

AGENDA ADDENDUM

COUNCIL WORKSHOP

Tuesday, April 4, 2017

5:00 p.m.

Committee Room, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER
DISTRICT

www.dnv.org

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COUNCIL WORKSHOP

**5:00 p.m.
Tuesday, April 4, 2017
Committee Room, Municipal Hall,
355 West Queens Road, North Vancouver**

AGENDA ADDENDUM

THE FOLLOWING LATE ITEMS ARE ADDED TO THE PUBLISHED AGENDA

3. REPORTS FROM COUNCIL OR STAFF


3.1. Development Procedures Bylaw Update (Bylaw 8144) File No. 08.3060.20/007.17

Recommendation:

THAT the March 30, 2017 report of the Development Planner entitled Development Procedures Bylaw Update (Bylaw 8144) be received for information.

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Council Workshop	Date: <u>April 4, 2017</u>
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COMMITTEE

March 30, 2017
File: 08.3060.20/007.17

AUTHOR: Darren Veres, Development Planner

SUBJECT: Development Procedures Bylaw Update (Bylaw 8144)

RECOMMENDATION:

THAT Council receive this report for information.

REASON FOR REPORT:

On March 28, 2017, Development Procedure Bylaw 8144 received First Reading from Council. This Bylaw replaces Development Procedures Bylaw 7738 to update the District's development review procedures.

Council expressed a desire to discuss the proposed bylaw in more detail in advance of proceeding to consideration of Second and Third Reading. In response, Staff have scheduled a workshop on April 4th, 2017. In advance of that workshop, attached to this report staff have prepared a simplified Venn diagram which highlights the changes between the existing and proposed bylaw, a graphic showing the changes to community notification (generally increasing or remaining the same) and a graphic showing how the Development Procedures Bylaw 8144, Temporary Use Bylaw 8217 and Fees and Charges Bylaw 8218 are related to each other. Also attached are Bylaw 8144 and a marked-up version of the existing Development Procedures Bylaw 7738 which outlines all changes. These materials will be presented, and the Development Procedures Bylaw 8144 will be discussed at a workshop on April 4, 2017.

Respectfully submitted,



Darren Veres
Development Planner

Attachments:

1. Venn Diagram of Proposed Amendments to Development Procedures Bylaw;
2. Bylaw Relationship Chart;
3. Changes-Community Input;
4. Bylaw 8144; and
5. Bylaws 7738 – Blacklined

