutting another lot	1.2m (4 ft.) except that abutting detached garages or carports concurrently designed and built may be mirror imaged with no setback along the shared property line of two lots each of which is 12.2m (40 ft.) or less in width.

TABLE 502.3 – ATTACHED & DETACHED ACCESSORY BUILDINGS (RS)

Element	Regulation
Parking Buildings and Structures	
Size	
a) in a required front yard	Shall not exceed the lesser of 25% of the required front yard or 37.16m ² (400 sq.ft.)
b) in a required rear yard	Parking buildings or structures or parking buildings or structures in combination with other uses, shall not exceed 40% of the required rear yard area
Height	
a) flat roof	3.66m (12 ft.)
b) slope of 3 in 12 or greater	4.57m (15 ft.)
c) slope of 6 in 12 or greater	5.64m (18.5 ft.) and an eave height of 2.7m (9 ft.) measured from the floor slab when the roof slope of the garage and principal dwelling is 6/12 or greater
Other Accessory Buildings	
Location	Are allowed in a rear yard or interior side yard only
Setbacks	
a) from a lot line facing a street	3.0m (10 ft.) minimum
b) from a lot line facing a lane or from any other building or structure	1.52m (5 ft.) minimum
c) from side lot line abutting another lot	1.2m (4 ft.) minimum
Size	
a) in the interior side or rear yard	Shall not exceed 25m ² (269 sq.ft.)
b) in the required rear yard	Accessory buildings and structures, or accessory buildings and structures in combination with other uses, shall not exceed 40% of the required rear yard area
Height	
a) flat roof	3.66m (12 ft.)
b) slope in 3 or 12 or greater	4.57m (15 ft.)
Parking Structures and Other Accessory Buildings in Combinations	
Size	
a) in the required rear yard	Shall not exceed 40% of the required rear yard area
b) in total on the lot	Shall not exceed 74.32m ² (800 sq.ft.)

TABLE 502.3 – ATTACHED & DETACHED ACCESSORY BUILDINGS (RS)

Element	Regulation
Special Cases	
Swimming Pools from front and rear lot lines	Not less than 3m (10 ft.)
Satellite Antennae	
a) siting	Must be in the rear yard
b) setbacks	Not less than 1.52m (5 ft.) from the rear lot line and not less than 10% of the lot width from any side lot line
c) corner lot	Not less than 6.1m (20 ft.) from any side lot line common to the lot and street
d) height	Not more than 3.66m (12 ft.) above grade

See Development Servicing Bylaw No. 7388 Section B.12 for driveway crossing regulations. Please inquire with the Engineering Department if there are any questions.

PART 10 – OFF-STREET PARKING SPACE AND LOADING SPACE REGULATIONS

1001 Required Off-Street Parking Spaces

The minimum number of off-street parking spaces required for land and buildings shall be calculated on the basis of the following table and to the nearest whole number:

USE	NUMBER OF SPACES
Residential	
Single Family Residential Buildings	2 per dwelling unit
Single Family Residential Buildings with a Secondary Suite	3 per building

1005 Parking and Loading Space Sizes

- 1005.1 Each off-street parking space and required loading space shall comply with the dimensions indicated in the following table:

TYPE OF PARKING SPACE	WIDTH	LENGTH	CLEAR HEIGHT
Standard Space	2.7m (8.83 ft.)	5.7m (18.7 ft.)	2.1m (6.9 ft.)
Small Car Space	2.6m (8.50 ft.)	4.9m (16.1 ft.)	2.1m (6.9 ft.)

1007 Provision of Small Car Spaces

- 1007.1 Small car spaces may be provided on the following basis:
- (a) when provided in compliance with the minimum requirements of Section 1001, shall not exceed 30% of the requirement;

SECTION E – ZONING COMPLIANCE SUMMARY

District of North Vancouver

Building Department – 355 W Queens Rd, North Vancouver, BC V7N 4N5

Questions about this form phone: 604-990-2480 or email: building@dnv.org

PROPERTY INFORMATION

Address : _____

Permit Number: _____

Lot Depth: _____

Zone: _____

Lot Width: _____

Ground Snow Load: _____

Lot Area: _____

Main Flr Geodetic: _____ ft _____ m

Countable Lot Area: _____ (refer to Lot Area Definition in Zoning Guide)

SETBACKS

Note: Shaded areas for DNV use only

		Minimum	Proposed	Complies
Principal Structure	Front	25'		y / n
	Rear	25'		y / n
Setback from Ocean Natural Boundary Line		25'		y / n
N-S-E-W sideyard (left) for lots < 50 ft in width		4'		y / n
N-S-E-W sideyard (right) for lots < 50 ft in width		4'		y / n
N-S-E-W sideyard (left) for lots > 50 ft in width		6'		y / n
N-S-E-W sideyard (right) for lots > 50 ft in width		6'		y / n
Flanking Street				y / n
Garage/Carport/Accessory	Street Property Line			y / n
	Lane Property Line			y / n
	Other Property Line			y / n

Complies with maximum building depth of 65'	y / n
Complies with minimum 3' setback for projections	y / n
Complies with max. 4' encroachment for verandas, steps; roofs – 2' max	y / n
Secondary suite area and 3 on-site parking spaces	y / n
Paving within the required front yard	y / n

DATUM DETERMINATION POINTS

	Left	Right	Average	Complies
Front				y / n
Rear				y / n

BUILDING HEIGHT

	Roof Pitch	2' Bonus	Max	Proposed	Complies
Principal Building	in 12	y / n			y / n
Parking Structure/ Accessory Building	In 12	N/A			y / n

EAVE HEIGHT

	Maximum	Bonus	Proposed	Complies
For lots less than 50 ft in width	22 ft	y / n		y / n
For lots 50 ft or greater in width	18 – 22 ft	y / n		y / n

BUILDING COVERAGE

	Maximum	Proposed	Complies
All Buildings & Structures	.35 x Lot Area		y / n

PARKING STRUCTURES & ACCESSORY BUILDINGS

Parking Structure in required front yard	.25 x required yard (to 400 sq.ft.)		y / n
Total Parking Structure & Accessory Bldg on lot	800 sq.ft.		y / n
Total Parking Structure and Accessory Building in required rear yard	.40 x required rear yard		y / n

UPPER STOREY FLOOR AREA (ONLY applies to new dwellings built after June 19, 2000)

	Largest Storey Below (see note below)	Maximum Upper Storey 75% Largest Storey Below	Proposed	Complies
Area				y / n
Not to exceed either 75% of the total floor area of the largest storey below, excluding attached parking structures, or 1000 sq.ft. whichever is greater				

FLOOR SPACE RATIO

* Allowable max: RS2 5813 sq.ft. RS3 4359 sq.ft. RS4 3013 sq.ft. RS5 2045 sq.ft.

	Calculation			Proposed	Complies
Lot < 5000	Lot area (LA) x .45 = _____ * (_____ max)				y / n
Lot > 5000	Lot area x .35 plus 350 = _____ *(_____ max)				y / n
EnerGuide _____ = _____ % bonus = _____ sq.ft. = _____ max Voluntary <input type="checkbox"/> Mandatory <input type="checkbox"/>					
	Existing	Proposed	Deductions	Total	
Basement	**	**			y / n
Main					y / n
Upper					y / n
Other					y / n
Parking Structure					y / n
Accessory Building					y / n
Trellises, pergolas, etc					y / n
Total					y / n
** Countable area = _____ x (_____ ÷ _____)					
Basement Floor Area			P2	P1	

Date completed: _____

Approved by Residential Plans Reviewer: _____

Print Name

Signature