




AGENDA INFORMATION

- ☒ Regular Meeting
☐ Other:

Date: March 8, 2021
Date: _____


Dept.
Manager


GM/
Director


CAO

**The District of North Vancouver
REPORT TO COUNCIL**

February 23, 2021
File: 09.3900.20/000.000

AUTHOR: Genevieve Lanz, Deputy Municipal Clerk

SUBJECT: Bylaws 8480 and 8495: Update to Public Notification Signage Requirements

RECOMMENDATION:

THAT "Development Procedures Bylaw 8144, 2017 Amendment Bylaw 8480, 2020 (Amendment 1)" is ADOPTED;

AND THAT "Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8495, 2021 (Amendment 72)" is ADOPTED.

BACKGROUND:

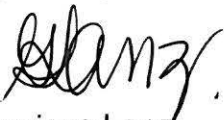
Bylaws 8480 and 8495 received First, Second and Third Readings on February 22, 2021.

The bylaws are now ready to be considered for Adoption by Council.

OPTIONS:

1. Adopt the bylaws;
2. Give no further Readings to the bylaws and abandon the bylaws at Third Reading; or,
3. Rescind Third Reading and debate possible amendments to the bylaws.

Respectfully submitted,



Genevieve Lanz
Deputy Municipal Clerk

SUBJECT: Bylaws 8480 and 8495: Update to Public Notification Signage Requirements

February 23, 2021

Page 2

Attachments:

1. Bylaw 8480
2. Bylaw 8495
3. Staff report dated February 4, 2021

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

The Corporation of the District of North Vancouver

Bylaw 8480

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 8480, 2020 (Amendment 1)".

Amendments

2. Development Procedures Bylaw 8144, 2017 is amended as follows:

- a) Subsection 8(1) is deleted and replaced with the following new subsection 8(1):

"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."

- b) By deleting the words "posted notice" in subsection 8(3) and replacing those words with the following: "posted notices required pursuant to subsection 8(1)(a)";
- c) Subsection 8(5) is deleted and replaced with the following new Subsection 8(5):

"8(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:

d) Subsection 8(6) is deleted;

e) In Schedule A to Bylaw 8144, replacing the sign template with the template in Schedule A to Bylaw 8480

READ a first time February 22nd, 2021

READ a second time February 22nd, 2021

READ a third time February 22nd, 2021

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8480

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'

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The Corporation of the District of North Vancouver

Bylaw 8495

A bylaw to amend Fees and Charges Bylaw 6481, 1992

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8495, 2021 (Amendment 72)".

Amendments

2. Schedule B of Fees and Charges Bylaw 6481, 1992 is amended as follows:
 - a) In the section entitled "Preliminary Planning Application," the "Early Input Meeting where required" fee is increased to \$3,130.00.
 - b) In the section entitled "Rezoning (including text or map amendments but not including Complex Site Rezoning), Heritage Revitalization Agreements, and creation of new Temporary Use Permit Area," the following replaces the fee for "Public Hearing Fee (refundable as per provisions in the "Refund of Fees" section."

Public Hearing Fee (refundable as per provisions in the "Refund of Fees" section)	\$3,520.00	Includes first bidirectional sign
Public Information Meeting Signage Fee (where required)	\$900.00	

- c) In the section entitled "Official Community Plan Amendment," the following replaces the fee for "Public Hearing Fee (refundable as per provisions in the "Refund of Fees" section."

Public Hearing Fee (refundable as per provisions in the "Refund of Fees" section)	\$3,520.00	Includes first bidirectional sign
Public Information Meeting Signage Fee (where required)	\$900.00	

- d) The section entitled "Additional Public Hearing Fees" is replaced with the following:



Additional Public Hearing, Meeting, or Signage Fees		
Additional Public Hearing (where required for a Rezoning, or Official Community Plan Amendment application)	\$3,520.00	
Additional Public Hearing, Public Information Meeting, or Early Input Meeting Signs (where required)	\$900.00	per additional bidirectional sign
Non-statutory Public Notification Signs (where required)	\$900.00	per bidirectional sign

