

PUBLIC HEARING BINDER

Delegation and Administrative Improvements for Development Permits

PUBLIC HEARING FEBRUARY 17, 2026



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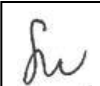
AGENDA INFORMATION	
☒ Regular Meeting	Date: November 3, 2025
☐ Other:	Date: _____



 Dept.
Manager



 GM/
Director



 CAO

The District of North Vancouver

REPORT TO COUNCIL

October 20, 2025

AUTHOR: Graeme Budge, Development Planner and DAPR Program Coordinator

SUBJECT: **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 FIRST Reading;

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

AND THAT pursuant to Section 475 and 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 provide Council with an update on the Development Approvals Process Review (DAPR) program, and to present to Council a suite of bylaw amendments for procedural improvements to the District’s development application review and approvals process. The report recommends first reading of the Official Community Plan Amendment Bylaw 8763 and referral to a public hearing. The Development Procedures Amendment Bylaw 8764 is recommended for first, second, and third readings.

SUMMARY:

The DAPR program supports the District’s strategic goals to “Achieve a balanced and fair economy” and to “Foster a resilient organisation”.

The DAPR program implementation phase is on-schedule and within budget, and has been successful in establishing the foundational work required for this project. Council’s support of the recommended amendments to procedural and regulatory bylaws will contribute to the

goals of the DAPR program as the proposals directly impact the timeline of development approvals. Council's support will signal to the community and staff their commitment to streamlining development approvals processes, and sustaining positive change.

Staff are recommending amendments that:

1. Simplify the minor development permit definition, exemptions, and approvals process; and delegate to staff the authority to issue development permits for the Form and Character of Industrial and Business Park Development through minor amendments to the OCP (**Attachment 1**);
2. Simplify the criteria for delegated authority for minor development variance permits (DVP) through amendments to the Development Procedures Bylaw (**Attachment 3**); and
3. Clarify and improve the zoning bylaw approvals process as it relates to when to hold or not hold a public hearing through amendments to the Development Procedures Bylaw (**Attachment 3**).

BACKGROUND:

DAPR Program

The District launched its DAPR program in March 2023 and engaged consultants to conduct an in-depth review of existing development approvals processes. The consultants completed their review in Fall 2024, delivering 15 recommendations and a detailed implementation plan developed using evidence collected through engagement, review, and analysis.

The DAPR program implementation phase launched in January 2025 to elevate the customer journey, streamline work, and build organizational capacity. These goals will be achieved through standardizing processes and resources, creating a culture of continuous improvement, and updating regulatory and operational frameworks (**Attachment 5**).



In recent years, Provincial legislation has expanded the framework for delegated authorities, and Council has adopted bylaws to make use of these tools. Procedural and regulatory bylaw amendments were anticipated as part of the DAPR program, and the recommended changes should be considered the next incremental step towards process efficiency and effective use of Council's time. Staff continue to perform expert review of development applications with a high level of diligence, care, and accuracy.

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The bylaw amendments recommended herein relate to the following development processes and approvals, and are explained further in the Analysis section of the report:

1. Delegated authority Development Permits;
2. Delegated authority Minor Variance Permits; and
3. Public Hearings.

Staff also anticipate bringing forward further recommendations soon to allow for use of surety bonds within the list of acceptable security for land use permits, and housekeeping amendments and improvements to environmental regulation.

EXISTING POLICY & DIRECTIONS:

Delegated authority and procedures for the consideration of development approvals are established in the Official Community Plan (OCP) Schedule B, and the Development Procedures Bylaw. The delegation is to the General Manager of Planning, Properties, and Permits or their designates. Staff's duties currently involve review and consideration of minor development permits (DPs), temporary use permits (TUPs), and minor development variance permits (DVPs).

The District has several policies and initiatives that support delegated authority and procedural streamlining.

Corporate Plan (2023-2026):

Goal: Achieve a Balanced and Fair Economy
Priority 3: Reduce permit approval times

Official Community Plan (2011):

Policy 8.2.2: Work to reduce permit approval times and to simplify and streamline regulations

OCP Action Plan (2021):

Supporting Action 16: Considering ways to reduce development application review timelines
Supporting Action 20: Streamlining municipal procedures and permitting processes

Economic Development Strategy (2024):

Objective 2: Streamline District business regulations, processes, and services and facilitate permitting and licencing for local businesses

Bill 26 – Municipal Affairs Statutes Amendment Act (No. 2), (2021)

Section 498.1 of the *Local Government Act* establishes the framework for delegation of powers to issue minor DVP. Subsequently in February 2023, Council adopted Development Procedures Bylaw Amendment Bylaw 8610 that established the delegated authority, criteria, guidelines, and terms and conditions for delegated authority minor DVP.

Bill 44 – Housing Statutes (Residential Development) Amendment Act, 2023

The *Local Government Act* Section 464 (2) provides the option to not hold a public hearing for a proposed bylaw when it is consistent with an OCP, and Section 464 (3) and (4) prohibit a local government from holding a public hearing for a proposed bylaw when it is consistent with an OCP and relating to a majority-residential development.

Included in the DAPR program implementation plan, as recommended in the DAPR Consultant's Final Report and shared with Council for information in November 2024:

Recommendation 10: Decentralise and delegate decision-making authority

Recommendation 12: Update and right-size the legislative framework

ANALYSIS:

The recommended changes will simplify and streamline the development approvals process. Council's support on these amendments will signal to the community and staff that they are serious about sustaining positive change.

1. Delegated Authority Development Permits

Bylaw 8763 (**Attachment 1**) proposes amendments to the OCP that capture the below changes to definitions, exemptions, and approvals process for delegated authority development permits. A redline version of Bylaw 8763 is also included in **Attachment 2**.

Form and Character of Industrial and Business Park Development

Council currently delegates to staff the issuance or refusal of certain Development Permits (DPs) (e.g. Environmental and Hazardous Condition). The recommended change to OCP Schedule B Part 1 C would delegate to staff the authority to issue DPs in connection with the Form and Character of Industrial and Business Park Development. Improvements to the Industrial and Business Park DP approval process has the potential to support business and economic development projects and the regionally important industrial land base. Applicants for such delegated authority DP would still be required to follow the guidelines contained in Schedule B Part 5 D, present their projects to the Advisory Design Panel, and resolve all issues to the satisfaction of the General Manager of Planning, Properties, and Permits.

Development Permits Involving Minor Variances

The recommended change to OCP Schedule B Part 1 C would allow a development permit issued with delegated authority to also include a minor variance to the Zoning Bylaw. This corresponds with staff's ability to issue delegated authority minor DVP, which was established when Council adopted Development Procedures Bylaw amendments in February 2023. The change can be considered a housekeeping amendment to bring administrative procedures in-line with the minor DVP authority contained within the Development Procedures Bylaw.

Definition of Minor Development Permit

The recommended change to the OCP Schedule B Part 2 definition for minor development permit would simplify the definition to ensure right-sizing of review in unique circumstances.

Exemption from Form and Character Development Permit

The recommended change to the OCP Schedule B Part 5 exemptions from the requirement for a Form and Character development permit would simplify the criteria and ensure right-sizing of review.

The time savings associated with recommended changes to delegated authority development permits represents an intrinsic value that is increasingly important to project budgets, staff resourcing, and Council's time. Applicants for such permits are expected to see an improved administrative experience, and the organisation will experience significant efficiencies.

2. Delegated Development Variance Permits

In February 2023 Council adopted Development Procedures Bylaw amendments that delegated to staff the authority to consider issuing minor variance permits for certain types of requests. This was found to improve processing and approvals time by 30-40%. In February 2025 Council adopted further amendments that delegated to staff the authority to consider variance requests related to coach house development. Bylaw 8764 (**Attachment 3**) proposes amendments to the Development Procedures Bylaw that would further simplify the criteria for delegated authority minor variance permits. A redline version of Bylaw 8764 is also included in **Attachment 4**.

Variances Required as a Condition of Subdivision

The recommended change to Development Procedures Bylaw Definitions Section 2 (d) iii would simplify the criteria for delegated authority minor variance permits and allow staff to consider minor variance requests that are a condition of a subdivision application. Staff already use the robust consideration guidelines contained in Schedule B of Bylaw 8144 for the review of applications for DVP. Applications for the subdivision of residential (RS) lots are known to be lengthy, and this change can be seen as an incremental step towards improving processing timelines and the approvals process.

3. Public Hearings

Bill 44 - Housing Statutes (Residential Development) Amendment Act, 2023

Section 464 (2) of the *Local Government Act* provides Council the option to not hold a public hearing for a zoning bylaw when it is consistent with the OCP. Since this took effect in November 2023, Council has consistently resolved to not hold a public hearing in alignment with staff's recommendation.

New Procedure

Proposed amendments to Development Procedures Bylaw Section 5 (2.1) and (2.2) (**Attachment 3**) result in public hearings that are not required under Section 464 (2) of the *Local Government Act* not being held by default. In this new procedure, staff are authorised to proceed with notification that a public hearing will not be held. For a public hearing to be held when not required, Council would resolve to hold one.

This new procedure represents a significant step towards improving the development approvals process, and the efficiencies associated with this procedure are significant for both the applicant and the organisation. In support of this recommendation, staff have developed guidelines to ensure a consistent approach to recommending when a public hearing be held when not required (**Attachment 6**).

Existing Notification and Engagement Methods

Regardless of whether a Public Hearing process is held, the District uses several methods of notification and engagement associated with a bylaw:

- Web pages for significant and minor applications being considered;
- Council Early Input Public Meetings;
- Corporate Policy Manual on Non-Statutory Public Consultation for Development Applications;
- Applicant-led public information meetings;
- Various engagement activities that occur during policy development (in particular for OCP bylaws, the compliance with which determines the primary eligibility for not requiring a public hearing), such as letters, web pages, surveys, workshops, public information meetings, public hearings, and statutory notices and requests for comment; and
- Statutory notice of Council's consideration of bylaw readings.

TIMING/APPROVAL PROCESS:

Should the proposed amendments be accepted by Council, procedural guides will be revised to reflect the changes. The Fees and Charges Bylaw will be amended to reflect the changes.

CONCURRENCE:

The recommendations of this report have been reviewed by Development Planning, Legal, and Business and Economic Development.

FINANCIAL IMPACTS:

The recommended changes reduce staff effort and improve use of Council time. While revenue from fees will be proportionally reduced, there will be a net gain because of processing efficiency.

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LIABILITY/RISK:

Staff can refer decisions to Council when the situation requires. Staff use Council-adopted policy and guidelines in delegated decision making. Should an applicant be refused, delegated matters always involve a mechanism for applicant's appeal.

CONCLUSION:

The proposed amendments represent the changes required to align with the strategic goals of the Corporate Plan. The implementation phase of the DAPR program has successfully established a foundation and path forward while remaining within budget and on schedule. Council's decision to amend these bylaws will contribute to the overall DAPR goals by reducing the timeline of development approvals.

OPTIONS:

The following options are available for Council's consideration:

1. Give Bylaw 8763 First Reading and refer it to a Public Hearing; and give Bylaw 8764 First, 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 7900 excerpt – redline version
3. Bylaw 8764
4. Bylaw 8144 consolidation – redline version
5. DAPR Report Card - Third Quarter 2025
6. Public Hearing Consideration Guidelines

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

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REVIEWED WITH:			
☐ Business and Economic	NL	☐ Finance	_____
☐ Bylaw Services	_____	☐ Fire Services	_____
☐ Clerk's Office	GL	☐ Golf	_____
☐ Climate and Biodiversity	_____	☐ Housing	_____
☐ Communications	_____	☐ Human Resources	_____
☐ Community Planning	_____	☐ Integrated Planning	_____
☐ Development Engineering	_____	☐ ITS	_____
☐ Development Services	BD	☐ Parks	_____
☐ Engineering Infrastructure	_____	☐ Real Estate	_____
☐ Engineering Public Works	_____	☐ Solicitor	RP
☐ Environment	_____	☐ Transportation	_____
☐ Facilities	_____		_____

External Agencies:	
☐ Library Board	_____
☐ Museum and Archives	_____
☐ NSEM	_____
☐ NS Health	_____
☐ NVRC	_____
☐ RCMP	_____
☐ Other:	_____

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 by a majority of all Council members.

PUBLIC HEARING held

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

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

ADOPTED by a majority of all Council members.

Mayor

Corporate Officer

Certified a true copy

Deputy Corporate Officer

REDLINE VERSION

Official Community Plan Bylaw 7900
Schedule B.

Part 1. Designation, Requirement for a Development Permit and Delegation
C. Delegation of Authority to Issue Development Permits

In accordance with Section 920 of the *Local Government Act*, the Council hereby delegates to the director the powers of the Council to:

1. issue development permits with or without conditions in connection with the *Protection of the Natural Environment DPA*; *Streamside Protection DPA*; *Wildfire Hazard DPA*; *Creek Hazard DPA*; *Slope Hazard DPA*; *Form and Character DPA*; and *Energy and Water Conservation and GHG Emission Reduction DPA*;
2. issue *minor development permits* with or without conditions in connection with the *Form and Character DPA*; and
3. provide any approval, acceptance or consent, form any opinion or determination, or require, provide or accept any reports, information or other items in connection with the foregoing as required or permitted in this *document*,

all in accordance with the applicable guidelines set out in this document, provided that:

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*~~does not involve any variances of the Zoning Bylaw;~~
2. in the case of a streamside protection development permit, the development permit does not involve parcels that are greater than 0.5 hectares in size located on or adjacent to the Capilano River, Lynn Creek or Seymour River, or located on or adjacent to Mackay Creek at any point south of Marine Drive;
3. *in the case of a form and character development permit, the development permit is for industrial or business park development;*
4. the *director* may refer any DPA application to Council for decision, and in that event the provisions of this section related to reconsideration do not apply to the application.
5. the *director* may, in accordance with the applicable guidelines herein, require the applicant to provide security to be applied by the *District* to the cost of:
 - a) providing landscaping, including vegetation and trees provided to preserve, protect, restore or enhance riparian areas, that the permit requires to be provided;
 - b) correcting an unsafe condition that has resulted as a consequence of the contravention of a condition in the permit; and
 - c) correcting damage to the environment that has resulted as a consequence of the contravention of a condition in the permit;

6. in imposing the security requirements set out in section 7, the *director* may require security to be maintained for so long as there is a reasonable possibility of contravention of a landscaping condition, the creation of an unsafe condition, and the causing of harm to the environment in connection with the *development* authorized by the permit;
7. within 10 business days of being notified in writing of the *director's* decision regarding a development permit application, the applicant may, upon paying the application fee set out in Schedule "W" of the *District Fees and Charges Bylaw* 6481 (7806), as amended from time to time, request Council to reconsider the director's decision by giving notice in writing to the *District's* corporate officer setting out:
 - a) the grounds on which the applicant considers the decision is inappropriate; and
 - b) the decision that the applicant considers would be appropriate for Council to make having regard to the applicable guidelines herein, including development permit conditions and security conditions that the applicant considers would be appropriate;
8. the *District's* municipal clerk must place each request for reconsideration on the agenda of a meeting of the *Council* to be held not earlier than 2 weeks from the date on which the request for reconsideration and payment of the applicable application fee was received;
9. the *District's* municipal clerk must notify the *director* of each request for reconsideration and the *director* must:
 - a) prior to the date of the meeting at which the reconsideration will occur, provide a written report to the *Council* setting out, at the level of detail the director considers appropriate, the rationale for the *director's* decision; or
 - b) at the meeting at which the reconsideration occurs, provide an oral report on the rationale for the *director's* decision;
10. the *District's* municipal clerk must notify the applicant of the date of the meeting at which the reconsideration will occur; and
11. the *Council* may either confirm the decision of the *director* or substitute its own decision, including with respect to development permit conditions and amounts of security.