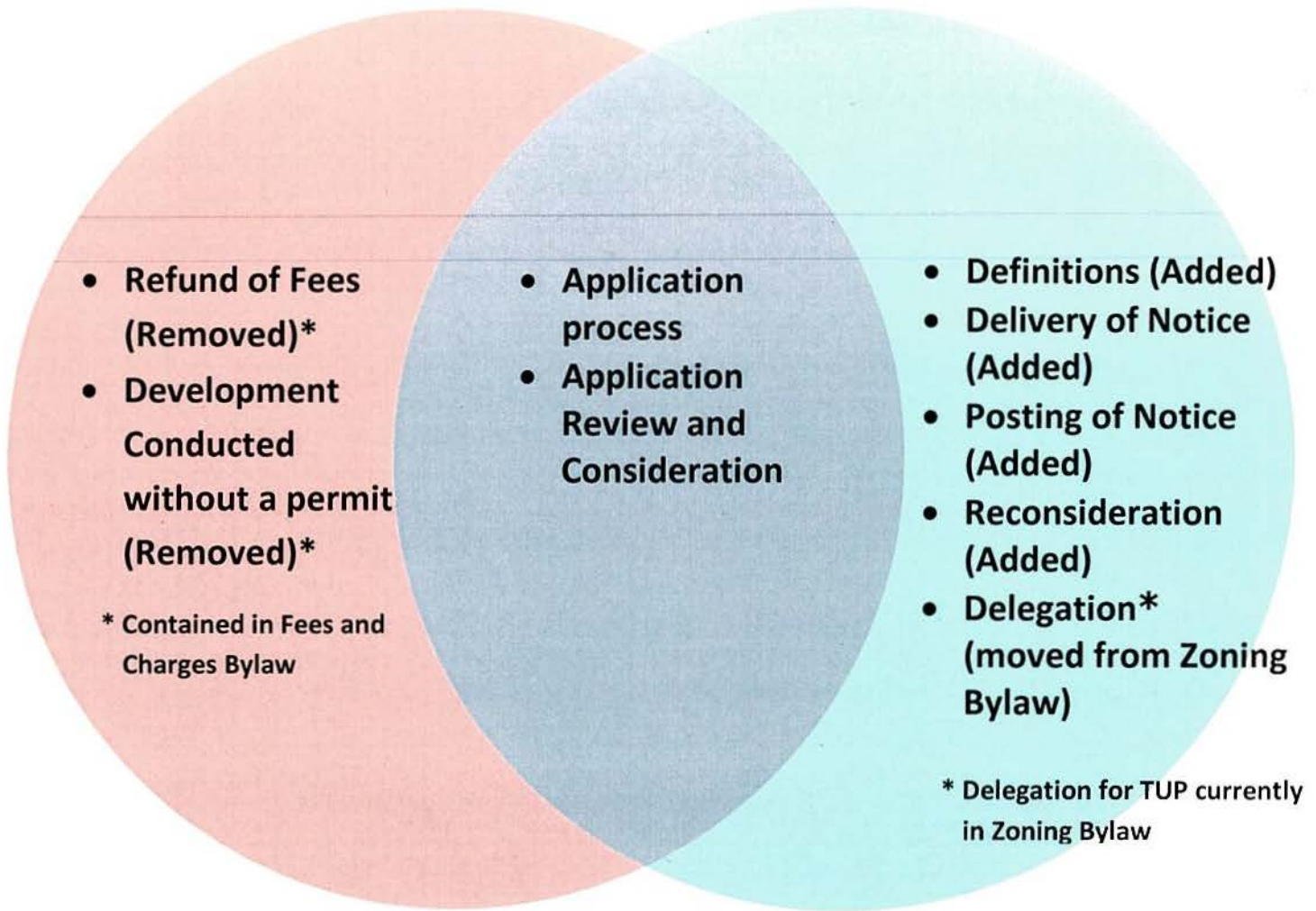
REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	_____	<input type="checkbox"/> Clerk's Office
<input type="checkbox"/> Development Services	_____	<input type="checkbox"/> Communications
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Finance
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> Fire Services
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> ITS
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> Solicitor
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> GIS
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Real Estate
		External Agencies:
		<input type="checkbox"/> Library Board
		<input type="checkbox"/> NS Health
		<input type="checkbox"/> RCMP
		<input type="checkbox"/> NVRC
		<input type="checkbox"/> Museum & Arch.
		<input type="checkbox"/> Other:

Development Procedures Bylaw Evolution

EXISTING BYLAW 7738

SAME

PROPOSED BYLAW 8144



Bylaw Relationship Chart

Development Procedures Bylaws	Temporary Use Permit Bylaws	Fees and Charges Bylaws
<ul style="list-style-type: none"> • Standalone bylaw • Complementary to statutory requirements in the LGA • Establishes procedures for residents to apply to for development permits • Establishes procedures to guide staff and Council review of development permit applications • Can include statutory notification procedures 	<ul style="list-style-type: none"> • Establishes conditions under which temporary use permits will be considered • Sets general conditions for temporary use permits including time limit, securities, undertaking, etc • TUPs processed in accordance with Development Procedures Bylaw • May be in either Zoning or OCP Bylaws 	<ul style="list-style-type: none"> • Outlines fees and charges for municipality • Refund of fees • Development conducted without a permit • Refers to Development Procedures Bylaw

Development Procedures Bylaw 8144

Changes - Community Input

Provision	Changes increase = ↑ no change = — decrease = ↓	
Notification Radius	↑	From 75 to 100m minimum
Newspaper Ad	—	No change
Sign Time	↑	From 10 to 12 days
Signage Format	—	No change
Neighbour Notification	↑	Best Practice Guidelines for Application Notification
Community Association Notice	↑	Website now established for Community Association and individual notification

Established by Bylaw 8144	<ul style="list-style-type: none"> • Notification Radius • Sign Format • Length of time
Established by LGA	<ul style="list-style-type: none"> • Newspaper advertisement
Best Practice Guidelines	<ul style="list-style-type: none"> • Development Process Flowchart • Notification Signs • Information available on website • Staff attendance at meetings

Best Practices Guidelines for Application Notification

Introduction:

These best practices supplement the notification requirements of the Development Procedures Bylaw.

