



NORTH VANCOUVER
DISTRICT

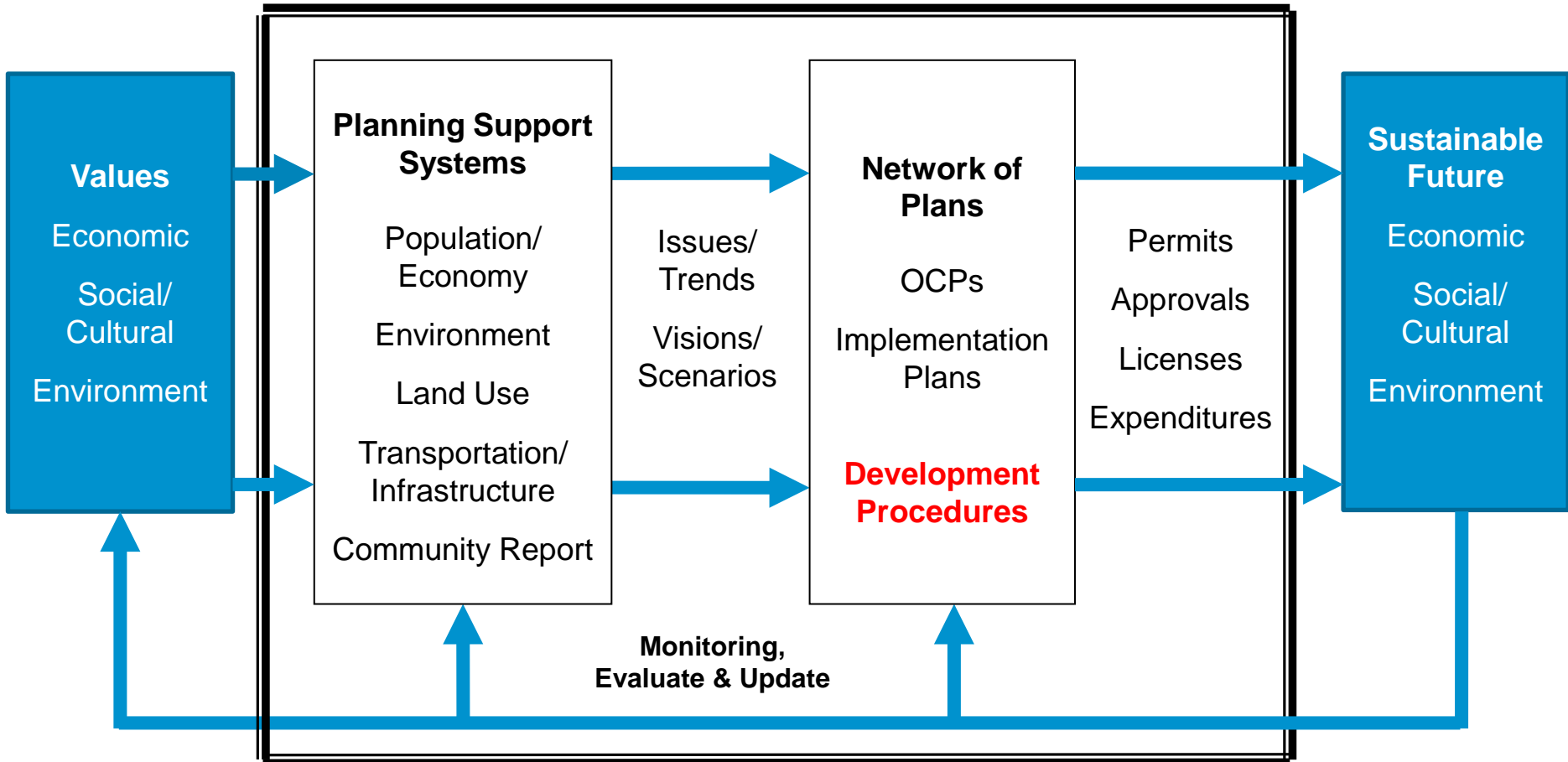
Development Procedures Bylaw Update

January 18, 2016

Introduction

- Development Procedures: Community Planning Context
- What is a Development Procedures Bylaw and why is it required?
- Why update the Development Procedures Bylaw now?
- What are the differences between the current Bylaw to the draft Bylaw?
- Next steps

Development Procedures: Community Planning Context



What is a Development Procedures Bylaw and why is it required?

- A mandatory bylaw to define procedures for land owners to:
 - Apply to amend an OCP or Zoning Bylaw, or
 - Apply for the issuance of a permit
- The local government must consider every application

See Part 14, Sec. 460 of the Local Government Act

What is a Development Procedures Bylaw and why is it required? (Continued)

- Who is eligible to apply
- Information submission requirements
- Delegation of Council's powers, duties and functions, including reconsideration provisions
- Fees
- Public notification requirements:
 - Sign posting requirements
 - Specify distance for statutory notifications
- Reapplication restrictions

What is a Development Procedures Bylaw and why is it required? (Continued)

- The Development Procedures Bylaw is not:
 - Does not repeat the Act
 - Does not limit private rights granted under the Act
 - Does not limit DNV's obligations under the Act
 - Does not include all practices, but only those required to be implemented by bylaw
 - Does not fetter Council's discretion

Why update the Development Procedures Bylaw now?

- Periodically review and assess regulations for relevance and ease of use (OCP Policy 8.2 4.)
- Housekeeping amendments:
 - easing interpretation
 - compliance with statutory requirements
 - supporting service delivery processes
 - contributing to consistent good management and community satisfaction

What are the differences between the current Bylaw to the draft Bylaw?

- No change to public notification procedures including:
 - sign posting requirements
 - notice delivery distance
- Table of Concordance

Next Steps

- Council feedback
- Modify the Draft based upon input received
- Bylaw consideration in a regular Council Meeting, including consideration of amended Policies
- Bylaw adoption