Part 2. Definitions

“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 ~~provided that the new gross floor area is an addition to or is accessory to a permanent structure on the parcel~~; or
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~~;

Part 5. Form and Character of Commercial, Industrial and Multi-Family Development Exemptions

A Form and Character development permit is not required in the following circumstances:

1. If the intended use is limited to single-family residential or institutional uses
2. Interior alterations or renovations to buildings
3. Site improvements such as landscaping, paving and pathways, when the total cost is less than \$25,000
4. Accessory buildings less than 50 square metres in size provided they are consistent with the architectural form and character of the principle buildings
5. Temporary buildings or structures intended for construction offices or marketing displays for a period of time that does not exceed the duration of construction
6. Minor exterior renovations that do not significantly alter the building form and character
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

If unsure, property owners may submit a written description of a proposed *development* activity and District staff will advise in writing whether the *development* is exempt from the requirement for a *development* permit.

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

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

Certified a true copy

Deputy Corporate Officer



REDLINE VERSION

THE DISTRICT OF NORTH VANCOUVER DEVELOPMENT PROCEDURES BYLAW

BYLAW 8144

Effective Date – July 10, 2017

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws below. The amending bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaw on this subject.

Original Bylaw

Bylaw 8144

Date of Adoption

July 10, 2017

Amending Bylaw

Bylaw 8480

Bylaw 8610

Bylaw 8639

Bylaw 8712

Date of Adoption

March 15, 2021

February 27, 2023

December 4, 2023

February 24, 2025

The bylaw numbers in the margin of this consolidation refer to the bylaws that amended the principal bylaw Development Procedures Bylaw 8144, 2017. The number of any amending bylaw that has been repealed is not referred to in this consolidation.

The Corporation of the District of North Vancouver

Bylaw 8144

A bylaw to define development review procedures for the District of North Vancouver

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”.

Definitions

2. In this bylaw:

- (a) “abutting” means sharing a common boundary of at least one point, or would share a common boundary of at least one point, if not for a shared highway which does not exceed 20 m in width;
- (b) “applicant” means the owner or a representative of the owner duly authorized to act on the owner’s behalf in relation to an application;
- (c) “application” means a written request by an applicant to amend the Official Community Plan or Zoning Bylaw, or to enter into a heritage revitalization agreement, or phased development agreement or for the issuance of a development permit, development variance permit, Delegated Development Variance Permit, or temporary use permit, in a form and content prescribed by the General Manager and this bylaw;
- (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, or required as a condition of, a subdivision application;~~
 - iv. The variance must not be associated with works completed without the necessary permit(s) or approval(s) or otherwise in contravention of District bylaws;
 - v. The variance must not be associated with non-conforming buildings or other structures, or the non-conforming use of buildings, structures or land;

- vi. The variance must not be associated with protected heritage property;
- vii. Deleted.
- viii. Deleted.

(8639, 8712, 8763)

- (e) “Fees and Charges Bylaw” means the District of North Vancouver Fees and Charges Bylaw 6481, as amended or replaced;
- (f) “General Manager” means the General Manager of Planning, Properties & Permits and his lawful deputy, as defined in the Officers and Employees Bylaw, and any person designated in writing by the General Manager of Planning, Properties & Permits to carry out any administrative act or function under this bylaw;
- (g) “Official Community Plan” means the District of North Vancouver Official Community Plan Bylaw 7900, as amended or replaced;
- (h) “Officers and Employees Bylaw” means the District of North Vancouver Officers and Employees Bylaw 7052, as amended or replaced;
- (i) “owner” means a person listed in the land titles office as the owner of a parcel;
- (j) “parcel” means any lot, block or other area of land that is the subject of an application;
- (k) “Zoning Bylaw” means the District of North Vancouver Zoning Bylaw 3210, 1965, as amended or replaced.

(8610)

Delegation

- 3. Council delegates to the General Manager the powers of Council to administer this bylaw including prescribing the form of permits issued and agreements approved under this bylaw.

Application

- 4. (1) An applicant who wishes to seek District approval for an amendment to the Official Community Plan or Zoning Bylaw, and an applicant who wishes to seek District approval for a heritage revitalization agreement or phased development agreement, and an applicant who applies for issuance of a development permit, development variance permit, Delegated Development Variance Permit, or temporary use permit must:
 - (a) seek approval from Council or the General Manager in accordance with this bylaw;
 - (b) complete an application and submit it to the General Manager; and,

- (c) pay the application fee, at the time of application submission, in accordance with the Fees and Charges Bylaw.

(8610)

- (2) The applicant must provide the following information, at the applicant's expense, to the General Manager at the time of application submission:
 - (a) owner's authorization for the applicant to act on the owner's behalf with respect to the application;
 - (b) documents and plans which describe the proposal;
 - (c) documents and plans that demonstrate compliance with the existing or proposed regulations, as applicable; and,
 - (d) any additional information the General Manager determines is required to assist the Council or the General Manager in their consideration of the application.

Application Review and Consideration

- 5. (1) Upon receipt of a complete application the General Manager may, as applicable:
 - (a) review the application;
 - (b) prepare a report, amending bylaw, or permit for Council's consideration;
 - (c) issue, amend, refuse, impose requirements, set conditions and standards, supplement a bylaw, and impose conditions for the sequence and timing of construction for the development permits in accordance with the *Local Government Act* and Part 1 of Schedule B of the Official Community Plan;
 - (d) issue, renew, refuse, set conditions, establish the permit expiration date, require security, and require an undertaking in respect of a temporary use permit in accordance with the *Local Government Act* and Zoning Bylaw except for lands which are located outside of the District's four growth centres and zoned one of the Single Family Residential (RS) zones and in accordance with subsection 5(3); or
 - (e) issue, amend, refuse, and impose requirements in accordance with Schedule C, and require security in respect of a Delegated Development Variance Permit in accordance with the *Local Government Act* and in accordance with subsection 5(3) and subsection 5(4).

(8610)

- (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**
~~forward the amending bylaw to a public hearing or waive the holding of a 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.

(8763)

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 of the *Local Government Act*.

(8763)

- (3) If the General Manager considers that security should be provided by an applicant as a condition of the issuance of a temporary use permit or a Delegated Development Variance Permit, the General Manager will determine the amount of the security in accordance with the following guidelines:
- (a) the amount of security shall be in addition to the security required as a condition of issuance of any development permit or building permit issued for the development to which the temporary use permit or the Delegated Development Variance Permit relates; and
 - (b) the amount of security required for a temporary use permit shall not exceed the amount that is reasonably required (as determined by the General Manager) to secure conditions set by the General Manager for the temporary use permit pursuant to section 5(1)(d); and
 - (c) the amount of security required for a Delegated Development Variance Permit shall not exceed the amount that is reasonably required (as determined by the General Manager) to secure requirements set by the

General Manager for the Delegated Development Variance Permit pursuant to section 5(1)(e).

(8610)

- (4) The General Manager must consider the guidelines set out in Schedule B in deciding whether to issue a Delegated Development Variance Permit.

(8610)

- (5) An applicant may not reapply for a refused:
- (a) minor development permit;
 - (b) delegated Temporary Use Permit; or
 - (c) Delegated Development Variance Permit

within one (1) year of the date of refusal.

(8610)

Application Reconsideration

6. Within 10 days of the General Manager's decision to:
- (1) issue, amend, refuse, impose requirements, set conditions and standards, supplement a bylaw, and impose conditions for the sequence and timing of construction, require development approval information or require security for a development permit;
 - (2) issue, renew, refuse, set conditions, establish the permit expiration date, require an undertaking, require development approval information or require security in respect of a temporary use permit;
 - (3) issue, amend, refuse, impose requirements, and require security, for a Delegated Development Variance Permit,

the applicant may request that Council reconsider the decision subject to the following:

- (a) the request shall be in writing, and include reasons in support of the reconsideration;
- (b) upon receipt of a complete written request for Council's reconsideration, the General Manager shall prepare and forward a report to Council attaching the application and setting out the reasons for the decision;
- (c) at a date and time set by Council the applicant shall have the opportunity to appear before Council and be heard regarding the decision of the General Manager; and
- (d) following this, Council shall reconsider the decision of the General Manager and either uphold the decision or substitute the Council's decision for the General Manager's.

(8610)

Delivery of Notice

7. (1) The distance for mailing or delivery of *Notice of a Public Hearing* under section 466 of the *Local Government Act* is 100 metres from that part of the area that is subject to an amendment to the Official Community Plan or Zoning Bylaw, a heritage revitalization agreement, or phased development agreement and 75 metres for an amendment to the Zoning Bylaw for single-family subdivision.
- (2) The distance for mailing or delivery of notice under section 494 [Temporary Use Permits] and section 499 [Development Variance *Permits*] of the *Local Government Act* includes all parcels abutting that part of the area that is the subject of the permit application.

(8610)

Posting of Notice

8. (1) In circumstances where the *Local Government Act* requires the delivery of a notice of public hearing to owners and tenants in occupation, except when the public hearing is waived, at least 12 days before the public hearing:
 - (a) the District must post a minimum of two notices on the area or on a highway adjacent to the area that is the subject of the bylaw alteration, one of the notices to be viewable by traffic in one direction and the other of the notices to be viewable by traffic in the opposite direction; and
 - (b) where an area that is the subject of the bylaw alteration is located near a major arterial the District may post additional notices viewable from both directions on the arterial.
- (2) Noncompliance with subsection (1) due to the removal, destruction or alteration of the notice by unknown persons, vandalism or natural occurrence will not affect the validity of the applicable bylaw.
- (3) The posted notices required pursuant to subsection 8(1)(a) must have a minimum dimension of 1.2 m x 2.4 m.
- (4) The form of the posted notice must be substantially the same as Schedule A, as applicable to the application.
- (5) The posted notice must at a minimum contain the following:
 - (a) a title containing the words "Development Proposal;
 - (b) the date, time and location of the public hearing;
 - (c) the civic address of the parcel that is subject of the proposed development;
 - (d) a map showing the location of the proposed development,
 - (e) a brief description of the development in general terms; and

- (f) District contact information.

Severability

- 9. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

Repeal

- 10. Development Procedures Bylaw 7738, 2008, and all amendment thereto are repealed.

Amended by: 8480, 8610, 8763

Schedule A to Bylaw 8144

1.2 m / 4'

Development Proposal

PUBLIC HEARING:

Xpm, Day of week, Month X, Year

Location

Address of meeting

PROPOSAL:

Address of Proposal

[insert location map]

X

description

X

description

X

description

EARLY INPUT
MEETING

PUBLIC INFO
MEETING

WE ARE HERE

PUBLIC
HEARING



Contact:

Name, Development Planner
email or phone number
DNV.org/public-hearing

2.4 m / 8'

Schedule B to Bylaw 8144

Delegated Development Variance Permit Consideration Guidelines

The General Manager should consider:

1. Reasons – Why the bylaw requirement cannot be met, such as the physical constraints against meeting the bylaw requirement.
2. Input – Hear from persons notified in accordance with the Non-Statutory Public Consultation for Development Applications Corporate Policy.
3. Context – Adjacent planned or constructed buildings and structures, and adjacent planned or existing uses and activities.
4. Alternatives – The availability of substitutions or alternative solutions.
5. Impact – The magnitude and significance of the anticipated impacts.
6. Mitigation – Mitigation measures proposed to be undertaken to address the potential impacts of the proposed development, including whether sufficient security is provided to guarantee performance.

A variance should:

1. Maintain the general intent and purpose of the Official Community Plan and land use regulation bylaw being varied; and
2. Be desirable for the appropriate development and use of the land, building or other structure.

A variance should not:

1. Result in inappropriate development of the site;
2. Adversely affect:
 - a) public safety;
 - b) access to, or the operation and maintenance of civil infrastructure, amenities and facilities;
 - c) protected heritage property; or
 - d) the natural environment
 - e) privacy; or,
 - f) access to natural light or air

to an unacceptable level;

3. Result in unacceptable risk for the development or the adjoining or reasonably adjacent lands and developments from flooding, erosion, landslip, wildfire, avalanche, or other natural hazard;
4. Injuriously affect or unreasonably interfere with the use and enjoyment of adjoining or reasonably adjacent lands;
5. Be in conflict with a covenant, registered in favour of the District of North Vancouver under section 219 of the *Land Title Act*; or
6. Deal with a matter that is covered in an approved phased development agreement.

(8712)

Schedule C to Bylaw 8144

Delegated Development Variance Permit Requirements

A Delegated Development Variance Permit may include requirements to achieve or address the guidelines in Schedule B, including requirements relating to the following:

- (a) Requirements to provide a report, at the applicant's expense, prepared by a qualified professional with experience relevant to the matter, to assist the General Manager in determining what terms and conditions will be imposed;
- (b) Requirements to prevent unsafe conditions, or preventing damage to the environment;
- (c) The sequence and timing of the construction associated with the development;
- (e) The permit lapses if the construction is not substantially started in a timeframe established in the Delegated Development Variance Permit - not to exceed two (2) years; and
- (f) The registration of covenants under section 219 of the Land Title Act.

(8610)



We are working to improve and simplify our development approvals process.

The development approvals process refers to applications, permitting, inspections, engineering reviews, related utility works, and more – essentially everything related to development projects, from simple renovations to constructing new buildings.

STATUS  Complete  Underway  Upcoming, near term

 Elevate customer journey	STATUS
Provided staff and manager training in service excellence; senior management endorsed internal service excellence commitment.	
Investigated ways to better support our applicants online, by surveying and interviewing recent applicants.	
Improving resources such as notifications, guides, requirements, and templates to help applicants produce high quality submissions.	
Expanding payment options for fees and security deposits to streamline the experience for applicants and reduce administration.	
Implementing a new communication management tool for Engineering Administration and Customer Service to improve service delivery process.	
Considering recommendations to Council to improve process efficiency through regulatory change.	
Reimagine the online experience for applicants, considering opportunities to use artificial intelligence and MyDNV.	

 Streamline our work	STATUS
Completed a detailed review of the current single family new construction building permit process. Results inform process redesign to make it more transparent and efficient.	
Implemented a completeness check for single family building permit applications to enable prompt and reliable feedback to applicants and ensure high quality applications.	

Piloting a new review process for single family building permit applications to improve transparency, communication, timelines, and outcomes.	
Exploring opportunities to consolidate applications for related permits to create efficiencies for customers and staff.	
Reviewing inspection requirements and guidance to provide clear, timely, effective inspection services.	
Rebuilding the significant development applications section of DNV.org to automatically display project details from permit tracking software.	
Examine and redesign additional application processes to improve efficiency and effectiveness.	
Develop and implement a triage and prioritisation protocol for applications to find efficiencies and address organizational priorities.	

 Build our capacity	STATUS
Conducted change management training to promote innovation and support staff through transformation.	
Executing a change management plan to sustain efforts throughout the project and build a culture of continuous improvement.	
Supporting managers to adopt a continuous improvement model of service delivery using tools such as surveys to solicit feedback and guide service refinement.	
Trialling delegation and escalation protocols to improve consistency and efficacy of decision making, prevent escalations, and improve application timelines.	
Evaluating roles and responsibilities, and providing staff training to ensure appropriate capacity and adequate resourcing.	
Implement improved governance and quality control procedures for business system and document management.	
Evaluate departmental skills and develop a program of training to ensure adequate resources and effective workflow throughout the development approvals process.	