General Notification Requirements for all Applications

1. Minimum notification is per the Development Procedures Bylaw.
2. The notification radius may be increased on a case-by-case basis where it makes sense to do so (e.g. finishing a block or including adjacent residential neighbours beyond a commercial area.)
3. Development notification letters should include a process diagram to explain the process and where the application is in the process.
4. Basic information related to major development applications should be available on the District's website including planner and applicant contact information.
5. Notification signs installed on development sites should be placed for maximum visibility from each street frontage, and if reasonable to do so be replaced if damaged or vandalized.

Developer's Early Input Meetings

1. Notification of an applicant's preliminary application meeting should be advertised in the local newspaper and a letter distributed to all property owners and tenants within the notification radius.
2. Meeting notification signs should be placed for maximum visibility from each street frontage.
3. Confirmation of delivery of meeting notification to renters, industrial/commercial tenants, strata owners is required to be given to staff (including method of delivery, date and number of notices delivered).
4. Developer's notification letters must include a short process diagram to explain the process and where the application is in the process.
5. Staff should attend developers' early input meetings to explain the process and timeline. Staff should bring a process timeline graphic to the meeting.

Outreach Prior to Application

1. Staff continue the practice of meeting with interested residents, owners, neighbours or community groups.
2. Staff continue the practice of providing relevant policy, process and timeline information to commercial realtors, owners representatives and developers when we are advised a site is being marketed.

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, or temporary use permit, in a form and content prescribed by the General Manager and this bylaw;
 - (d) "Fees and Charges Bylaw" means the District of North Vancouver Fees and Charges Bylaw 6481, as amended or replaced;
 - (e) "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;
 - (f) "Official Community Plan" means the District of North Vancouver Official Community Plan Bylaw 7900, as amended or replaced;
 - (g) "Officers and Employees Bylaw" means the District of North Vancouver Officers and Employees Bylaw 7052, as amended or replaced;
 - (h) "owner" means a person listed in the land titles office as the owner of a parcel;

- (i) "parcel" means any lot, block or other area of land that is the subject of an application;
- (j) "Zoning Bylaw" means the District of North Vancouver Zoning Bylaw 3210, 1965, as amended or replaced.

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 or temporary use permit must:
 - (a) seek approval from Council or the General Manager in accordance with the 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.
- (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; or,
- (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.

For the purposes of defining the District's four growth centres, reference is made to the District Official Community Plan Bylaw 7900 Schedule A "Town and Village Centres" Lynn Valley, Lower Lynn, Maplewood and Lower Capilano-Marine."

(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) give the amending bylaw first reading;
- (b) 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, adopt the bylaw.

Application Reconsideration

6. Within 10 days of the General Manager's decision to issue, amend, refuse, impose requirements, set conditions and standards, supplement a bylaw, impose conditions for the sequence and timing of construction and require development approval information for a development permit or require security or undertaking in respect of a temporary use permit the applicant may request that Council reconsider the decision subject to the following:

- (1) the request shall be in writing, and include reasons in support of the reconsideration;
- (2) 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;
- (3) 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
- (4) 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.

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 493 [*Temporary Use Permits*] and section 498 [*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.

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, the District must, at least 12 days before the public hearing post a notice on the area, or on a highway adjacent to the area, that is the subject of the applicable bylaw.
- (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 notice 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 state the following, as applicable to the application:
 - (a) time and date of the public hearing;
 - (b) place of the public hearing;

- (c) a phrase which in general terms describes the proposal;
- (d) civic address of the parcel that is subject of the application; and,
- (e) a District website address and phone number.

- (6) Subject to subsection (1) a minimum of one notice must be posted on the area or on a highway adjacent to the area that is the subject of the bylaw alteration.

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.

