

Zoning Variances - Board of Variance OR a Development Variance Permit?

The topography of the Electoral Area sometimes requires variances to accommodate situations the Zoning Bylaw cannot anticipate. If complying with the Zoning Bylaw is seen to cause 'undue hardship' and a variance would be considered minor, an application may be considered by the Board of Variance. The Board of Variance is a body independent of the Metro Vancouver (MVRD) Board.

Variances which are considered more than minor or are not as a result of 'undue hardship' must be considered by the Metro Vancouver (MVRD) Board through the Development Variance Permit (DVP) process. The Metro Vancouver (MVRD) Board may issue a DVP to vary the provisions of the Zoning Bylaw, but a DVP cannot affect the permitted use or density of the property.

Applicants should note that the Metro Vancouver Board is not obliged to grant a Development Variance Permit, and that approval of a particular variance may involve compromise by the applicant in other aspects of Zoning Bylaw regulations or site development in order to mitigate potential impacts on neighbours, the environment or the character of the surrounding area.

For More Information, Please Contact:

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