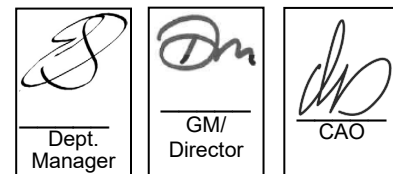
The DAPR program aims to make the process easier to understand, set clearer application requirements, and improve transparency at every stage.

Consideration guidelines to hold a public hearing

- A. Council must not hold a public hearing for a proposed zoning amendment bylaw as defined in Section 464 (3) of the *Local Government Act* if:
1. a) the bylaw is consistent with the OCP;
 - b) the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development; and
 - c) the residential component of the development accounts for at least half of the gross floor area of all buildings and other structures as part of the development; or
2. the sole purpose of the bylaw is to comply with section 481.3 (SSMUH) of the *Local Government Act*.
- B. Further to the prohibition defined in Section 464 (3), and in accordance with Section 464 (2) of the *Local Government Act* of the *Local Government Act*, the General Manager will consider the following guidelines when making a recommendation to Council to hold a public hearing in relation to a zoning bylaw where it is not required:
1. Policy alignment – consistency with other Council adopted policies or Council priorities
 2. Staff support – has a supporting recommendation from staff
 3. Zoning – relates to a parcel that is of a zone other than the RS zones
 4. Public Input – is not expected to generate significant public input based on correspondence received during application review
 5. Economic development – allows for employment or commercial retail uses
 6. Industrial lands – rezones a parcel from one industrial type to another industrial type, or rezones a parcel within an established industrial area
 7. Environment – does not adversely affect the natural environment, and responds to policy regarding sustainability and climate change resilience
 8. Hazard risk – does not generate significant risk to people or environment

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AGENDA INFORMATION	
☒ Council Workshop	Date: November 25, 2025
☐ Finance & Audit	Date: _____
☐ Advisory Oversight	Date: _____
☐ Other:	Date: _____



The District of North Vancouver REPORT TO COMMITTEE

November 6, 2025

AUTHOR: Graeme Budge, Development Planner

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

RECOMMENDATION:

THAT the November 6, 2025 report of the Development Planner entitled Proposed Changes to Development Permits, Minor Development Variance Permits, and Public Hearings is received for information.

REASON FOR REPORT:

At the regular meeting of Council on November 3, 2025, Council resolved to give first reading to Official Community Plan Amendment Bylaw 8763 and Development Procedures Amendment Bylaw 8764 and referred those bylaws to a workshop (see **Attachment 1** to this report).

At that meeting, Council expressed a desire to discuss the proposal in more detail, and to see examples of each change. In response, Staff have scheduled a workshop on November 25, 2025. In advance of the workshop, Staff have prepared slides to provide further examples and guide the discussion at the scheduled workshop (**Attachment 2**).

Respectfully submitted,

A handwritten signature in blue ink that reads 'GBudge'.

Graeme Budge
Development Planner and DAPR Program Coordinator

Attachments:

1. October 20, 2025 report of the Development Planner and DAPR Program Coordinator entitled "DAPR Update, and Proposed Changes to Development Permits, Minor Development Variance Permits, and Public Hearings"
2. Workshop Presentation

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

November 6, 2025

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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 _____	_____	

AGENDA INFORMATION	
☒ Regular Meeting	Date: November 3, 2025
☐ Other:	Date: _____



 Dept.
Manager



 GM/
Director



 CAO

The District of North Vancouver

REPORT TO COUNCIL

October 20, 2025

AUTHOR: Graeme Budge, Development Planner and DAPR Program Coordinator

SUBJECT: **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 FIRST Reading;

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

AND THAT pursuant to Section 475 and 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 provide Council with an update on the Development Approvals Process Review (DAPR) program, and to present to Council a suite of bylaw amendments for procedural improvements to the District’s development application review and approvals process. The report recommends first reading of the Official Community Plan Amendment Bylaw 8763 and referral to a public hearing. The Development Procedures Amendment Bylaw 8764 is recommended for first, second, and third readings.

SUMMARY:

The DAPR program supports the District’s strategic goals to “Achieve a balanced and fair economy” and to “Foster a resilient organisation”.

The DAPR program implementation phase is on-schedule and within budget, and has been successful in establishing the foundational work required for this project. Council’s support of the recommended amendments to procedural and regulatory bylaws will contribute to the

goals of the DAPR program as the proposals directly impact the timeline of development approvals. Council's support will signal to the community and staff their commitment to streamlining development approvals processes, and sustaining positive change.

Staff are recommending amendments that:

1. Simplify the minor development permit definition, exemptions, and approvals process; and delegate to staff the authority to issue development permits for the Form and Character of Industrial and Business Park Development through minor amendments to the OCP (**Attachment 1**);
2. Simplify the criteria for delegated authority for minor development variance permits (DVP) through amendments to the Development Procedures Bylaw (**Attachment 3**); and
3. Clarify and improve the zoning bylaw approvals process as it relates to when to hold or not hold a public hearing through amendments to the Development Procedures Bylaw (**Attachment 3**).

BACKGROUND:

DAPR Program

The District launched its DAPR program in March 2023 and engaged consultants to conduct an in-depth review of existing development approvals processes. The consultants completed their review in Fall 2024, delivering 15 recommendations and a detailed implementation plan developed using evidence collected through engagement, review, and analysis.

The DAPR program implementation phase launched in January 2025 to elevate the customer journey, streamline work, and build organizational capacity. These goals will be achieved through standardizing processes and resources, creating a culture of continuous improvement, and updating regulatory and operational frameworks (**Attachment 5**).



In recent years, Provincial legislation has expanded the framework for delegated authorities, and Council has adopted bylaws to make use of these tools. Procedural and regulatory bylaw amendments were anticipated as part of the DAPR program, and the recommended changes should be considered the next incremental step towards process efficiency and effective use of Council's time. Staff continue to perform expert review of development applications with a high level of diligence, care, and accuracy.

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

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The bylaw amendments recommended herein relate to the following development processes and approvals, and are explained further in the Analysis section of the report:

1. Delegated authority Development Permits;
2. Delegated authority Minor Variance Permits; and
3. Public Hearings.

Staff also anticipate bringing forward further recommendations soon to allow for use of surety bonds within the list of acceptable security for land use permits, and housekeeping amendments and improvements to environmental regulation.

EXISTING POLICY & DIRECTIONS:

Delegated authority and procedures for the consideration of development approvals are established in the Official Community Plan (OCP) Schedule B, and the Development Procedures Bylaw. The delegation is to the General Manager of Planning, Properties, and Permits or their designates. Staff's duties currently involve review and consideration of minor development permits (DPs), temporary use permits (TUPs), and minor development variance permits (DVPs).

The District has several policies and initiatives that support delegated authority and procedural streamlining.

Corporate Plan (2023-2026):

Goal: Achieve a Balanced and Fair Economy
Priority 3: Reduce permit approval times

Official Community Plan (2011):

Policy 8.2.2: Work to reduce permit approval times and to simplify and streamline regulations

OCP Action Plan (2021):

Supporting Action 16: Considering ways to reduce development application review timelines
Supporting Action 20: Streamlining municipal procedures and permitting processes

Economic Development Strategy (2024):

Objective 2: Streamline District business regulations, processes, and services and facilitate permitting and licencing for local businesses

Bill 26 – Municipal Affairs Statutes Amendment Act (No. 2), (2021)

Section 498.1 of the *Local Government Act* establishes the framework for delegation of powers to issue minor DVP. Subsequently in February 2023, Council adopted Development Procedures Bylaw Amendment Bylaw 8610 that established the delegated authority, criteria, guidelines, and terms and conditions for delegated authority minor DVP.

Bill 44 – Housing Statutes (Residential Development) Amendment Act, 2023

The *Local Government Act* Section 464 (2) provides the option to not hold a public hearing for a proposed bylaw when it is consistent with an OCP, and Section 464 (3) and (4) prohibit a local government from holding a public hearing for a proposed bylaw when it is consistent with an OCP and relating to a majority-residential development.

Included in the DAPR program implementation plan, as recommended in the DAPR Consultant's Final Report and shared with Council for information in November 2024:

Recommendation 10: Decentralise and delegate decision-making authority

Recommendation 12: Update and right-size the legislative framework

ANALYSIS:

The recommended changes will simplify and streamline the development approvals process. Council's support on these amendments will signal to the community and staff that they are serious about sustaining positive change.

1. Delegated Authority Development Permits

Bylaw 8763 (**Attachment 1**) proposes amendments to the OCP that capture the below changes to definitions, exemptions, and approvals process for delegated authority development permits. A redline version of Bylaw 8763 is also included in **Attachment 2**.

Form and Character of Industrial and Business Park Development

Council currently delegates to staff the issuance or refusal of certain Development Permits (DPs) (e.g. Environmental and Hazardous Condition). The recommended change to OCP Schedule B Part 1 C would delegate to staff the authority to issue DPs in connection with the Form and Character of Industrial and Business Park Development. Improvements to the Industrial and Business Park DP approval process has the potential to support business and economic development projects and the regionally important industrial land base. Applicants for such delegated authority DP would still be required to follow the guidelines contained in Schedule B Part 5 D, present their projects to the Advisory Design Panel, and resolve all issues to the satisfaction of the General Manager of Planning, Properties, and Permits.

Development Permits Involving Minor Variances

The recommended change to OCP Schedule B Part 1 C would allow a development permit issued with delegated authority to also include a minor variance to the Zoning Bylaw. This corresponds with staff's ability to issue delegated authority minor DVP, which was established when Council adopted Development Procedures Bylaw amendments in February 2023. The change can be considered a housekeeping amendment to bring administrative procedures in-line with the minor DVP authority contained within the Development Procedures Bylaw.

Definition of Minor Development Permit

The recommended change to the OCP Schedule B Part 2 definition for minor development permit would simplify the definition to ensure right-sizing of review in unique circumstances.

Exemption from Form and Character Development Permit

The recommended change to the OCP Schedule B Part 5 exemptions from the requirement for a Form and Character development permit would simplify the criteria and ensure right-sizing of review.

The time savings associated with recommended changes to delegated authority development permits represents an intrinsic value that is increasingly important to project budgets, staff resourcing, and Council's time. Applicants for such permits are expected to see an improved administrative experience, and the organisation will experience significant efficiencies.

2. Delegated Development Variance Permits

In February 2023 Council adopted Development Procedures Bylaw amendments that delegated to staff the authority to consider issuing minor variance permits for certain types of requests. This was found to improve processing and approvals time by 30-40%. In February 2025 Council adopted further amendments that delegated to staff the authority to consider variance requests related to coach house development. Bylaw 8764 (**Attachment 3**) proposes amendments to the Development Procedures Bylaw that would further simplify the criteria for delegated authority minor variance permits. A redline version of Bylaw 8764 is also included in **Attachment 4**.

Variances Required as a Condition of Subdivision

The recommended change to Development Procedures Bylaw Definitions Section 2 (d) iii would simplify the criteria for delegated authority minor variance permits and allow staff to consider minor variance requests that are a condition of a subdivision application. Staff already use the robust consideration guidelines contained in Schedule B of Bylaw 8144 for the review of applications for DVP. Applications for the subdivision of residential (RS) lots are known to be lengthy, and this change can be seen as an incremental step towards improving processing timelines and the approvals process.

3. Public Hearings

Bill 44 - Housing Statutes (Residential Development) Amendment Act, 2023

Section 464 (2) of the *Local Government Act* provides Council the option to not hold a public hearing for a zoning bylaw when it is consistent with the OCP. Since this took effect in November 2023, Council has consistently resolved to not hold a public hearing in alignment with staff's recommendation.

New Procedure

Proposed amendments to Development Procedures Bylaw Section 5 (2.1) and (2.2) (**Attachment 3**) result in public hearings that are not required under Section 464 (2) of the *Local Government Act* not being held by default. In this new procedure, staff are authorised to proceed with notification that a public hearing will not be held. For a public hearing to be held when not required, Council would resolve to hold one.

This new procedure represents a significant step towards improving the development approvals process, and the efficiencies associated with this procedure are significant for both the applicant and the organisation. In support of this recommendation, staff have developed guidelines to ensure a consistent approach to recommending when a public hearing be held when not required (**Attachment 6**).

Existing Notification and Engagement Methods

Regardless of whether a Public Hearing process is held, the District uses several methods of notification and engagement associated with a bylaw:

- Web pages for significant and minor applications being considered;
- Council Early Input Public Meetings;
- Corporate Policy Manual on Non-Statutory Public Consultation for Development Applications;
- Applicant-led public information meetings;
- Various engagement activities that occur during policy development (in particular for OCP bylaws, the compliance with which determines the primary eligibility for not requiring a public hearing), such as letters, web pages, surveys, workshops, public information meetings, public hearings, and statutory notices and requests for comment; and
- Statutory notice of Council's consideration of bylaw readings.

TIMING/APPROVAL PROCESS:

Should the proposed amendments be accepted by Council, procedural guides will be revised to reflect the changes. The Fees and Charges Bylaw will be amended to reflect the changes.

CONCURRENCE:

The recommendations of this report have been reviewed by Development Planning, Legal, and Business and Economic Development.

FINANCIAL IMPACTS:

The recommended changes reduce staff effort and improve use of Council time. While revenue from fees will be proportionally reduced, there will be a net gain because of processing efficiency.

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

October 20, 2025

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LIABILITY/RISK:

Staff can refer decisions to Council when the situation requires. Staff use Council-adopted policy and guidelines in delegated decision making. Should an applicant be refused, delegated matters always involve a mechanism for applicant's appeal.

CONCLUSION:

The proposed amendments represent the changes required to align with the strategic goals of the Corporate Plan. The implementation phase of the DAPR program has successfully established a foundation and path forward while remaining within budget and on schedule. Council's decision to amend these bylaws will contribute to the overall DAPR goals by reducing the timeline of development approvals.

OPTIONS:

The following options are available for Council's consideration:

1. Give Bylaw 8763 First Reading and refer it to a Public Hearing; and give Bylaw 8764 First, 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 7900 excerpt – redline version
3. Bylaw 8764
4. Bylaw 8144 consolidation – redline version
5. DAPR Report Card - Third Quarter 2025
6. Public Hearing Consideration Guidelines

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

October 20, 2025

Page 8

REVIEWED WITH:			
☐ Business and Economic	NL	☐ Finance	_____
☐ Bylaw Services	_____	☐ Fire Services	_____
☐ Clerk's Office	GL	☐ Golf	_____
☐ Climate and Biodiversity	_____	☐ Housing	_____
☐ Communications	_____	☐ Human Resources	_____
☐ Community Planning	_____	☐ Integrated Planning	_____
☐ Development Engineering	_____	☐ ITS	_____
☐ Development Services	BD	☐ Parks	_____
☐ Engineering Infrastructure	_____	☐ Real Estate	_____
☐ Engineering Public Works	_____	☐ Solicitor	RP
☐ Environment	_____	☐ Transportation	_____
☐ Facilities	_____		_____

External Agencies:	
☐ Library Board	_____
☐ Museum and Archives	_____
☐ NSEM	_____
☐ NS Health	_____
☐ NVRC	_____
☐ RCMP	_____
☐ Other:	_____

Bylaw 8763 received First Reading on November 3, 2025.

The bylaw in this attachment to the staff report for the November 25, 2025 Council Workshop is as it appeared in the November 3, 2025 Regular meeting agenda and does not include the First Reading date.

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 by a majority of all Council members.