READ a first time March 27th, 2017

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8144

← 1.2 m →

DISTRICT OF
**NORTH
VANCOUVER**

PUBLIC HEARING

Proposal: (Insert a phrase which in general
terms describes the proposal)

(Insert an image of the proposal)

(Insert the time and date of the public hearing)

(Insert the place of the public hearing)

dnv.org/public_hearing
604-990-2387

2.4 m

**Marked-up version of existing bylaw
showing all proposed changes**

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

BYLAW 7738 8144

The Council for The Corporation of The District of North Vancouver enacts the following:

Title

1. This bylaw may be cited as "~~DEVELOPMENT PROCEDURES BYLAW 7738.~~" "~~Development Procedures Bylaw 8144, 2017~~".

Comment [D1]: New bylaw title.

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, or temporary use permit, in a form and content prescribed by the General Manager and this bylaw;
- (d) "Fees and Charges Bylaw" means the District of North Vancouver Fees and Charges Bylaw 6481, as amended or replaced;
- (e) "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;
- (f) "Official Community Plan" means the District of North Vancouver Official Community Plan Bylaw 7900, as amended or replaced;
- (g) "Officers and Employees Bylaw" means the District of North Vancouver Officers and Employees Bylaw 7052, as amended or replaced;
- (h) "owner" means a person listed in the land titles office as the owner of a parcel;
- (i) "parcel" means any lot, block or other area of land that is the subject of an application;
- (j) "Zoning Bylaw" means the District of North Vancouver Zoning Bylaw 3210, 1965, as amended or replaced.

Comment [D2]: Definitions were added to assist with bylaw interpretation

Scope

3. This bylaw applies to:

- a) development applications, including:
 - i. preliminary applications;
 - ii. development permit applications;
 - iii. development variance permit applications;
 - iv. subdivision applications;
 - v. temporary commercial and industrial use permits;
 - vi. liquor license applications; and
 - vii. sign permit applications.
- b) amendments to:
 - 1. an Official Community Plan; or
 - 2. the Zoning Bylaw; and
- c) research requests, document preparation, and other related services.

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

3. An application under section 2 of this bylaw must be submitted to the District of North Vancouver by the registered owner of the land, or by a person authorized to do so in writing by the owner, and shall be accompanied by:

- a) a written description of the specific proposal;
- b) the reasons for the requested amendment to an Official Community Plan or Zoning Bylaw;
- c) those materials required for the processing of the application(s), as deemed appropriate by the Director of Planning, Permits and Bylaws; and
- d) the applicable fee(s) prescribed in Schedule "B" of the District of North Vancouver Fees and Charges Bylaw 6481.

(7806 7960)

Application

4. (1) An applicant who intends to amend the Official Community Plan or Zoning Bylaw, and an applicant who intends to enter into a heritage revitalization agreement or phased development agreement, and an applicant who applies for issuance of a development permit, development variance permit or temporary use permit must:

- (a) seek approval from Council or the General Manager in accordance with the *Local Government Act* and 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.

(2) The applicant must provide the following information, at the applicant's expense, to the General Manager at the time of application submission:

- (a) authorization from the owner for the applicant to act on the owner's behalf with respect to the application;
- (b) documents and plans which describe the proposal;

Comment [D3]: Certain types of applications were removed as follows:

-Subdivision (The processing of subdivision applications is within the Approving Officer's jurisdiction)

-Liquor Licence Applications (The District's Liquor Application Policy is sufficient)

-Sign Permits (Procedures are found in Sign Bylaw 7532)

Application types added, which have a public hearing requirement as follows:

-Heritage revitalization agreement

Phased development agreement

Comment [D4]: Administrative delegation provisions added for clarity and certainty regarding the General Manager's powers to administer the bylaw.

- (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.

Comment [D5]: Changes intended to improve clarity regarding delegated authority and a requirement to submit information at the applicant's cost.

Refunds of Fees

4. The refundable portion of a fee prescribed in Schedule "B" of the District of North Vancouver Fees and Charges Bylaw 6481 will be returned to the applicant in the following circumstances:
 - a) if an application is withdrawn by the applicant or rejected by Council before either a public hearing or public meeting date is established or public notification is given, but not if the public hearing is waived; or
 - b) if an application is approved by Council without the convening of a public hearing or public meeting or undertaking public notification.

(7806-7960)

Development Conducted without a Permit

6. If any development for which a permit is required by this bylaw is commenced without a permit issued by the Council, the applicant for the proposed development must pay double the fee prescribed in Schedule "B" of the District of North Vancouver Fees and Charges Bylaw 6481.

