

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**Development Permits
Official Community Plan**

REPORT of the Public Hearing held on Tuesday, February 17, 2026 commencing at 7:02 p.m. in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor Mike Little
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Catherine Pope

Absent: Councillor Jordan Back
Councillor Lisa Muri

Staff: Mike Fox, Chief Administrative Officer
Dan Milburn, General Manager – Planning, Properties and Permits
Rhonda Schell, Deputy Corporate Officer
Lisa Stalham, Section Manager – Administration and Continuous Improvement
Graeme Budge, Development Planner
Cheryl Archer, Confidential Council Clerk
Jillian Holden, Administration Clerk

1. OPENING BY THE MAYOR

Mayor Little welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community on the proposed bylaw amendments as outlined in the Notice of Public Hearing.

He further noted that the Public Hearing was convened pursuant to Section 464 of the *Local Government Act*. Members of Council, staff, and the public participated in person and via Zoom and the Hearing was being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

Mayor Little stated that:

- The opportunity to be heard or provide written submissions was accommodated by speakers having signed up in advance, the details of the Zoom meeting having been provided on the District's website and in the notice of Public Hearing, and the acceptance of written submissions up until the hearing was closed;

- Following the staff presentation, speakers would be called from the established speakers list. At the end of the speakers list, the Chair would call on speakers from the audience;
- Each speaker would have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wished to speak had spoken once, speakers would then be allowed one additional five-minute presentation;
- Any additional presentations would be allowed at the discretion of the Chair;
- Speakers were reminded to refrain from repeating information from their previous presentations and to ensure all comments remained focused on the bylaw under consideration;
- If a written submission was provided, speakers were asked not to read the entire submission, noting that they could provide a summary or briefly reiterate the highlights;
- All members of the audience were asked to be respectful of one another as diverse opinions are expressed, noting that the meeting was an open and impartial forum for Council to hear everyone's views;
- Council's role at Public Hearings is to listen to the public, not to debate the merits of the bylaw;
- Council may ask clarifying questions during Public Hearings;
- A binder containing documents and submissions related to the bylaw is available for review in hard copy and online;
- Speaking opportunities would be provided for everyone who wished to provide input and the meeting would be continued on a second night, if required;
- At the conclusion of the public input Council may request further information from staff, which may or may not require an extension of the meeting, or Council may close the meeting, after which Council should not receive further new information from the public.

2. INTRODUCTION OF BYLAW BY CORPORATE OFFICER

Rhonda Schell, Deputy Corporate Officer, introduced the proposed bylaw, stating that Bylaw 8763 proposes to amend the Official Community Plan (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.

3. PRESENTATION BY STAFF

Dan Milburn, General Manager – Planning, Properties and Permits provided an overview of the Development Applications Process Review (DAPR), noting that there are a number of other process improvements under development in addition to the matter under consideration at the Public Hearing. The DAPR project is intended to improve timeliness and customer satisfaction. Mr. Milburn noted that changes already implemented to the process for minor Development Variance Permits (DVPs) has improved processing times by approximately 30 percent.

Graeme Budge, Development Planner and DAPR Program Coordinator, provided an overview of the proposal elaborating on the introduction by the Corporate Officer. Mr. Budge advised that:

- Bylaw 8763 received First Reading on November 3, 2025, and Second Reading on January 26, 2026;
- Bylaw 8763 proposes to delegate the Form and Character of industrial and business park development to staff;
- Council remains as the decision-maker for land use and density;
- The District's industrial zones are mostly near port lands and the adjacent corridors;
- Industrial development permit guidelines are used to visually manage impact at specific sites;
- Impact is also mitigated by the nature of most industrial properties being contained areas separated from other uses by roads and railways;
- Other Development Permits currently delegated to staff include those for Protection of the Natural Environment, Streamside Protection, Hazard Conditions, and Minor Form and Character;
- Form and Character Development Permits associated with Commercial and Mixed-Use Development, Multi-Family Residential Development and Town and Village Centre Development are not proposed to be delegated to staff;
- Permits rejected by staff may be appealed to Council;
- Staff would report the number of permits issued and refused, and an analysis of how the changes have improved efficiency;
- Administrative changes proposed include:
 - Allowing delegated development permits to include minor variances, both of which are currently allowed individually;
 - Changes to the definitions and exemption criteria for Form and Character development permits to allow for staff discretion to allow some proposals to be considered minor or exempt from the requirement for a Development Permit;
- Changes are anticipated to simplify and streamline the regulatory process, in accordance with Council direction and feedback from the business community.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Hazen Colbert:

- Expressed concern that he had difficulty finding the meeting link on the District website and questioned whether the Public Hearing could proceed.

4.2. Corrie Kost:

- Commented on the difference between the wording “at the discretion” and “in the discretion” in bylaws;
- Expressed concern that there could be confusion that the definition of minor development permit for industrial and business park use could apply to commercial or residential uses;
- Suggested adding clarifying language to the bylaw to avoid confusion; and,
- Commented on proposed amendments to the Development Procedures Bylaw regarding whether to hold a Public Hearing.

5. QUESTIONS FROM COUNCIL

Nil

6. COUNCIL RESOLUTION

MOVED by Councillor MAH

SECONDED by Councillor HANSON

THAT the February 17, 2026 Public Hearing is closed;

AND THAT “District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8763, 2025 (Amendment 61)” is returned to Council for further consideration.

CARRIED
(7:31 p.m.)

CERTIFIED CORRECT:



Confidential Council Clerk