PUBLIC HEARING held

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

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

ADOPTED by a majority of all Council members.

Mayor

Corporate Officer

Certified a true copy

Deputy Corporate Officer

Official Community Plan Bylaw 7900
Schedule B.

Part 1. Designation, Requirement for a Development Permit and Delegation
C. Delegation of Authority to Issue Development Permits

In accordance with Section 920 of the *Local Government Act*, the Council hereby delegates to the director the powers of the Council to:

1. issue development permits with or without conditions in connection with the *Protection of the Natural Environment DPA*; *Streamside Protection DPA*; *Wildfire Hazard DPA*; *Creek Hazard DPA*; *Slope Hazard DPA*; *Form and Character DPA*; and *Energy and Water Conservation and GHG Emission Reduction DPA*;
2. issue *minor development permits* with or without conditions in connection with the *Form and Character DPA*; and
3. provide any approval, acceptance or consent, form any opinion or determination, or require, provide or accept any reports, information or other items in connection with the foregoing as required or permitted in this *document*,

all in accordance with the applicable guidelines set out in this document, provided that:

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*~~does not involve any variances of the Zoning Bylaw;~~
2. in the case of a streamside protection development permit, the development permit does not involve parcels that are greater than 0.5 hectares in size located on or adjacent to the Capilano River, Lynn Creek or Seymour River, or located on or adjacent to Mackay Creek at any point south of Marine Drive;
3. *in the case of a form and character development permit, the development permit is for industrial or business park development;*
4. the *director* may refer any DPA application to Council for decision, and in that event the provisions of this section related to reconsideration do not apply to the application.
5. the *director* may, in accordance with the applicable guidelines herein, require the applicant to provide security to be applied by the *District* to the cost of:
 - a) providing landscaping, including vegetation and trees provided to preserve, protect, restore or enhance riparian areas, that the permit requires to be provided;
 - b) correcting an unsafe condition that has resulted as a consequence of the contravention of a condition in the permit; and
 - c) correcting damage to the environment that has resulted as a consequence of the contravention of a condition in the permit;

6. in imposing the security requirements set out in section 7, the *director* may require security to be maintained for so long as there is a reasonable possibility of contravention of a landscaping condition, the creation of an unsafe condition, and the causing of harm to the environment in connection with the *development* authorized by the permit;
7. within 10 business days of being notified in writing of the *director's* decision regarding a development permit application, the applicant may, upon paying the application fee set out in Schedule "W" of the *District Fees and Charges Bylaw 6481 (7806)*, as amended from time to time, request Council to reconsider the director's decision by giving notice in writing to the *District's* corporate officer setting out:
 - a) the grounds on which the applicant considers the decision is inappropriate; and
 - b) the decision that the applicant considers would be appropriate for Council to make having regard to the applicable guidelines herein, including development permit conditions and security conditions that the applicant considers would be appropriate;
8. the *District's* municipal clerk must place each request for reconsideration on the agenda of a meeting of the *Council* to be held not earlier than 2 weeks from the date on which the request for reconsideration and payment of the applicable application fee was received;
9. the *District's* municipal clerk must notify the *director* of each request for reconsideration and the *director* must:
 - a) prior to the date of the meeting at which the reconsideration will occur, provide a written report to the *Council* setting out, at the level of detail the director considers appropriate, the rationale for the *director's* decision; or
 - b) at the meeting at which the reconsideration occurs, provide an oral report on the rationale for the *director's* decision;
10. the *District's* municipal clerk must notify the applicant of the date of the meeting at which the reconsideration will occur; and
11. the *Council* may either confirm the decision of the *director* or substitute its own decision, including with respect to development permit conditions and amounts of security.

Part 2. Definitions

“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 ~~provided that the new gross floor area is an addition to or is accessory to a permanent structure on the parcel~~; or
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~~;

Part 5. Form and Character of Commercial, Industrial and Multi-Family Development Exemptions

A Form and Character development permit is not required in the following circumstances:

1. If the intended use is limited to single-family residential or institutional uses
2. Interior alterations or renovations to buildings
3. Site improvements such as landscaping, paving and pathways, when the total cost is less than \$25,000
4. Accessory buildings less than 50 square metres in size provided they are consistent with the architectural form and character of the principle buildings
5. Temporary buildings or structures intended for construction offices or marketing displays for a period of time that does not exceed the duration of construction
6. Minor exterior renovations that do not significantly alter the building form and character
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

If unsure, property owners may submit a written description of a proposed *development* activity and District staff will advise in writing whether the *development* is exempt from the requirement for a *development* permit.

Bylaw 8764 received First Reading on November 3, 2025.

The bylaw in this attachment to the staff report for the November 25, 2025 Council Workshop is as it appeared in the November 3, 2025 Regular meeting agenda and does not include the First Reading date.

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

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

Certified a true copy

Deputy Corporate Officer



REDLINE VERSION

THE DISTRICT OF NORTH VANCOUVER DEVELOPMENT PROCEDURES BYLAW

BYLAW 8144

Effective Date – July 10, 2017

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws below. The amending bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaw on this subject.

Original Bylaw

Bylaw 8144

Date of Adoption

July 10, 2017

Amending Bylaw

Bylaw 8480

Bylaw 8610

Bylaw 8639

Bylaw 8712

Date of Adoption

March 15, 2021

February 27, 2023

December 4, 2023

February 24, 2025

The bylaw numbers in the margin of this consolidation refer to the bylaws that amended the principal bylaw Development Procedures Bylaw 8144, 2017. The number of any amending bylaw that has been repealed is not referred to in this consolidation.

The Corporation of the District of North Vancouver

Bylaw 8144

A bylaw to define development review procedures for the District of North Vancouver

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”.

Definitions

2. In this bylaw:

- (a) “abutting” means sharing a common boundary of at least one point, or would share a common boundary of at least one point, if not for a shared highway which does not exceed 20 m in width;
- (b) “applicant” means the owner or a representative of the owner duly authorized to act on the owner’s behalf in relation to an application;
- (c) “application” means a written request by an applicant to amend the Official Community Plan or Zoning Bylaw, or to enter into a heritage revitalization agreement, or phased development agreement or for the issuance of a development permit, development variance permit, Delegated Development Variance Permit, or temporary use permit, in a form and content prescribed by the General Manager and this bylaw;
- (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, or required as a condition of, a subdivision application;~~
 - iv. The variance must not be associated with works completed without the necessary permit(s) or approval(s) or otherwise in contravention of District bylaws;
 - v. The variance must not be associated with non-conforming buildings or other structures, or the non-conforming use of buildings, structures or land;

- vi. The variance must not be associated with protected heritage property;
- vii. Deleted.
- viii. Deleted.

(8639, 8712, 8763)

- (e) “Fees and Charges Bylaw” means the District of North Vancouver Fees and Charges Bylaw 6481, as amended or replaced;
- (f) “General Manager” means the General Manager of Planning, Properties & Permits and his lawful deputy, as defined in the Officers and Employees Bylaw, and any person designated in writing by the General Manager of Planning, Properties & Permits to carry out any administrative act or function under this bylaw;
- (g) “Official Community Plan” means the District of North Vancouver Official Community Plan Bylaw 7900, as amended or replaced;
- (h) “Officers and Employees Bylaw” means the District of North Vancouver Officers and Employees Bylaw 7052, as amended or replaced;
- (i) “owner” means a person listed in the land titles office as the owner of a parcel;
- (j) “parcel” means any lot, block or other area of land that is the subject of an application;
- (k) “Zoning Bylaw” means the District of North Vancouver Zoning Bylaw 3210, 1965, as amended or replaced.

(8610)

Delegation

- 3. Council delegates to the General Manager the powers of Council to administer this bylaw including prescribing the form of permits issued and agreements approved under this bylaw.

Application

- 4. (1) An applicant who wishes to seek District approval for an amendment to the Official Community Plan or Zoning Bylaw, and an applicant who wishes to seek District approval for a heritage revitalization agreement or phased development agreement, and an applicant who applies for issuance of a development permit, development variance permit, Delegated Development Variance Permit, or temporary use permit must:
 - (a) seek approval from Council or the General Manager in accordance with this bylaw;
 - (b) complete an application and submit it to the General Manager; and,

- (c) pay the application fee, at the time of application submission, in accordance with the Fees and Charges Bylaw.

(8610)

- (2) The applicant must provide the following information, at the applicant's expense, to the General Manager at the time of application submission:
 - (a) owner's authorization for the applicant to act on the owner's behalf with respect to the application;
 - (b) documents and plans which describe the proposal;
 - (c) documents and plans that demonstrate compliance with the existing or proposed regulations, as applicable; and,
 - (d) any additional information the General Manager determines is required to assist the Council or the General Manager in their consideration of the application.

Application Review and Consideration

- 5. (1) Upon receipt of a complete application the General Manager may, as applicable:
 - (a) review the application;
 - (b) prepare a report, amending bylaw, or permit for Council's consideration;
 - (c) issue, amend, refuse, impose requirements, set conditions and standards, supplement a bylaw, and impose conditions for the sequence and timing of construction for the development permits in accordance with the *Local Government Act* and Part 1 of Schedule B of the Official Community Plan;
 - (d) issue, renew, refuse, set conditions, establish the permit expiration date, require security, and require an undertaking in respect of a temporary use permit in accordance with the *Local Government Act* and Zoning Bylaw except for lands which are located outside of the District's four growth centres and zoned one of the Single Family Residential (RS) zones and in accordance with subsection 5(3); or
 - (e) issue, amend, refuse, and impose requirements in accordance with Schedule C, and require security in respect of a Delegated Development Variance Permit in accordance with the *Local Government Act* and in accordance with subsection 5(3) and subsection 5(4).

(8610)

- (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**
~~forward the amending bylaw to a public hearing or waive the holding of a 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.

(8763)

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 of the *Local Government Act*.

(8763)

- (3) If the General Manager considers that security should be provided by an applicant as a condition of the issuance of a temporary use permit or a Delegated Development Variance Permit, the General Manager will determine the amount of the security in accordance with the following guidelines:
- (a) the amount of security shall be in addition to the security required as a condition of issuance of any development permit or building permit issued for the development to which the temporary use permit or the Delegated Development Variance Permit relates; and
 - (b) the amount of security required for a temporary use permit shall not exceed the amount that is reasonably required (as determined by the General Manager) to secure conditions set by the General Manager for the temporary use permit pursuant to section 5(1)(d); and
 - (c) the amount of security required for a Delegated Development Variance Permit shall not exceed the amount that is reasonably required (as determined by the General Manager) to secure requirements set by the

General Manager for the Delegated Development Variance Permit pursuant to section 5(1)(e).

(8610)

- (4) The General Manager must consider the guidelines set out in Schedule B in deciding whether to issue a Delegated Development Variance Permit.

(8610)

- (5) An applicant may not reapply for a refused:
- (a) minor development permit;
 - (b) delegated Temporary Use Permit; or
 - (c) Delegated Development Variance Permit

within one (1) year of the date of refusal.

(8610)

Application Reconsideration

6. Within 10 days of the General Manager's decision to:
- (1) issue, amend, refuse, impose requirements, set conditions and standards, supplement a bylaw, and impose conditions for the sequence and timing of construction, require development approval information or require security for a development permit;
 - (2) issue, renew, refuse, set conditions, establish the permit expiration date, require an undertaking, require development approval information or require security in respect of a temporary use permit;
 - (3) issue, amend, refuse, impose requirements, and require security, for a Delegated Development Variance Permit,

the applicant may request that Council reconsider the decision subject to the following:

- (a) the request shall be in writing, and include reasons in support of the reconsideration;
- (b) upon receipt of a complete written request for Council's reconsideration, the General Manager shall prepare and forward a report to Council attaching the application and setting out the reasons for the decision;
- (c) at a date and time set by Council the applicant shall have the opportunity to appear before Council and be heard regarding the decision of the General Manager; and
- (d) following this, Council shall reconsider the decision of the General Manager and either uphold the decision or substitute the Council's decision for the General Manager's.

(8610)

Delivery of Notice

7. (1) The distance for mailing or delivery of *Notice of a Public Hearing* under section 466 of the *Local Government Act* is 100 metres from that part of the area that is subject to an amendment to the Official Community Plan or Zoning Bylaw, a heritage revitalization agreement, or phased development agreement and 75 metres for an amendment to the Zoning Bylaw for single-family subdivision.
- (2) The distance for mailing or delivery of notice under section 494 [Temporary Use Permits] and section 499 [Development Variance *Permits*] of the *Local Government Act* includes all parcels abutting that part of the area that is the subject of the permit application.

(8610)

Posting of Notice

8. (1) In circumstances where the *Local Government Act* requires the delivery of a notice of public hearing to owners and tenants in occupation, except when the public hearing is waived, at least 12 days before the public hearing:
 - (a) the District must post a minimum of two notices on the area or on a highway adjacent to the area that is the subject of the bylaw alteration, one of the notices to be viewable by traffic in one direction and the other of the notices to be viewable by traffic in the opposite direction; and
 - (b) where an area that is the subject of the bylaw alteration is located near a major arterial the District may post additional notices viewable from both directions on the arterial.
- (2) Noncompliance with subsection (1) due to the removal, destruction or alteration of the notice by unknown persons, vandalism or natural occurrence will not affect the validity of the applicable bylaw.
- (3) The posted notices required pursuant to subsection 8(1)(a) must have a minimum dimension of 1.2 m x 2.4 m.
- (4) The form of the posted notice must be substantially the same as Schedule A, as applicable to the application.
- (5) The posted notice must at a minimum contain the following:
 - (a) a title containing the words "Development Proposal;
 - (b) the date, time and location of the public hearing;
 - (c) the civic address of the parcel that is subject of the proposed development;
 - (d) a map showing the location of the proposed development,
 - (e) a brief description of the development in general terms; and

- (f) District contact information.

Severability

- 9. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

Repeal

- 10. Development Procedures Bylaw 7738, 2008, and all amendment thereto are repealed.

Amended by: 8480, 8610, 8763

Schedule A to Bylaw 8144

1.2 m / 4'

Development Proposal

PUBLIC HEARING:

Xpm, Day of week, Month X, Year

Location

Address of meeting

PROPOSAL:

Address of Proposal

[insert location map]

X

description

X

description

X

description

EARLY INPUT
MEETING

PUBLIC INFO
MEETING

WE ARE HERE

PUBLIC
HEARING



Contact:

Name, Development Planner
email or phone number
DNV.org/public-hearing

2.4 m / 8'

Schedule B to Bylaw 8144

Delegated Development Variance Permit Consideration Guidelines

The General Manager should consider:

1. Reasons – Why the bylaw requirement cannot be met, such as the physical constraints against meeting the bylaw requirement.
2. Input – Hear from persons notified in accordance with the Non-Statutory Public Consultation for Development Applications Corporate Policy.
3. Context – Adjacent planned or constructed buildings and structures, and adjacent planned or existing uses and activities.
4. Alternatives – The availability of substitutions or alternative solutions.
5. Impact – The magnitude and significance of the anticipated impacts.
6. Mitigation – Mitigation measures proposed to be undertaken to address the potential impacts of the proposed development, including whether sufficient security is provided to guarantee performance.

A variance should:

1. Maintain the general intent and purpose of the Official Community Plan and land use regulation bylaw being varied; and
2. Be desirable for the appropriate development and use of the land, building or other structure.

