

AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____



 Dept.
Manager



 GM/
Director



 CAO

The District of North Vancouver

REPORT TO COUNCIL

February 18, 2026

File: 08.3060.00/006.000

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: **Bylaws 8763 and 8764: DAPR Update, and Proposed Changes to Development Permits, Minor Development Variance Permits, and Public Hearings**

RECOMMENDATION:

THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8763, 2025 (Amendment 61)” is given THIRD Reading;

AND THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8763, 2025 (Amendment 61)” is ADOPTED;

AND THAT “Development Procedures Bylaw 8144, 2017 Amendment Bylaw 8764, 2025 (Amendment 7)” is ADOPTED.

BACKGROUND:

Bylaw 8763 and 8764 received first readings on November 3, 2025 ([Staff Report dated October 20, 2025](#)). On January 26, 2026, Bylaw 8763 received second reading, and Bylaw 8764 received second and third readings ([Staff Report dated January 6, 2026](#)).

A Public Hearing for Bylaw 8763 was held and closed on February 17, 2026.

Council may now consider giving Bylaw 8763 third reading, and adoption of the bylaws.

Options:

1. Give Third Reading to Bylaw 8763 and Adopt the bylaws;
2. Give no further readings, and abandon Bylaw 8763 at Second Reading; and abandon Bylaw 8764 at Third Reading, respectively; or,
3. Rescind third reading and debate possible amendments to the bylaws.

SUBJECT: Bylaws 8763 and 8764: DAPR Update, and Proposed Changes to Development Permits, Minor Development Variance Permits, and Public Hearings

February 18, 2026

Page 2

Respectfully submitted,



Rhonda Schell
Deputy Corporate Officer, Legislative Services

Attachments:

1. Bylaw 8763
2. Bylaw 8764

REVIEWED WITH:		
☐ Business and Economic	☐ Finance	External Agencies: ☐ Library Board ☐ Museum and Archives ☐ NSEM ☐ NS Health ☐ NVRC ☐ RCMP ☐ Other:
☐ Bylaw Services	☐ Fire Services	
☐ Clerk's Office	☐ Golf	
☐ Climate and Biodiversity	☐ Housing	
☐ Communications	☐ Human Resources	
☐ Community Planning	☐ Integrated Planning	
☐ Development Engineering	☐ ITS	
☐ Development Services	☐ Parks	
☐ Engineering Infrastructure	☐ Real Estate	
☐ Engineering Public Works	☐ Solicitor	
☐ Environment	☐ Transportation	
☐ Facilities		

The Corporation of the District of North Vancouver

Bylaw 8763

A bylaw to amend District of North Vancouver
Official Community Plan Bylaw 7900, 2011

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8763, 2025 (Amendment 61)”.

Amendments

2. District of North Vancouver Official Community Plan Bylaw 7900, 2011 is amended as follows:

- a) Schedule B Part 1 C “Delegation of Authority to Issue Development Permits” list of development permits that *Council* delegates to the *director* the powers of *Council* to issue is amended by inserting “*Form and Character DPA;*” immediately following “*Slope Hazard DPA;*”.
- b) Schedule B Part 1 C “Delegation of Authority to Issue Development Permits” list of provisions is amended by replacing the existing subsection “1. the development permit does not involve any variances to the *Zoning Bylaw;*” with “1. the development conforms to the Zoning Bylaw or requires a variance(s) to the Zoning Bylaw that is a minor variance, as defined in the Development Procedure Bylaw No. 8144, 2017;”
- c) Schedule B Part 1 C “Delegation of Authority to Issue Development Permits” list of provisions is amended by inserting below the second subsection “2.” a new line “3. in the case of a form and character development permit, the development permit is for industrial or business park development;” and adjusting the subsequent numbered lines in numeric sequence from 4 to 11.
- d) Schedule B Part 2 “Definitions” is amended by replacing the definition of “minor development permit” with the following definition:

