

AGENDA

PUBLIC HEARING

Tuesday, February 17, 2026

7:00 p.m.

Council Chambers, Municipal Hall

355 West Queens Road

North Vancouver, BC

Watch at <https://dnvorg.zoom.us/j/64484156494>

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Herman Mah

Councillor Lisa Muri

Councillor Catherine Pope



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355 West Queens Road, North Vancouver

Watch at <https://dnv.org.zoom.us/j/64484156494>

AGENDA

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətał (Tsleil-Waututh), Sk̓w̓x̓wú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

Proposed amendments to the Official Community Plan (OCP) to update the District's development permit approvals process

- 1. OPENING BY THE MAYOR**
- 2. INTRODUCTION OF BYLAW BY THE CORPORATE OFFICER**
- 3. PRESENTATION BY STAFF**
- 4. PRESENTATION BY APPLICANT**
- 5. REPRESENTATIONS FROM THE PUBLIC**
- 6. QUESTIONS FROM COUNCIL**
- 7. COUNCIL RESOLUTION**
- 8. CLOSING**

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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 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

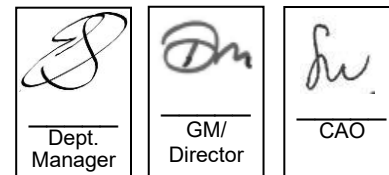
READ a third time by a majority of all Council members.

ADOPTED by a majority of all Council members.

Mayor

Corporate Officer

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



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

October 20, 2025

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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

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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 _____

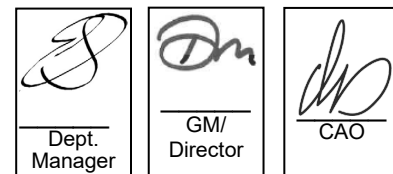
☐ NS Health _____

☐ NVRC _____

☐ RCMP _____

☐ Other: _____

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~~

November 13, 2025

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: 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

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Timing/Approval Process:

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

Public Input:

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

Conclusion:

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

Options:

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

Respectfully submitted,



Graeme Budge
Development Planner and DAPR Program
Coordinator

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

December 24, 2025

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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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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)**.

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