A variance should not:

1. Result in inappropriate development of the site;
2. Adversely affect:
 - a) public safety;
 - b) access to, or the operation and maintenance of civil infrastructure, amenities and facilities;
 - c) protected heritage property; or
 - d) the natural environment
 - e) privacy; or,
 - f) access to natural light or air

to an unacceptable level;

3. Result in unacceptable risk for the development or the adjoining or reasonably adjacent lands and developments from flooding, erosion, landslip, wildfire, avalanche, or other natural hazard;
4. Injuriously affect or unreasonably interfere with the use and enjoyment of adjoining or reasonably adjacent lands;
5. Be in conflict with a covenant, registered in favour of the District of North Vancouver under section 219 of the *Land Title Act*; or
6. Deal with a matter that is covered in an approved phased development agreement.

(8712)

Schedule C to Bylaw 8144

Delegated Development Variance Permit Requirements

A Delegated Development Variance Permit may include requirements to achieve or address the guidelines in Schedule B, including requirements relating to the following:

- (a) Requirements to provide a report, at the applicant's expense, prepared by a qualified professional with experience relevant to the matter, to assist the General Manager in determining what terms and conditions will be imposed;
- (b) Requirements to prevent unsafe conditions, or preventing damage to the environment;
- (c) The sequence and timing of the construction associated with the development;
- (e) The permit lapses if the construction is not substantially started in a timeframe established in the Delegated Development Variance Permit - not to exceed two (2) years; and
- (f) The registration of covenants under section 219 of the Land Title Act.

(8610)



We are working to improve and simplify our development approvals process.

The development approvals process refers to applications, permitting, inspections, engineering reviews, related utility works, and more – essentially everything related to development projects, from simple renovations to constructing new buildings.

STATUS  Complete  Underway  Upcoming, near term

 Elevate customer journey	STATUS
Provided staff and manager training in service excellence; senior management endorsed internal service excellence commitment.	
Investigated ways to better support our applicants online, by surveying and interviewing recent applicants.	
Improving resources such as notifications, guides, requirements, and templates to help applicants produce high quality submissions.	
Expanding payment options for fees and security deposits to streamline the experience for applicants and reduce administration.	
Implementing a new communication management tool for Engineering Administration and Customer Service to improve service delivery process.	
Considering recommendations to Council to improve process efficiency through regulatory change.	
Reimagine the online experience for applicants, considering opportunities to use artificial intelligence and MyDNV.	

 Streamline our work	STATUS
Completed a detailed review of the current single family new construction building permit process. Results inform process redesign to make it more transparent and efficient.	
Implemented a completeness check for single family building permit applications to enable prompt and reliable feedback to applicants and ensure high quality applications.	

Piloting a new review process for single family building permit applications to improve transparency, communication, timelines, and outcomes.	
Exploring opportunities to consolidate applications for related permits to create efficiencies for customers and staff.	
Reviewing inspection requirements and guidance to provide clear, timely, effective inspection services.	
Rebuilding the significant development applications section of DNV.org to automatically display project details from permit tracking software.	
Examine and redesign additional application processes to improve efficiency and effectiveness.	
Develop and implement a triage and prioritisation protocol for applications to find efficiencies and address organizational priorities.	

 Build our capacity	STATUS
Conducted change management training to promote innovation and support staff through transformation.	
Executing a change management plan to sustain efforts throughout the project and build a culture of continuous improvement.	
Supporting managers to adopt a continuous improvement model of service delivery using tools such as surveys to solicit feedback and guide service refinement.	
Trialling delegation and escalation protocols to improve consistency and efficacy of decision making, prevent escalations, and improve application timelines.	
Evaluating roles and responsibilities, and providing staff training to ensure appropriate capacity and adequate resourcing.	
Implement improved governance and quality control procedures for business system and document management.	
Evaluate departmental skills and develop a program of training to ensure adequate resources and effective workflow throughout the development approvals process.	

The DAPR program aims to make the process easier to understand, set clearer application requirements, and improve transparency at every stage.

Consideration guidelines to hold a public hearing

- A. Council must not hold a public hearing for a proposed zoning amendment bylaw as defined in Section 464 (3) of the *Local Government Act* if:
1. a) the bylaw is consistent with the OCP;
 - b) the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development; and
 - c) the residential component of the development accounts for at least half of the gross floor area of all buildings and other structures as part of the development; or
2. the sole purpose of the bylaw is to comply with section 481.3 (SSMUH) of the *Local Government Act*.
- B. Further to the prohibition defined in Section 464 (3), and in accordance with Section 464 (2) of the *Local Government Act* of the *Local Government Act*, the General Manager will consider the following guidelines when making a recommendation to Council to hold a public hearing in relation to a zoning bylaw where it is not required:
1. Policy alignment – consistency with other Council adopted policies or Council priorities
 2. Staff support – has a supporting recommendation from staff
 3. Zoning – relates to a parcel that is of a zone other than the RS zones
 4. Public Input – is not expected to generate significant public input based on correspondence received during application review
 5. Economic development – allows for employment or commercial retail uses
 6. Industrial lands – rezones a parcel from one industrial type to another industrial type, or rezones a parcel within an established industrial area
 7. Environment – does not adversely affect the natural environment, and responds to policy regarding sustainability and climate change resilience
 8. Hazard risk – does not generate significant risk to people or environment



Council Workshop

November 25, 2025

DAPR Development Approvals
Process Review

DAPR Overview

Implementation plan

- Culture, communication, procedures, technology
- Continuous improvement

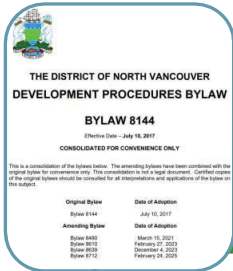
Regulatory changes underway

- OCP Update, Zoning Bylaw Rewrite

Regulatory streamlining

- More opportunities will come to Council

Bylaws Overview



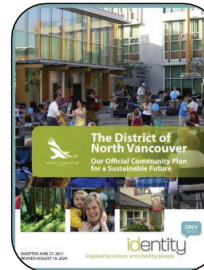
Development Procedures Bylaw Amendments

#1

Public Hearing Procedure

#4

Variance Permit Delegation



Official Community Plan Amendments

#2

Development Permit Delegation

#3

Development Permit Administrative Improvements



DAPR Development Approvals Process Review

1. Public Hearing Procedure

Development Procedures Bylaw 8764

1. Public Hearing Procedure

Public Hearing
Required

-OCP amendment

Public Hearing
Prohibited

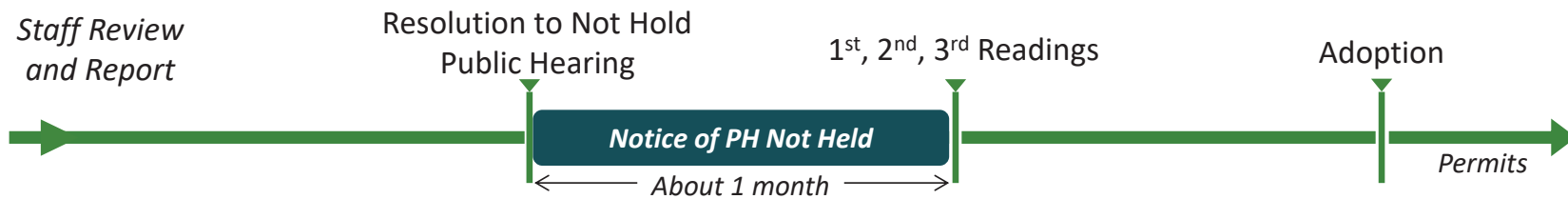
-Consistent with OCP
-Majority residential use

Public Hearing
Optional

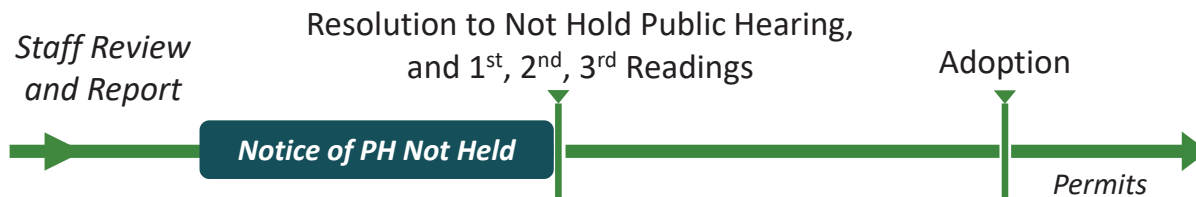
-Consistent with OCP
-Not majority residential

1. Public Hearing Procedure

Current Practice



Proposed Procedure



1. Public Hearing Procedure

Will have recommendation to not hold a public hearing

- ✓ Consistent with OCP
- ✓ Staff support
- ✓ Not an RS-zoned lot
- ✓ Supportive public input
- ✓ Employment & Industrial lands
- ✓ Environment & climate
- ✓ Safe and low-risk

Will have recommendation to hold a public hearing

- ✗ Inconsistent with OCP
- ✗ Staff non-support
- ✗ Would rezone an RS-zoned lot
- ✗ Creates risk to people or environment



Discussion

DAPR Development Approvals
Process Review

2. Development Permit Delegation

Official Community Plan Amendment Bylaw 8763

Existing Delegated Development Permits

Protection of
Natural
Environmental

Hazard
Conditions

Minor Form and
Character

Remains a Council decision



Commercial and Mixed-Use Development

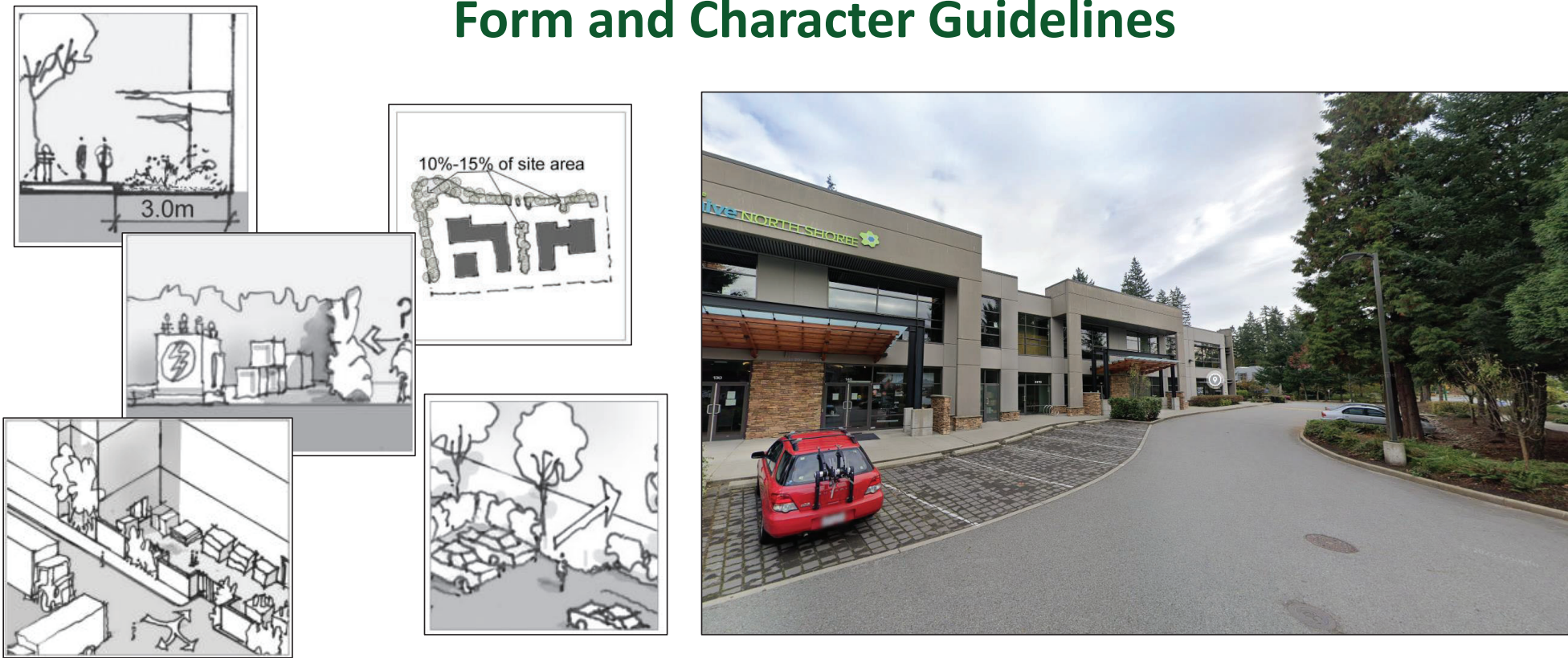


Residential and Town & Village Centre Development

2. Development Permit Delegation



Form and Character Guidelines



2. Development Permit Delegation



2. Development Permit Delegation





Discussion

DAPR Development Approvals
Process Review

3. Development Permit Administrative Improvements

Official Community Plan Amendment Bylaw 8763

3. Administrative Improvements

Delegated Development Permits

- Protection of Natural Environmental
- Hazard Conditions
- Minor Form and Character