READ a first time February 22nd, 2021

READ a second time February 22nd, 2021

READ a third time February 22nd, 2021

ADOPTED


Mayor

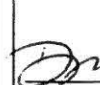
Municipal Clerk


Certified a true copy

Municipal Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>FEB. 22, 2021</u>
<input type="checkbox"/> Other:	Date: _____


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

February 4, 2021
File: 08.3060.00/003

AUTHOR: Daniel Broderick, Development Planning Assistant

SUBJECT: Update to Public Notification Signage Requirements

RECOMMENDATION:

THAT "District of North Vancouver Development Procedures Bylaw 8144, 2017 Amendment Bylaw 8480, 2021 (Amendment 1)" be given FIRST, SECOND and THIRD Readings;

THAT "Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8495, 2021 (Amendment 1)" be given FIRST, SECOND and THIRD Readings;

AND THAT the Corporate Policy titled "Non-Statutory Public Consultation for Development Applications" is approved by Council.

REASON FOR REPORT:

Consistent with the Official Community Plan (OCP) policies to "Periodically review and assess regulations for relevance and ease of use" (Policy 8.2 4.) and to "Provide opportunities for all citizens to meaningfully participate in civic affairs and community life" (Policy 6.1 1.), staff propose to update public notification sign requirements in the Development Procedures Bylaw 8144, 2017. The proposed changes are focused on providing clear and consistent public notice, to ensure clear communication, and to assist in meaningful community engagement. A companion update is proposed to the relevant corporate policy on non-statutory notification to ensure consistency in signage.

SUMMARY:

Local governments which have adopted OCP's and Zoning Bylaws must enact a procedures bylaw to establish the mechanism for land owners to apply for a change to the OCP or Zoning Bylaw, or to apply for the issuance of a permit under Part 26 of the

Local Government Act (e.g. development permits and development variance permits). The procedures bylaw establishes public notification requirements which may augment the statutory public notification provisions found in the *Local Government Act*.

Proposed Bylaw 8480 amends the specific notice requirements of the District's existing Development Procedures Bylaw 8144 (2017) to provide clarity on the number and placement of notification signs required for statutory purposes. Corporate Policy on Non-Statutory Public Consultation for Development Applications would be updated similarly for non-statutory signage requirements. Proposed Bylaw 8495 amends the Fees and Charges Bylaw to reflect an updated sign installation process and sign requirements and to ensure the District is compensated for increased signage costs.

BACKGROUND:

The Development Procedures Bylaw 8144 was adopted in 2017. This is the first amendment proposed for Development Procedures Bylaw 8144 since its adoption.

The Fees and Charges Bylaw 6481 was adopted in 1992 and is amended annually to reflect inflation and any changes in District processes and best practices.

The Corporate Policy on Non-Statutory Public Consultation for Development Applications was adopted in 2017 and was amended in 2019.

The District currently retains a local sign company to produce and install signs for Public Hearings. To date, the signage installations for Early Input Meetings (at the Preliminary Planning Application stage) and Public Information Meetings (at the Detailed Application stage) have been the responsibility of the development applicant, and the applicant is provided guidelines for sizing, format, and siting of the signs.

Under the proposed updated process, all notification signs for Public Hearings, Early Input Meetings, and Public Information Meetings would be produced and installed by the District's sign company at the request of the District. The District would provide the sign company with sign templates for each type of sign, as well as direction on best practices for locating and orienting signs to ensure visibility.

EXISTING POLICY:

The *Local Government Act* requires local governments which have adopted OCP's and Zoning Bylaws to define application review procedures. The District's existing Development Procedures Bylaw 8144 and the proposed amending Bylaw 8480 fulfil this requirement.

ANALYSIS:

The proposed amendments to the Development Procedures Bylaw and the proposed updates to the District's Corporate Policy on Non-Statutory Public Consultation for Development Applications will provide for consistency across all public notices for development applications including Public Hearing signs, Public Information Meeting signs, and other non-statutory public notifications.

The proposed Fees and Charges Bylaw amendments reflect the updated process and will account for the additional cost to the District for the design and installation of the required notification signs.

Timing/Approval Process:

The amendments to Development Procedures Bylaw 8144 and Fees and Charges Bylaw 6481 are to take effect immediately following bylaw adoption. Implementation of the provisions of the Corporate Policy on Non-Statutory Public Consultation for Development Applications would occur following approval of the policy.