“minor development permit” means a form and character development permit in connection with the following minor development activity in the *Form and Character DPA*:

1. minor façade and design changes in respect of a development for which a form and character development permit has already been issued by the *District*;
 2. installations of up to 100 square metres of new *gross floor area* on a parcel;
 3. new wireless telecommunication rooftop facilities and screening, or changes to existing telecommunications rooftop facilities and screening; or
 4. *development* that, in the opinion of the *director*, does not impact the site character;
- e) Schedule B Part 5 list of “Exemptions” is amended by adding below line “6.” a new line “7. Site improvements such as landscaping, paving and pathways, and accessory buildings greater than 50 square meters, that, in the opinion of the *director*, do not impact the site character”

READ a first time November 3, 2025 by a majority of all Council members.

READ a second time January 26, 2026 by a majority of all Council members.

PUBLIC HEARING held February 17, 2026

READ a third time by a majority of all Council members.

ADOPTED by a majority of all Council members.

Mayor

Corporate Officer

The Corporation of the District of North Vancouver

Bylaw 8764

A bylaw to amend Development Procedures Bylaw 8144, 2017

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “Development Procedures Bylaw 8144, 2017 Amendment Bylaw 8764, 2025 (Amendment 7)”.

Amendments

2. Development Procedures Bylaw 8144, 2017 is amended as follows:

- a) by removing subsection 2. (d) and substituting it with the following new subsection 2. (d):

““Delegated Development Variance Permit” means a development variance permit for a minor variance under Sec. 498.1 of the Local Government Act, where the following criteria are satisfied:

- i. The variance must not be associated with an application to amend the Official Community Plan or Zoning Bylaw, or with any other proposed bylaw amendment under preparation;
- ii. The variance must not be associated with an application for a non-delegated development permit, housing agreement, heritage revitalization agreement, or phased development agreement;
- iii. The variance must not be associated with works completed without the necessary permit(s) or approval(s) or otherwise in contravention of District bylaws;
- iv. The variance must not be associated with non-conforming buildings or other structures, or the non-conforming use of buildings, structures or land; and
- v. The variance must not be associated with protected heritage property.”

- b) by deleting subsection 5. (2) and substituting it with the following new subsection 5. (2):

“Upon receipt of a complete application, General Manager’s report, amending bylaw or permit, Council must consider the application in accordance with the Local Government Act, and may as applicable:

- (a) consider giving the amending bylaw first reading;
- (b) determine the public hearing process as specified in (2.2) Public Hearing;

- (c) authorize the heritage revitalization agreement or phased development agreement;
- (d) authorize the issuance of a development permit, development variance permit or temporary use permit;
- (e) reject or refuse the application; or
- (f) defer or otherwise deal with the application;

and after having given the bylaw 3 readings, consider adopting the bylaw.

Public Hearing

- (2.1) Pursuant to section 464 of the *Local Government Act* a public hearing,
- a) is required for Official Community Plan bylaws and amendments thereto;
 - b) is prohibited if the proposed zoning bylaw:
 - i. is consistent with the Official Community Plan; and
 - ii. is solely for residential development, in whole or in part; and
 - iii. the residential component is at least half the gross floor area of all buildings and structures proposed as part of the development; or
 - iv. is for the purpose of complying with *LGA s 481.3*, Zoning bylaws and small-scale multi-family housing.
- (2.2) For all proposed zoning bylaws that are consistent with the Official Community Plan, and for which the holding of a public hearing is in the discretion of Council, staff is authorized to proceed to provide notice, pursuant to section 467 of the *Local Government Act*, that a public hearing will not be held (the “Notice”), unless Council resolves otherwise. For certainty, Council may resolve to hold a public hearing, in its discretion, before or after the Notice is provided pursuant to section 467 *Local Government Act*.”

READ a first time November 2, 2025

READ a second time January 26, 2026

READ a third time January 26, 2026

ADOPTED

Mayor

Corporate Officer