Delegated Variance Permits

- Minor variances

**Allows Delegated DP
with Variances**

3. Administrative Improvements



Before



After

3. Administrative Improvements



Before



After

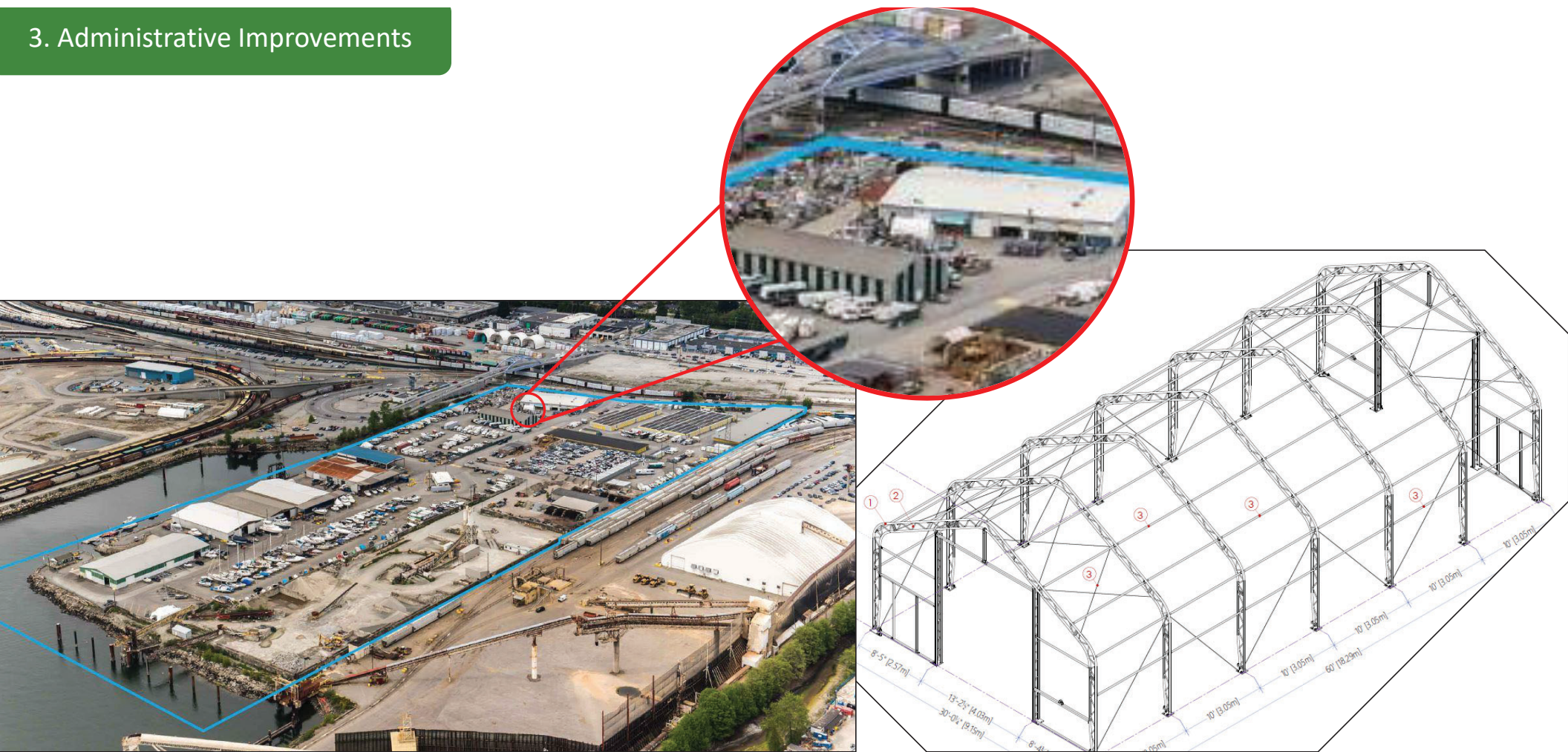
3. Administrative Improvements



3. Administrative Improvements



3. Administrative Improvements





Discussion

DAPR Development Approvals
Process Review

4. Variance Permit Delegation

Development Procedures Bylaw 8764

4. Variance Permit Delegation

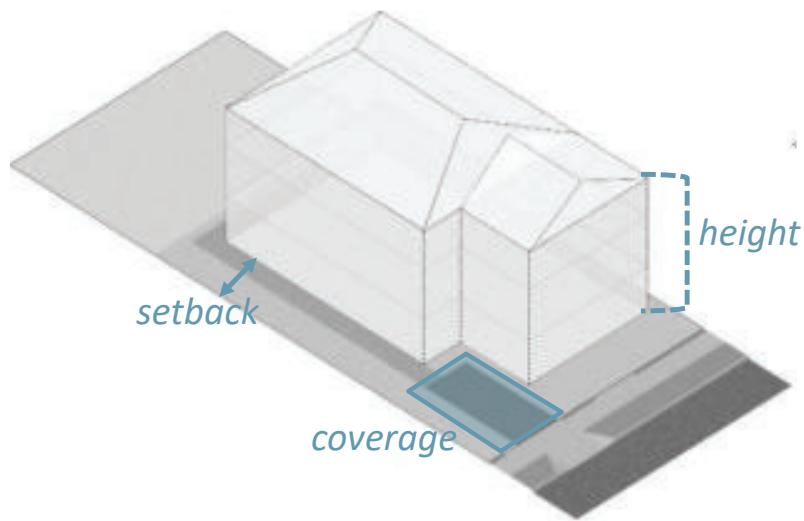
Council Development Variance Permits

- × Works without permits
- × Non-conforming buildings or structures
- × Non-conforming use of land
- × Protected heritage property
- × Associated with a Council-issued HRA, Phased Development Agreement, or non-delegated DP



Delegated Variance Eligibility

- ✓ Siting, size, or dimension of buildings



Considerations Guidelines

- ✓ Reason
- ✓ Public Input
- ✓ Context
- ✓ Alternatives
- ✓ Impact
- ✓ Not interfere with use and enjoyment of adjoining property

4. Variance Permit Delegation

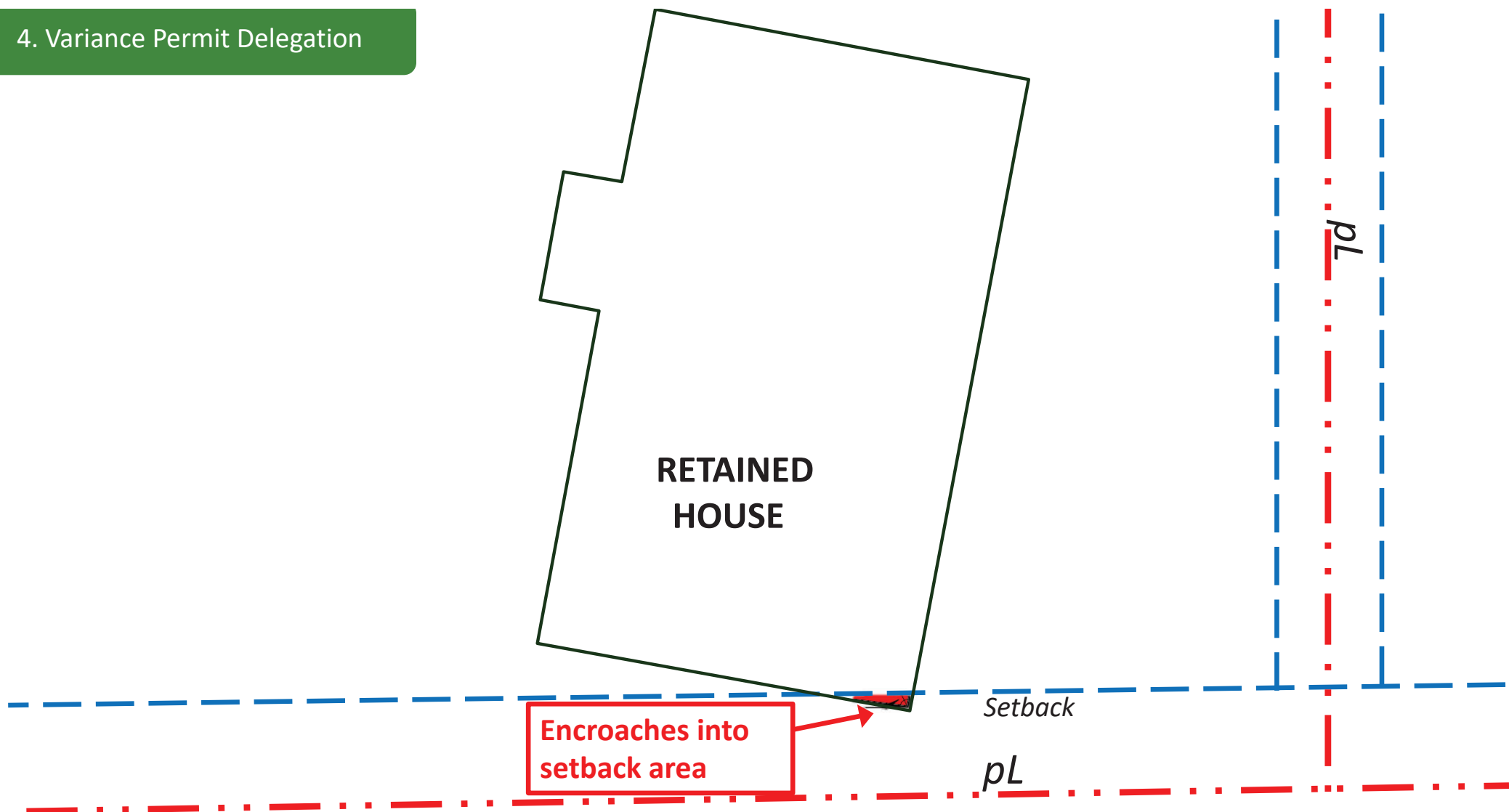


Red = property line
Blue = setback

4. Variance Permit Delegation



4. Variance Permit Delegation



4. Variance Permit Delegation





Discussion

DAPR Development Approvals
Process Review



End

DAPR Development Approvals
Process Review

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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**

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.

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

December 24, 2025

Page 2

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

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

December 24, 2025

Page 3

REVIEWED WITH:					
☐ Business and Economic	_____	☐ Finance	_____	External Agencies:	
☐ Bylaw Services	_____	☐ Fire Services	_____	☐ Library Board	_____
☐ Clerk's Office	_____	☐ GIS	_____	☐ Museum and Archives	_____
☐ Climate and Biodiversity	_____	☐ Human Resources	_____	☐ NSEM	_____
☐ Communications	_____	☐ Integrated Planning	_____	☐ NS Health	_____
☐ Community Planning	_____	☐ ITS	_____	☐ NVRC	_____
☐ Development Engineering	_____	☐ Parks	_____	☐ RCMP	_____
☐ Development Planning	_____	☐ Real Estate	_____	☐ Other:	_____
☐ Engineering Operations	_____	☐ Review and Compliance	_____		
☐ Environment	_____	☐ Solicitor	_____		
☐ Facilities	_____	☐ Utilities	_____		

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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

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 by a majority of all Council members.

PUBLIC HEARING held

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

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

ADOPTED by a majority of all Council members.

Mayor

Corporate Officer

Certified a true copy

Deputy 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

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

Certified a true copy

Deputy Corporate Officer

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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

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;*”.
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 - 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*:

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 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

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

ADOPTED by a majority of all Council members.

Mayor

Corporate Officer

**DISTRICT OF NORTH VANCOUVER
REGULAR MEETING OF COUNCIL**

Minutes of the Regular Meeting of Council for the District of North Vancouver held at 7:00 p.m. on Monday, November 3, 2025 in the Council Chamber of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor Mike Little
Councillor Jordan Back
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Lisa Muri
Councillor Catherine Pope

Staff: David Stuart, Chief Administrative Officer
Nicola Chevallier, General Manager – Engineering Public Works
Andy Bell, Acting General Manager – Engineering Infrastructure Services
Dan Milburn, General Manager – Planning, Properties and Permits
Tina Atva, Director, Community Planning and Housing
Andrew Durnin, Director – Digital Services and Information Technology
Brett Dwyer, Director – Development Services
Rhonda Schell, Deputy Corporate Officer
Zeralynne Te, Manager – Community Planning
Lisa Stalham, Section Manager – Administration and Continuous Improvement
Graeme Budge, Development Planner
Jayden Koop, Community Planner
Cheryl Archer, Confidential Council Clerk
Kaitlin Hebron, Confidential Council Clerk
Rebecca Docu, Council Support Clerk
Jillian Holden, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. November 3, 2025 Regular Meeting Agenda

MOVED by Councillor BACK

SECONDED by Councillor MURI

THAT the agenda for the November 3, 2025 Regular Meeting of Council for the District of North Vancouver is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. September 15, 2025 Special Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the September 15, 2025 Special Council Meeting are ADOPTED.

CARRIED

2.2. September 29, 2025 Regular Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the September 29, 2025 Regular Council Meeting are ADOPTED.

CARRIED

2.3. October 14, 2025 Special Council Meeting

MOVED by Councillor MURI

SECONDED by Councillor BACK

THAT the minutes of the October 14, 2025 Special Council Meeting are ADOPTED.

CARRIED

3. PUBLIC INPUT

3.1. Hazen Colbert:

- Commented on item 8.3 Creating an Ageing and Older Persons Strategy;
- Requested an amendment to the resolution to clarify that the scope of the proposed strategy include seniors in all areas of the District in all housing types, and specifically seniors from the LGBTQ2S+ community;
- Commented on anti-LGBTQ2S+ sentiments in the world; and,
- Thanked Council for being inclusive.

3.2. Erica Krutzen:

- Commented on a proposed development in the City of North Vancouver; and,
- Stated that she is not in favour of the proposal.

3.3. John Lesow:

- Spoke regarding rental housing and referenced an article he sent to Council;
- Opined that there is an excess of rental housing stock;
- Commented on the need to add amenities with increased density;
- Referred to his previous presentations and stated his advice has been ignored;
- Opined that density requirements will be removed when the government changes;
- Commented on crowding and traffic congestion;
- Stated that quality of life has declined in the District; and,
- Referred to previous comments by a member of Council regarding the capacity of Lions Gate Hospital.

3.4. Corrie Kost:

- Commented on Bill M216, the proposed *Professional Reliance Act*, and expressed concern that it poses a threat to local government powers as it proposes to have professional governance over municipalities; and,
- Recommended that the District review the proposed legislation.

4. RECOGNITIONS

Nil

5. DELEGATIONS

5.1. Silver Harbour Seniors' Activity Centre

Re: Update on Silver Harbour's New Building

Annwen Loverin, Executive Director, and Richard Gauntlett, President, provided an update on Silver Harbour Activity Centre's new location, projected to open in spring, 2026. The facility will be part of the new Harry Jerome Community Recreation Centre and has a better layout and accessibility than their current site. The new Centre will provide opportunities for diversity and more capacity, which could be further expanded with a budget increase. Fundraising efforts are underway to provide the necessary funding.

MOVED by Councillor BACK

SECONDED by Councillor MAH

THAT the delegation of the Silver Harbour Seniors' Activity Centre is received for information.

CARRIED

6. RELEASE OF CLOSED MEETING DECISIONS

Nil

7. COMMITTEE OF THE WHOLE REPORT

Nil

Councillor POPE left the meeting at 7:57 p.m. and returned at 7:59 p.m.

8. REPORTS FROM COUNCIL OR STAFF

8.1. DAPR Update, and Proposed Changes to Development Permits, Minor Development Variance Permits, and Public Hearings

File No.

MOVED by Councillor MURI

SECONDED by Mayor LITTLE

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

AND THAT "Development Procedures Bylaw 8144, 2017 Amendment Bylaw 8764, 2025 (Amendment 7)" is given FIRST Reading;

AND THAT Bylaws 8763 and 8764 are referred to a Council Workshop.

CARRIED

Opposed: Councillors BACK, MAH, and POPE

8.2. Provincial Housing Target Progress Reporting for the District of North Vancouver, October 1, 2024 – September 30, 2025

File No.

MOVED by Mayor LITTLE

SECONDED by Councillor BACK

THAT the Housing Target Progress Report as detailed in the October 15, 2025, report of the Community Planner titled Provincial Housing Target Progress Reporting for the District of North Vancouver, October 1, 2024 – September 30, 2025, is received by Council in accordance with the Housing Supply Act and Housing Supply Regulation.

AND THAT the Housing Target Progress Report is published on the District's website, and submitted to the Minister of Housing and Municipal Affairs in accordance with the Housing Supply Act and Housing Supply Regulation.

CARRIED

8.3. Creating an Ageing and Older Persons Strategy

File No.

MOVED by Councillor MAH

SECONDED by Councillor BACK

THAT Council direct staff to report back on options to create a comprehensive strategy for seniors in the District of North Vancouver, including specific goals and directions for how the municipality can best serve its ageing and older persons population.

CARRIED

9. REPORTS

9.1. Mayor

Mayor Little reported on upcoming Remembrance Day ceremonies on November 11, 2025, in Cates Park/Whey-ah-Wichen, Victoria Park in the City of North Vancouver, and at the Lynn Valley Legion.

9.2. Chief Administrative Officer

Nil

9.3. Councillors

- 9.3.1. Councillor Muri reported on her upcoming attendance at the Remembrance Day ceremonies at Cates Park/Whey-ah-Wichen, noting that a portion of the park is fenced off for restoration work and that pay parking is not in effect.
- 9.3.2. Councillor Mah reported his attendance at the District of North Vancouver Firefighters Charitable Society 12th annual pumpkin drop.
- 9.3.3. Councillor Back reported on the upcoming MONOVA Making History fundraiser on November 5, 2025.

9.4. Metro Vancouver Committee Appointees

9.4.1. Board – Councillor Muri

Councillor Muri provided an update from the October 31, 2025, Metro Vancouver Board meeting, noting they considered the upcoming budget and that there are some concerns regarding the impact of potential changes from the Provincial Government that could impact long-term funding for capital projects.

10. AL JOURNMENT

MOVED by Councillor MURI

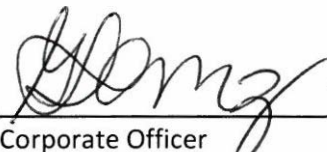
SECONDED by Mayor LITTLE

THAT the November 3, 2025 Regular Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(9:52 p.m.)