(7806-7960)

Comment [D6]: Fee provisions already located in Fees and Charges Bylaw 6481

Process

7. Every application will be processed by the Director of Planning, Permits and Bylaws who will present a detailed report to the Council for its consideration, except where authority to issue Development Permits has been delegated to the Director of Planning, Permits and Bylaws in accordance with section 11 of this bylaw.

Official Community Plan or Zoning Bylaw

8. The Council shall, following receipt of the report pursuant to section 7 in respect of an application to amend the Zoning Bylaw or an Official Community Plan, proceed with an amending bylaw or reject the application.

Permits

9. After receipt of the report pursuant to section 7, the Council shall consider an application for a permit and at Council's discretion, hold a public meeting and then either:
 - a) issue the permit, or
 - b) refuse to issue the permit.

Refusal

10. Where an application for a bylaw amendment or a permit has been refused by Council, the Municipal Clerk shall notify the applicant in writing within 15 days of the date of refusal by Council.

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;

Comment [D7]: The bylaw wording has been modified to be more consistent with legislative powers, duties and functions of Council, and the new Official Community Plan, which delegates the authority to the General Manager to consider the issuance of certain types of development permits.

The existing Sec. 10 refusal notice provision was not included in the new bylaw as the applicant is provided notice regardless of the outcome of the decision. This is done to ensure procedural fairness.

- (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; or,
- (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.

For the purposes of defining the District's four growth centres, reference is made to the District Official Community Plan Bylaw 7800 Schedule A "Town and Village Centres" Lynn Valley, Lower Lynn, Maplewood and Lower Capilano-Marine."

- (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) give the amending bylaw first reading;
 - (b) 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, adopt the bylaw.

Delegation of Authority to Issue Development Permits

11. Deleted.

(7941)

Application Reconsideration

- 6. Within 10 days of the General Manager's decision to issue, amend, refuse, impose requirements, set conditions and standards, supplement a bylaw, and impose conditions for the sequence and timing of construction for a development permit or temporary use permit the applicant may request that Council reconsider the decision subject to the following:
 - (1) the request shall be in writing, and include reasons in support of the reconsideration;
 - (2) 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;
 - (3) 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
 - (4) 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.

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.

Comment [D8]: Changes intended to improve the clarity around procedures for the reconsideration of a decision by the General Manager.

- (2) The distance for mailing or delivery of notice under section 493 [*Temporary Use Permits*] and section 498 [*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.

Comment [D9]: Notice provisions which supplement the legislative requirements should be enabled by Bylaw.

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, the District must, at least 12 days before the public hearing post a notice on the area, or on a highway adjacent to the area, that is the subject of the applicable bylaw.
- (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 notice 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 state the following, as applicable to the application:
- (a) time and date of the public hearing;
 - (b) place of the public hearing;
 - (c) a phrase which in general terms describes the proposal;
 - (d) civic address of the parcel that is subject of the application; and,
 - (e) a District website address and phone number.
- (6) Subject to subsection (1) a minimum of one notice must be posted on the area or on a highway adjacent to the area that is the subject of the bylaw alteration.

Comment [D10]: Notice provisions which supplement the legislative requirements should be enabled by Bylaw.

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.

Comment [D11]: Intended to signal to a reviewing court that each provision of the bylaw is severable from the others and that the entire bylaw should not be declared invalid

Repeal

12. The Development Procedures Bylaw ~~5959~~ **7738, 2008** and ~~all~~ amendments thereto are repealed.

Comment [D12]: Repeal of outdated bylaw and amendments.

Effective Date

13. ~~This bylaw will come into force and take effect on January 1, 2009.~~

Comment [D13]: Bylaw will come into effect at adoption.

Amended by: 7806-7941

Schedule A to Bylaw 8144

Comment [D14]: Provides a visual reference for the sign notice.

← 1.2 m →

DISTRICT OF
**NORTH
VANCOUVER**

PUBLIC HEARING

Proposal: (Insert a phrase which in
general terms describes the
proposal)

(Insert an image of the proposal)

(Insert the time and date of the public hearing)

(Insert the place of the public hearing)

dmv.org/public_hearing
604-990-2387

2.4 m

Document: 3168264