

#### AGENDA INFORMATION

☒ Regular Meeting

Date: January 26, 2026

☐ Other:

Date: \_\_\_\_\_



## The District of North Vancouver REPORT TO COUNCIL

January 6, 2026

**AUTHOR:** Graeme Budge, Development Planner and DAPR Program Coordinator

**SUBJECT:** **Proposed Changes to Development Permits, Minor Development Variance Permits, and Public Hearings**

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#### RECOMMENDATION:

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

AND THAT "Development Procedures Bylaw 8144, 2017 Amendment Bylaw 8764, 2025 (Amendment 7)" is given SECOND and THIRD Readings;

AND THAT pursuant to Section 475 and Section 476 of the Local Government Act, additional consultation is not required beyond that already undertaken with respect to Bylaw 8763;

AND THAT in accordance with Section 477 of the Local Government Act, Council has considered Bylaw 8763 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT Bylaw 8763 is referred to a Public Hearing.

#### REASON FOR REPORT:

The purpose of this report is to advance Bylaws 8763 and 8764 through the readings process, and to allow for a public hearing on Bylaw 8763.

#### BACKGROUND:

At the regular meeting of Council on [November 3, 2025, staff presented a report](#) with recommended Official Community Plan Amendment Bylaw 8763 and Development Procedures Amendment Bylaw 8764. Bylaws 8763 and 8764 received First Readings and were referred to a workshop.

A Council workshop was held on [November 25, 2025 where staff presented](#) further explanation of the recommended bylaw amendments.

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**Timing/Approval Process:**

Should Council support the recommendations, Bylaw 8763 will go to a public hearing. After close of the public hearing staff will bring forward Bylaw 8763 and Bylaw 8764 for further readings and adoption.

**Public Input:**

Statutory notice of the public hearing will be posted on signs around the community, in the North Shore News, and on the District's web page.

**Conclusion:**

Bylaw 8763 is ready to be considered for second reading and referral to a public hearing, and Bylaw 8764 is ready to be considered for second and third readings.

**Options:**

1. Give Bylaw 8763 Second Reading and refer it to a Public Hearing; and give Bylaw 8764 Second and Third Readings (staff recommendation); or
2. Provide alternative direction to staff.

Respectfully submitted,



Graeme Budge  
Development Planner and DAPR Program Coordinator

**ATTACHMENTS:**

1. Bylaw 8763
2. Bylaw 8764

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Variance Permits, and Public Hearings**

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| REVIEWED WITH:                                    |       |                                                |       |                                              |       |
|---------------------------------------------------|-------|------------------------------------------------|-------|----------------------------------------------|-------|
| <input type="checkbox"/> Business and Economic    | _____ | <input type="checkbox"/> Finance               | _____ | External Agencies:                           |       |
| <input type="checkbox"/> Bylaw Services           | _____ | <input type="checkbox"/> Fire Services         | _____ | <input type="checkbox"/> Library Board       | _____ |
| <input type="checkbox"/> Clerk's Office           | _____ | <input type="checkbox"/> GIS                   | _____ | <input type="checkbox"/> Museum and Archives | _____ |
| <input type="checkbox"/> Climate and Biodiversity | _____ | <input type="checkbox"/> Human Resources       | _____ | <input type="checkbox"/> NSEM                | _____ |
| <input type="checkbox"/> Communications           | _____ | <input type="checkbox"/> Integrated Planning   | _____ | <input type="checkbox"/> NS Health           | _____ |
| <input type="checkbox"/> Community Planning       | _____ | <input type="checkbox"/> ITS                   | _____ | <input type="checkbox"/> NVRC                | _____ |
| <input type="checkbox"/> Development Engineering  | _____ | <input type="checkbox"/> Parks                 | _____ | <input type="checkbox"/> RCMP                | _____ |
| <input type="checkbox"/> Development Planning     | _____ | <input type="checkbox"/> Real Estate           | _____ | <input type="checkbox"/> Other:              | _____ |
| <input type="checkbox"/> Engineering Operations   | _____ | <input type="checkbox"/> Review and Compliance | _____ |                                              |       |
| <input type="checkbox"/> Environment              | _____ | <input type="checkbox"/> Solicitor             | _____ |                                              |       |
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## The Corporation of the District of North Vancouver

### Bylaw 8763

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

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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 by a majority of all Council members.

**PUBLIC HEARING** held

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

**ADOPTED** by a majority of all Council members.

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Mayor

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Corporate Officer

## **The Corporation of the District of North Vancouver**

### **Bylaw 8764**

A bylaw to amend Development Procedures Bylaw 8144, 2017

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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 3, 2025

**READ** a second time

**READ** a third time

**ADOPTED**

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Mayor

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Corporate Officer