Mayor



Corporate Officer

PUBLIC HEARING

Official Community Plan Amendments

When: Tuesday, February 17, 2026 at 7pm

Where: Council Chambers, 355 West Queens Road, North Vancouver, BC

What: A Public Hearing for Bylaw 8763, proposed amendments to the Official Community Plan (OCP) to update the District's development permit approvals process.

What Changes: Bylaw 8763 proposes to amend the OCP, in general terms, to delegate authority to staff to issue development permits for the Form and Character Development Permit Area (DPA) for industrial and business park developments, to allow delegated development permits to include minor variances to the Zoning Bylaw, to update the definition of minor development permit, and to add an additional criteria for exemption from the requirement for a development permit for the Form and Character DPA.

Bylaw 8763 applies to all lands within the geographic boundaries of the District of North Vancouver other than lands that are not subject to municipal jurisdiction.

How: The Public Hearing will be held in a hybrid format with a combination of in-person and electronic participation by some or all members of council, or by staff and the public. The public are invited to attend at the Council Chambers where they will be able to see and hear the entire proceedings. Those wishing to view or to participate in the meeting electronically may do so at <https://dnv.org.zoom.us/j/64484156494> or by phone by dialling 1-778-907-2071 and entering webinar ID 644 8415 6494.

When and How can I provide input?

We welcome your input on Tuesday, February 17, 2026, at 7pm. You may sign up to speak at the hearing by contacting the Corporate Officer at signup@dnv.org prior to 3pm, Tuesday, February 17, 2026. You may also provide a written submission at any time prior to the close of the public hearing by sending it to the Corporate Officer at input@dnv.org or by mail to Corporate Officer, 355 West Queens Road, District of North Vancouver, BC, V7N 4N5. After the speakers list has been exhausted, there will be an opportunity for additional speakers who had not signed up in advance to make submissions. Please note that Council may not receive further submissions from the public concerning these applications after the conclusion of the public hearings.

Need more info? Copies of the bylaw are available for review at 355 West Queens Road, North Vancouver, BC, between 8:00am and 4:30pm Monday to Friday (except holidays), starting Tuesday, February 3, 2026, or online at **[DNV.org/agenda](https://dnv.org/agenda)**.



Corporate Plan

2023 - 2026

This Corporate Plan identifies priorities set by the newly elected council in October 2022. It combines those priorities with the goals set out in the Official Community Plan and the OCP Action Plan, while considering current and future circumstances.

The District of North Vancouver respectfully acknowledges the original peoples of these lands and waters, specifically the səlilwətaɬ (Tsleil-Waututh), Skwx wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located.

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MESSAGE FROM THE MAYOR



MIKE LITTLE

Mayor

Following each municipal election Council meets with senior staff to identify priorities for the coming term. These priorities are strongly connected to the Official Community Plan and the OCP Action Plan, and they take into consideration other plans and strategies that have been adopted over the years related to housing, parks and open spaces, climate change and transportation. They consider emerging issues in the community, initiatives led by senior levels of government, and new priorities identified by Council. This approach ensures that Council priorities are recognized and integrated into divisional work plans and ensures work to support those priorities is funded through our 10-year rolling Financial Plan. Each year, progress on these priorities is reported on in the District's Annual Report.

As we have emerged from the COVID-19 pandemic, a variety of factors such as high inflation, human resources shortages, changing priorities of senior government and higher-than-

expected infrastructure project costs have resulted in a very challenging environment in which to plan, estimate and deliver services and projects. There are several areas in the 2023 – 2026 Corporate Plan where Council, in response to issues identified by the community during the election, wishes to either adjust or in some cases accelerate work in areas including transportation, affordable housing, the economy, climate action and community well-being. It is the consensus of Council that the two most urgent issues facing our community are related to housing and transportation. Additionally, we are committed to keeping climate action at the forefront as we make the important decisions that will impact our community for generations to come. In order to move these initiatives forward over the next four years, many of these will require collaboration with and support from our partners and senior levels of government.

To successfully adjust to the current environment and to continue to provide the quality services our residents expect, we will need to balance interests, be strategic with respect what we want to achieve, and most importantly, be a flexible and fluid organization.

I am most appreciative of the input we have received in developing this plan and of the collegial manner in which Council and senior staff have worked together to reach consensus on the goals and to identify opportunities to move forward in a responsible, accountable and transparent manner.

Mike Little

Mayor, District of North Vancouver

TURNING GOALS INTO ACTIONS

The Corporate Plan is a guiding tool for the organization that defines specific work that can be undertaken over a four-year period to help us work to achieve Council's strategic priorities, our community's vision, and our corporate mission. Together with the Financial Plan, the Corporate Plan informs department and divisional work plans to deliver programs and services, and meet the needs of the community we serve.

The goals, priorities, and objectives outlined in this plan were determined based on consideration of our mandate, strategic impact, funding availability, and organizational capacity.

Strategic Goals

Council has reached consensus on the following goals:



Enhance transportation and mobility



Address the housing crisis and the community's housing needs



Achieve a balanced and fair economy



Lead in climate emergency action and environmental management



Foster community wellbeing, culture, and safety



Foster a resilient organization



OUR FOUNDATION

Our vision, mission and values provide the foundation upon which we deliver the work outlined in this plan.

Vision

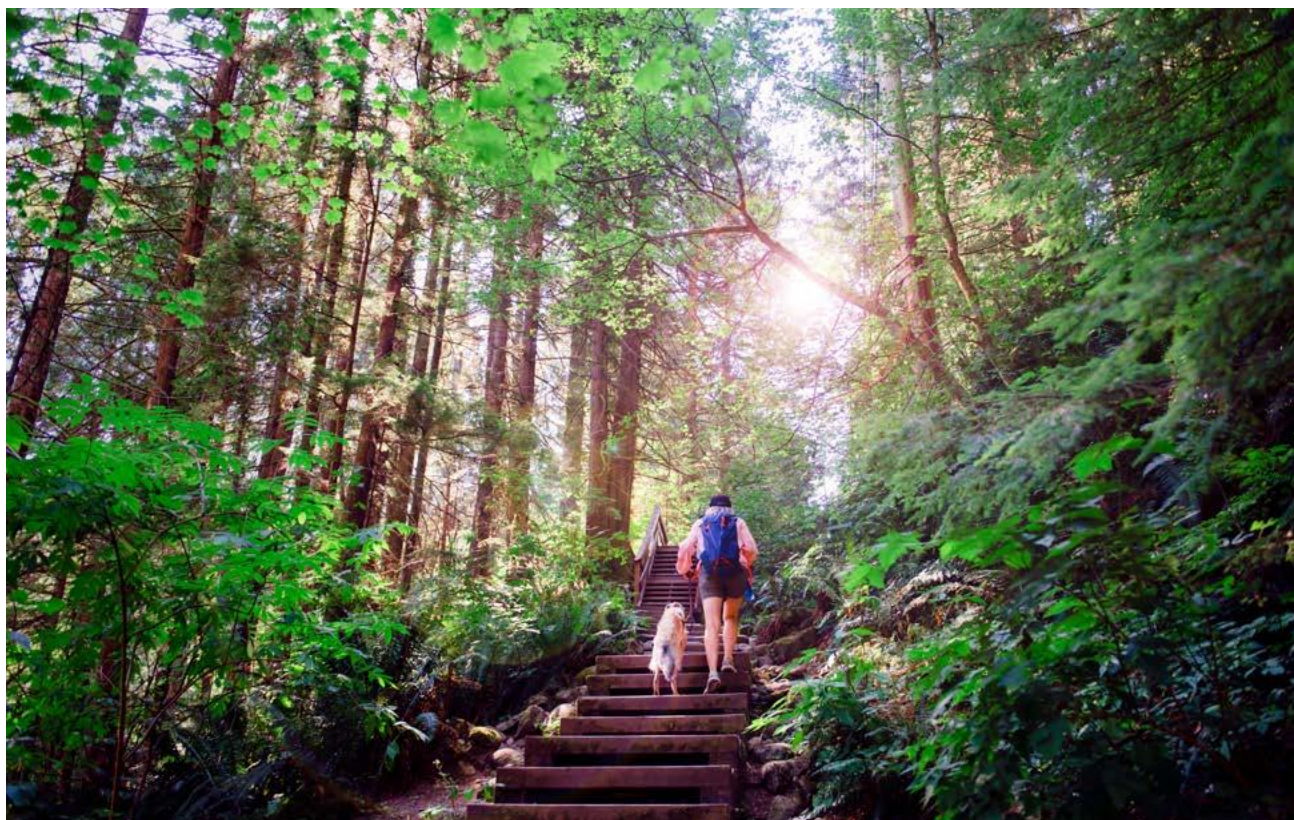
Inspired by nature, enriched by people.

Mission

We provide leadership and exemplary service which improves the community's quality of life by addressing its needs today, and aspirations for tomorrow.

Values

- **Inclusivity** - represent every member of our community and work towards reconciliation with local First Nations
- **Stewardship** - care for lands, ecosystem health, and resources in a sustainable manner for current and future generations
- **Respect** - treat our community, visitors, and shared spaces with respect
- **Livability** - foster community well-being



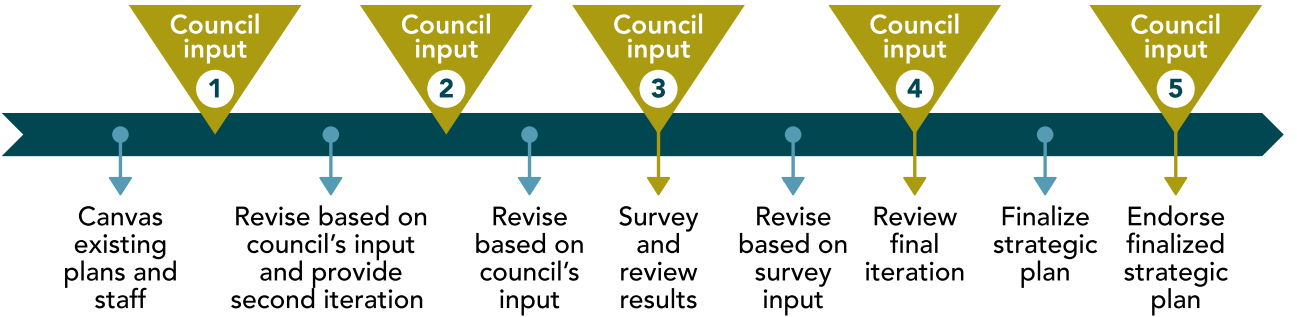
CORPORATE PLANNING FRAMEWORK

The Corporate Plan is informed by a number of sources, including the Official Community Plan and Council's Strategic Priorities.

The Corporate Plan informs department and divisional work plans to deliver programs and services and meet the needs of the community we serve.



THE STRATEGIC PLANNING PROCESS





GOAL: ACHIEVE A BALANCED AND FAIR ECONOMY

Priority	Objective
1. Address municipal property taxes and utility fees to better support the local economy and a sustainable service delivery	Improve property taxes for businesses and industries to maintain our regional competitiveness
	Increase resilience and equity across rate groups
2. Explore and leverage funding opportunities to achieve community improvements	Enhance funding strategies for alternative modes of transportation
	Improve cost recovery models related to user-pay strategies
	Reduce any disparities between development contributions and rising service costs attributable to growth
3. Respond to local business needs	Enhance business outreach
	Improve the use of curbside space to support access to businesses
	Increase support for small local businesses
	Reduce permit approval times



PHOTO CREDIT: HEATH MOFFAT / SEASPAN



NORTH VANCOUVER
DISTRICT

The District of North Vancouver

Our Official Community Plan for a Sustainable Future



DNV
2030

identity

ADOPTED JUNE 27, 2011
REVISED DECEMBER 9, 2025

Inspired by nature, enriched by people



PART 2 | Community Development

- 6** Social Well-Being
- 7** Housing
- 8** Economic Development
- 9** Environmental Management
- 10** Climate Action
- 11** Infrastructure



8 Economic Development

2030 TARGET

36,000 total jobs in the District by 2030

Ensuring a diverse and resilient local economy is one element of the community's vision. The OCP is a mechanism for creating and enhancing economic opportunity through land use policies that encourage new investment, quality jobs, and increasing tax revenue from the business sector (Chapters 2 and 3). The long-term economic vibrancy of the community also requires that the District is a “competitive” community from a business perspective and a place that continues to attract people and investment capital. **The District's objective for economic development is to become an increasingly successful, economically viable and dynamic community where existing and potential employers and employees want to be.** This may be achieved through OCP policies that support the attributes of a desirable community which in turn serve to attract and maintain business. It also means the District supports a full array of competitive local government services to meet the needs of business.

8.1 Maintaining the Attributes of a Competitive Community

8.2 Providing Competitive Local Government Services

8.1 Maintaining the Attributes of a Competitive Community

District policies influence the attributes that make the broader community attractive and competitive for new business start-ups and relocations, business expansions, new land and building development projects, new entrepreneurs, and well-educated highly-skilled people. The competitiveness of the community includes many non-economic factors such as the diversity of housing, the quality of community amenities and services, and the “sense of place” and vibrancy of the community. **The District’s objective is to attract investment by maintaining the attributes of a successful and competitive community.** The policies below reinforce the economic benefits of directions provided elsewhere in this plan.