Concurrence:

Bylaws 8480 and 8495, and the Corporate Policy on Non-Statutory Public Consultation for Development Applications, have been reviewed by the Development Planning and Strategic Communications & Community Relations Departments.

Should Council approve the proposed changes, the District's information hand-out to development applicants on requirements for public meetings would be revised to reflect the updated process for installation of notification signage for development proposals. The proposed amendments to Bylaw 8144 ensure that all public notice requirements for development proposals are consistent.

Public Input:

As this is an administrative process to ensure broad public engagement, no public consultation measures have been undertaken for this bylaw and policy update.

CONCLUSION:


Staff recommend updating the signage requirements of Development Procedures Bylaw 8144 and the Corporate Policy on Non-Statutory Public Consultation for Development Applications, and recommend adding additional signage fees to the Fees and Charges Bylaw 6481 to reflect increased costs to the District. The amendments will help support consistent bylaw and policy interpretation, high-quality service delivery, and continued community engagement as part of the District's development review procedures.

OPTIONS:

The following options are available for Council's consideration:

1. Give Bylaw 8480, 2020 (Amendment 1) & Bylaw 8495, 2021 (Amendment 1) First, Second and Third readings, and approve the Corporate Policy titled "Non-Statutory Public Consultation for Development Applications"; or
2. Provide alternate direction to staff.

Respectfully submitted,



Daniel Broderick
Development Planning Assistant

Attachments:

1. District of North Vancouver Development Procedures Bylaw 8144, 2017 Amendment Bylaw 8480, 2020 (Amendment 1)
2. District of North Vancouver Development Procedures Bylaw 8144, 2017 Amendment Bylaw 8480, 2020 (Redline Version)
3. District of North Vancouver Fees and Charges Bylaw, 1992 Amendment Bylaw 8495, 2021 (Amendment 1)
4. District of North Vancouver Corporate Policy: Non-Statutory Public Consultation for Development Applications
5. District of North Vancouver Corporate Policy: Non-Statutory Public Consultation for Development Applications (Redline Version)

REVIEWED WITH:		
<input type="checkbox"/> Community Planning _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Planning _____	<input checked="" type="checkbox"/> Communications <i>Cp.</i> _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Development Engineering _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Parks _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> Real Estate _____	
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Bylaw Services _____	
<input type="checkbox"/> Review and Compliance _____	<input checked="" type="checkbox"/> Planning <i>[Signature]</i> _____	

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The Corporation of the District of North Vancouver

Bylaw 8480

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 8480, 2020 (Amendment 1)".

Amendments

2. Development Procedures Bylaw 8144, 2017 is amended as follows:
 - a) Subsection 8(1) is deleted and replaced with the following new subsection 8(1):

"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."
 - b) By deleting the words "posted notice" in subsection 8(3) and replacing those words with the following: "posted notices required pursuant to subsection 8(1)(a)";
 - c) Subsection 8(5) is deleted and replaced with the following new Subsection 8(5):

"8(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:
- d) Subsection 8(6) is deleted;
 - e) In Schedule A to Bylaw 8144, replacing the sign template with the template in Schedule A to Bylaw 8480

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8480

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

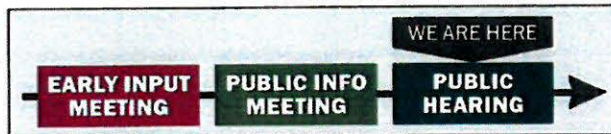
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Contact:

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

2.4 m / 8'

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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.~~
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 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.~~

(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;

~~(6) Subject to subsection (1) 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 May 8th, 2017

READ a third time May 8th, 2017

ADOPTED July 10th, 2017

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

Schedule A to Bylaw 8144

Remove template:

← 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

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



Contact:

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

2.4 m / 8'

The Corporation of the District of North Vancouver**Bylaw 8495**

A bylaw to amend Fees and Charges Bylaw 6481, 1992

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8495, 2021 (Amendment 72)".