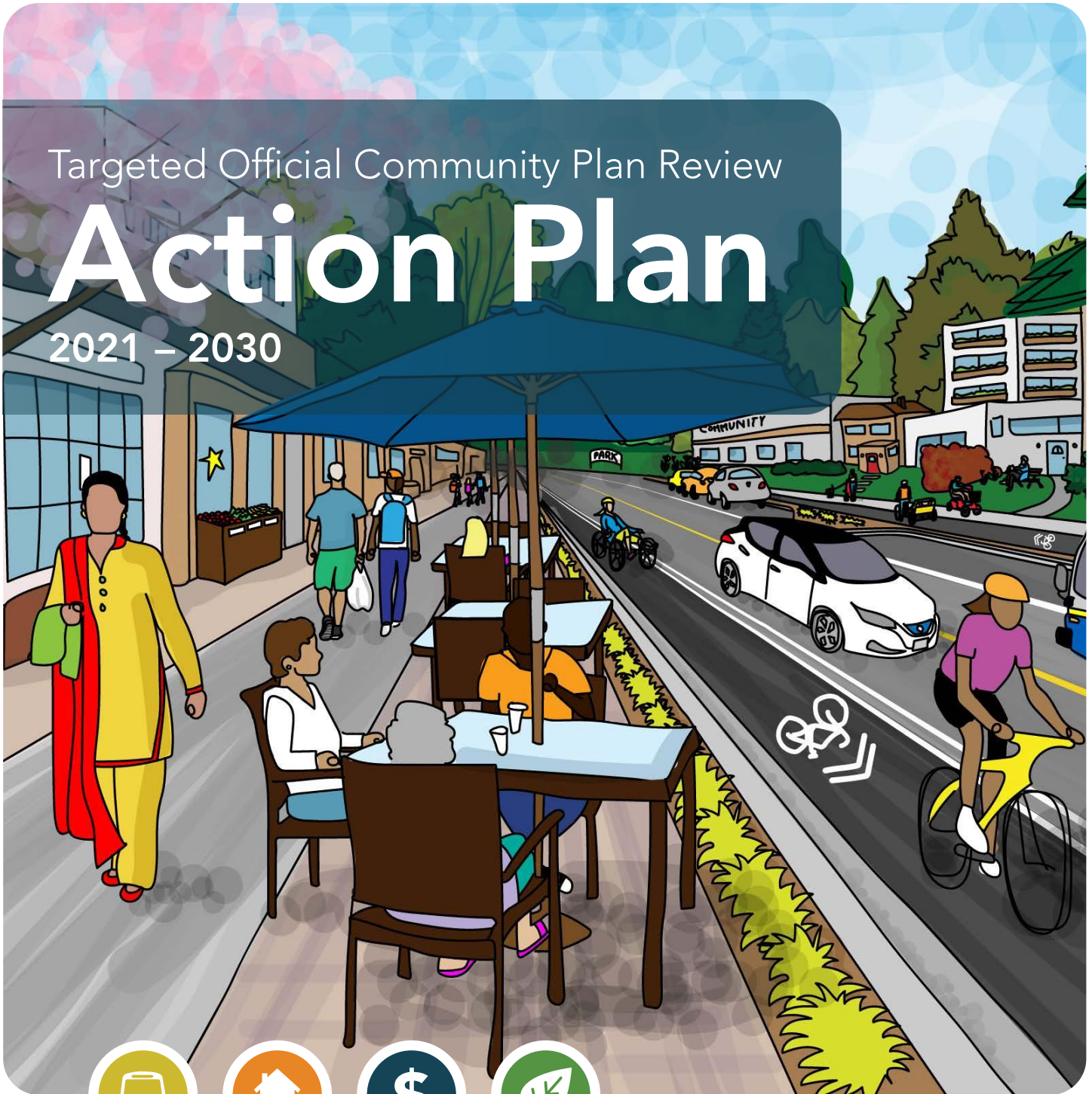
POLICIES

1. Establish housing mix policies that support a balanced and diverse supply of housing
2. Create and maintain safe, beautiful, and inclusive neighbourhoods and centres
3. Encourage appropriate and compatible economic activity in all areas, including but not limited to:
 - a) Home-based businesses in residential areas
 - b) Office, retail and live-work in and adjacent to centres
 - c) Industrial and light industrial in employment lands
 - d) Education, research and other in school and university sites
 - e) Tourism and leisure in commercial, mixed-use and recreation areas
4. Advocate for improvements that enable goods and people to move easily through the District
5. Support initiatives to provide good access via roads and transit to the international airports
6. Advocate for expansion of post-secondary educational institutions and encourage integration opportunities between education, research and business innovation
7. Support and maintain the availability of outstanding recreation, parks, and cultural facilities and events
8. Maintain high quality infrastructure to support the business community
9. Encourage community services that support and welcome entrepreneurial migrants whose new ideas, knowledge and connections help drive new economic activity
10. Promote major job growth or intensification in locations and at densities that support travel by walking, cycling and transit

Targeted Official Community Plan Review

Action Plan

2021 – 2030



Approved by Council on July 26, 2021

Executive Summary

This Action Plan was created to support the District of North Vancouver's work towards achieving the vision that was defined in the 2011 Official Community Plan (OCP). The OCP envisions a community that is sustainable, inclusive, resilient, and vibrant. The Action Plan focuses on four key topic areas that are inextricably inter-related: transportation, housing, economy and employment lands, and climate emergency. Urgency to address the challenges in these topic areas has grown since the OCP was originally adopted in 2011.

This Action Plan includes eight priority actions, 21 supporting actions, and two implementing lenses that will move the District forward as it continues to implement the OCP.

In this document, the reader will find a summary of the challenges that have evolved and emerged, and highlights of the District's progress in each of the four topic areas since the OCP was adopted in 2011. The core of the document is the actions themselves – eight priority actions, 21 supporting actions, and two implementing lenses that will move the District towards the vision in the OCP. The actions were developed with input from the public and stakeholders throughout the process, paired with research and analysis from topic area experts. The reader will also find an introduction to important concepts around social equity and social equity considerations for the topic areas.

The priority actions are central to the Action Plan and include the actions that are expected to be most impactful in moving the District towards realizing the OCP vision across the four topic areas.

The priority actions are:

- 1 Achieve Town and Village Centres that deliver low-carbon, compact, and diverse housing, transportation choices, and supportive public amenities and employment space
- 2 Advocate for infrastructure and service improvements, such as Rapid Transit, to get our key transportation networks moving better
- 3 Prioritize rental, social, and supportive housing projects to increase the range of housing options
- 4 Make transit faster and more reliable on our major routes
- 5 Increase housing diversity to support a range of incomes, household types, and accessibility needs within and close to Town and Village Centres
- 6 Create a continuous and connected network of walking and cycling routes to encourage more people of all ages and abilities to walk and cycle
- 7 Strengthen the resiliency of natural and built environments to adapt to a changing climate
- 8 Reduce greenhouse gas emissions from buildings, transportation, and waste to address the climate emergency

Two implementing lenses are intended to guide decision-making and how the District implements all the actions:

- 1 Include social equity considerations in District decision-making to strive for a more inclusive and equitable community
- 2 Include climate change considerations in decision-making to increase the District's climate leadership

The 21 supporting actions are also important components of the District's overall strategy of implementing the OCP around the four focus topic areas. They are listed in the document.

With clarity around the issues and a common understanding of the path forward, this Action Plan is a strong roadmap for moving towards the OCP vision together.

Supporting Actions Summary

Beyond the priority actions, there are also 21 supporting actions that were identified through the Targeted OCP Review as important components of the District's overall implementation strategy. These actions can be viewed as complementing and supporting the priority actions. Some are independent, while others are related to implementing activities within the priority actions, as noted earlier in the Action Plan. The 21 supporting actions are listed below, with more information provided in **Appendix B**.

The actions are presented in order of each action's contribution to achieving the OCP goals across the four topic areas.

- 1 Improve ways to manage parking
- 2 Optimize use of curbside space to support access to businesses
- 3 Explore alternate housing tenures and needs to offer more diverse housing choices
- 4 Incorporate tools and incentives to support local employment opportunities
- 5 Adopt a "Vision Zero" approach to increase travel safety
- 6 Create an economic stewardship staff resource to support a sustainable and diverse local economy
- 7 Harness emerging technology for new ways of moving around
- 8 Support remote work options to reduce commute trips, congestion, and parking needs
- 9 Advocate for Provincial assessment review and tax reform to address rising costs faced by businesses
- 10 Advocate for the District's social and supportive housing needs to deliver housing
- 11 Bolster the District's capacity to achieve housing goals
- 12 Consider opportunities to increase housing diversity beyond the Town and Village Centres
- 13 Increase supports for local workers
- 14 Protect industrial land uses to ensure long-term viability
- 15 Pursue more flexible and responsive zoning to support a thriving local economy
- 16 Simplify and speed up the housing development approvals process to open new homes more quickly
- 17 Support education and promotion to encourage walking, rolling, cycling, and taking transit
- 18 Support renters through policy and zoning to increase stability for renters
- 19 Advocate for greater inter-governmental coordination and action to address the Climate Emergency
- 20 Respond to local business needs quickly to be more business friendly
- 21 Support education and promotion of climate action in homes and businesses to increase community involvement



Appendix B

Actions Table

Priority and Supporting Actions

Supporting Action	This Action Could Include:	Action's Contribution to Goals	Trajectory	District's Role	Cost	Implementing Partners
13 Increase supports for local workers	Supporting increased access to affordable childcare such as extended hours to support shift-work jobs. Assisting social service partners' programs to eliminate barriers for local residents to find employment. Encouraging accessible workspace design and operations.		Accelerate	Partner	Planned & New	- Federal Government - Provincial Government - Childcare providers - Social Service Providers - Employers
14 Protect industrial land uses to ensure long-term viability	Reviewing buffering guidelines to sensitively transition between other land uses. Partnering with port, trade, and freight organizations to ensure safe and efficient goods movement. Working with Metro Vancouver on regional industrial lands planning. Protecting amount of industrial land in the District for employment uses. Preparing an Employment Lands Strategy to understand and ensure long-term viability of industrial lands for port, trade, and employment uses.		New	Do	New	- Port of Vancouver - Metro Vancouver - North Shore Municipalities - First Nations - North Vancouver Chamber of Commerce
15 Pursue more flexible and responsive zoning to support a thriving local economy	Allowing greater flexibility of business uses while preserving the range of employment uses (e.g., reviewing zoning bylaw). Allowing local-serving commercial space (e.g., corner stores, cafes) in residential neighbourhoods outside of the Town and Village Centres to add walkable amenities in neighbourhoods. Encouraging new developments to include live/work units, shared work spaces, or both.		Accelerate	Do	New	- Internal Departments - Outreach to Local Businesses and Residents - North Vancouver Chamber of Commerce
16 Simplify and speed up the housing development approvals process to open new homes more quickly	Considering prioritizing housing projects that feature social housing units, reduced environmental impacts, and other priorities. Considering ways to reduce development application review timelines. Developing plain-language materials and guidelines for certain types of housing (e.g., secondary suites, coach houses), and to help residents understand application processes.		Continue	Do	Planned & New	- Developers - Non-profits
17 Support education and promotion to encourage walking, rolling, cycling, and taking transit	Supporting education initiatives and programs, such as: Funding "Everyone Rides Grade 4 – 5" bike skills training in schools. Providing local travel education for residents to learn about sustainable transportation options. Working with schools to reduce vehicle use. Collaborating on a North Shore transit marketing and education campaign with TransLink. Providing e-bike training programs.		Continue	Partner	Planned & New	- TransLink - School District - North Shore Municipalities - Ministry of Transportation and Infrastructure - HUB Cycling

Supporting Action	This Action Could Include:	Action's Contribution to Goals	Trajectory	District's Role	Cost	Implementing Partners
18  Support renters through policy and zoning to increase stability for renters	Considering rental-only zoning. Explore additional policy tools to secure more rental housing, and to ensure replacement of existing rental housing. Improving the District's Residential Tenant Relocation Assistance Policy.	  	 Accelerate	 Do	TBD (rental-only zoning opportunity costs) New	• Developers • Renters
19  Advocate for greater inter-governmental coordination and action to address the Climate Emergency	Advocating for coordinated efforts on climate, ecological, and pollution threats (e.g., decarbonization, stronger environmental protection from industrial pollution, transit and active transportation investment, regional and local food production and security, banning harmful pesticides).	  	 Continue	 Ask		• Local Governments • Provincial Government • Federal Government • Metro Vancouver
20  Respond to local business needs quickly to be more business-friendly	Streamlining municipal procedures and permitting processes (e.g., online applications). Establishing timelines for processing permits, and create accessible, plain-language information and guidelines.	  	 Accelerate	 Do	 New	• Local Businesses • North Vancouver Chamber of Commerce
21  Support education and promotion of climate action in homes and businesses to increase community involvement	Encouraging climate and ecological stewardship. Providing resources and financial support for community members to reduce environmental impacts (e.g., reduce emissions through informed choices on goods and services).	  	 Accelerate	 Partner	 Planned & New	• Local Businesses • North Vancouver Chamber of Commerce • North Shore Municipalities

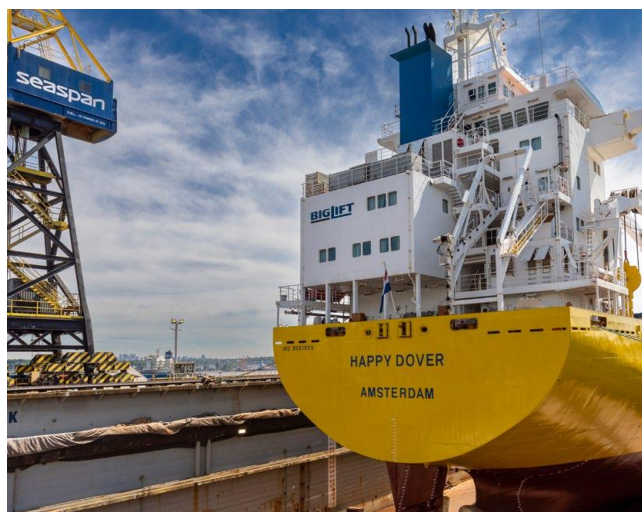
Economic Development

STRATEGY



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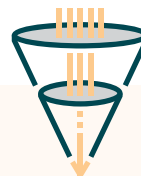
The District would like to acknowledge and thank the nearly 350 businesses, economic development partners and staff who contributed their time, views, and invaluable insights into this project. Special recognition goes to the members of the Business Task Force and the District staff working group who, guided by their deep commitment to our community prosperity and well-being, volunteered their expertise and collaborated on the delivery of the Economic Development Strategy. Images used throughout this document are courtesy of: District of North Vancouver, Vancouver North Shore Tourism Association, Seaspan.

Four Key Objectives of the EDS



Create Employment Space

- Update land use policies and regulations to create additional commercial space
- Update land use policies and regulations to protect and intensify industrial lands
- Explore temporary property tax relief for businesses impacted by rent increases due to redevelopment



Improve Business Services

- Modernize business licensing regulations and processes to improve and provide efficient services to businesses
- Support opportunities to link local talent to local employment needs
- Increase outreach to the business community



Support Transportation & Housing for Employers

- Facilitate partnerships with local businesses and other partners to tackle employee transportation and housing challenges
- Raise awareness of housing and transportation issues and their impacts on local economic opportunities



Cultivate Great Spaces

- Support community-led business initiatives to create great public spaces
- Support and grow the visitor and film economies



A Roadmap to Business Prosperity

Through the research and engagement process, four key Objectives for the Economic Development Strategy were identified:

1

Create Employment Space

Update the District's land use policies and regulations to protect employment uses in appropriate locations while enabling and encouraging the creation of new employment space to accommodate future economic growth

2

Improve Business Services

Streamline District business regulations, processes and services and facilitate permitting and licensing for local businesses

3

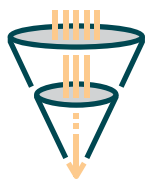
Support Transportation & Housing for Employers

Explore opportunities to work with businesses and partners to address economic constraints related to housing and transportation

4

Cultivate Great Spaces

Continue to build on the District's strong sense of place to support local businesses and community level economic opportunities



Objective 2: Improve Business Services

While the District remains a desirable location to do business, there is more the municipality can do to strengthen its relationship with and service to the business community. Consultation with local business owners and operators noted systemic difficulties when navigating District regulations and processes. Modernization of these processes and improved customer service were flagged as key priority for many local business owners, with a focus on streamlining and simplifying business-related regulations and providing improved business-facing service and support.

DID YOU KNOW

District businesses contribute nearly 1/3 of municipal property tax revenues and consume few local level services. Maintaining the health and growing the business tax base means more and better services to a growing local population.

Initiative		Actions	
2.1	Modernize business licensing regulations and processes to improve and provide efficient services to businesses	2.1.1	Review and streamline the Business License Bylaw, including associated classifications and fees
		2.1.2	Establish a 1-stop business concierge service to assist businesses with navigating licensing and permitting processes at the District
		2.1.3	Initiate an integrated online permitting and licensing portal for businesses in the District as part of DNV+
		2.1.4	Work with North Shore municipalities and First Nations communities to expand inter-municipal license categories to enable single-licensing for more mobile businesses
2.2	Support opportunities to link local talent to local employment needs	2.2.1	Explore opportunities for the District to partner with industry, educational institutions, and partners to increase access between local talent and jobs
2.3	Increase outreach to the business community	2.3.1	Expand communication channels and broker access to District engagement opportunities, data, research and government programs for business
		2.3.2	Formalize the Business Task Force and its strategic advisory mandate over the life of the Economic Development Strategy