Amendments

2. Schedule B of Fees and Charges Bylaw 6481, 1992 is amended as follows:
 - a) In the section entitled "Preliminary Planning Application," the "Early Input Meeting where required" fee is increased to \$3,130.00.
 - b) In the section entitled "Rezoning (including text or map amendments but not including Complex Site Rezoning), Heritage Revitalization Agreements, and creation of new Temporary Use Permit Area," the following replaces the fee for "Public Hearing Fee (refundable as per provisions in the "Refund of Fees" section."

Public Hearing Fee (refundable as per provisions in the "Refund of Fees" section)	\$3,520.00	Includes first bidirectional sign
Public Information Meeting Signage Fee (where required)	\$900.00	

- c) In the section entitled "Official Community Plan Amendment," the following replaces the fee for "Public Hearing Fee (refundable as per provisions in the "Refund of Fees" section."

Public Hearing Fee (refundable as per provisions in the "Refund of Fees" section)	\$3,520.00	Includes first bidirectional sign
Public Information Meeting Signage Fee (where required)	\$900.00	

- d) The section entitled "Additional Public Hearing Fees" is replaced with the following:

Additional Public Hearing, Meeting, or Signage Fees		
Additional Public Hearing (where required for a Rezoning, or Official Community Plan Amendment application)	\$3,520.00	
Additional Public Hearing, Public Information Meeting, or Early Input Meeting Signs (where required)	\$900.00	per additional bidirectional sign
Non-statutory Public Notification Signs (where required)	\$900.00	per bidirectional sign

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk



The Corporation of the District of North Vancouver

CORPORATE POLICY MANUAL

Section:	Land Administration	8
Sub-Section:	Development - Applications	3060
Title:	NON-STATUTORY PUBLIC CONSULTATION FOR DEVELOPMENT APPLICATIONS	2

POLICY

It is the policy of the District to:

- encourage applicants for Official Community Plan amendments, Zoning Bylaw amendments, development permits, development variance permits, and liquor license applications to notify the public of development applications and solicit feedback prior to the proposal being considered by Council,
- encourage applicants for Official Community Plan amendments, Zoning Bylaw amendments, and certain development permits to hold one or more public information meetings prior to the proposal being considered by Council,
- provide notice of public information meetings in accordance with this policy, and
- provide Council with an information report prior to the holding of a public information meeting.

REASON FOR POLICY

1. To establish early dialogue with the community and identify specific issues of concern.
2. To expand the opportunities for public consultation.
3. To ensure that factual information is conveyed to the community.
4. To enable staff and Council to gauge public opinion on a particular application.
5. To inform Council of development applications in process.

PROCEDURE

The following table summarizes the recommended public notification:

Development Proposal	¹ Notification Delivery Area	Sign
Official Community Plan & Zoning Bylaw Amendment		
Preliminary application	100 m	² No
Public Information Meeting	100 m	Yes
Major Development Permit for Commercial, Industrial & Multi-Family Form and Character		
Preliminary application	100 m	² No
Public Information Meeting	100 m	Yes
Other Permit and Approvals		
Development Variance Permit	Abutting land	No
Liquor Licence (requiring a resolution)	100 m	Yes
Cannabis Retail Licence	100 m	Yes

¹ The notification delivery area includes the lands subject to the bylaw alteration, permit or approval.² When an Early Input Meeting is held, a sign is required.

The above table does not apply if 10 or more parcels owned by 10 or more persons are the subject of the bylaw alteration, permit or approval. In such cases, newspaper notice will be sufficient.

When public notification signs are required:

- a. A minimum of two public notification signs must be posted on the area or on a highway adjacent to the area that is the subject of the development proposal. 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.
- b. Where an area that is the subject of the bylaw alteration is located near a major arterial, the District may post additional secondary signs viewable from both directions on the arterial to ensure adequate notice of the development proposal.

When required, the public notification sign or signs:

1. Must have a minimum dimension of 1.2 m x 2.4 m when posted on the area or on a highway adjacent to the area that is the subject of the development proposal.
2. 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:
3. Must be substantially the same as the template provided by the Development Planner.

AUTHORITY TO ACT

Delegated to Staff

Approval Date:	July 10, 2017	Approved by:	Regular Council
1. Amendment Date:	October 7, 2019	Approved by:	Regular Council
2. Amendment Date:		Approved by:	



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Redline Version – Non-Statutory Public Consultation Policy

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