

AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____

 Dept. Manager	 GM/ Director	 CAO
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The District of North Vancouver

REPORT TO COUNCIL

June 2, 2026

File: ENGES-1988111058-113327

AUTHOR: Andy Bell, Manager, Engineering Services

SUBJECT: Sewer Bylaw 6656 Amendment

RECOMMENDATION:

THAT "Sewer Bylaw 6656, 1994, Amendment Bylaw 8798, 2026 (Amendment 39)" is given FIRST, SECOND, and THIRD Readings.

REASON FOR REPORT:

This Report recommends updates to the Sewer Bylaw 6656 to align sewer servicing policy and to assist the District in better managing infill development in residential neighbourhoods. https://www.leg.bc.ca/parliamentary-business/overview/43rd-parliament/1st-session/bills/3rd_read/gov25-3.htm

BACKGROUND:

On June 17, 2024, Council amended Sewer Bylaw 6656 to help mitigate infrastructure capacity concerns and risks associated with potential infill redevelopment in the District's residential neighbourhoods. Details of this amendment can be found here: [Bylaws 8698, 8680, 8696, and 8700.](https://www.leg.bc.ca/parliamentary-business/overview/43rd-parliament/1st-session/bills/3rd_read/gov25-3.htm)

<http://app.dnv.org/OpenDocument/Default.aspx?docNum=6702125>

This Report recommends further amendments to Sewer Bylaw 6656 to further mitigate such capacity concerns.

EXISTING POLICY:

The current Sewer Bylaw restricts connection to the District's sanitary sewer system and storm sewer system in relation to proposed 4, 5 and 6 unit infill residential redevelopment ("Multiplex Redevelopment") if:

- (a) the District's existing sewer infrastructure does not have capacity to accommodate the sewer service capacity needs in the catchment area in which the proposed Multiplex Redevelopment is located assuming that 25% of the applicable properties in the catchment area were similarly redeveloped; and
- (b) the District's capital plan does not include upgrades to accommodate the capacity associated with such 25% infill Multiplex Redevelopment.

ANALYSIS:

The District has recently conducted a general review of the capacity of the sanitary sewer service and storm sewer service in single family residential neighbourhoods in the District. Partly as a result of this review, staff recommend that the existing policy, described above, be revised such that Multiplex Redevelopment build-out assumption is 100% of the applicable catchment area rather than 25%.

This change mitigates unintended long-term risk associated with Multiplex Redevelopment in the Districts single family neighbourhoods, by:

1. More appropriately managing existing sewer capacity constraints; and
2. Reducing future inequity or fairness issues that could arise – whereby one property owner has been allowed to construct a Multiplex Redevelopment but, in the future, their neighbour may be denied a building permit due to insufficient sewer capacity in the same, unimproved infrastructure system for that catchment.

Under the proposed amended bylaw provisions, even where there is insufficient capacity in either the storm sewer system or the sanitary sewer system, infill Multiplex Redevelopment which may be permitted under zoning (for example, the possibility of SSMUH), may still will be allowed to connect to the storm sewer and sanitary sewer provided that there is a formal Council-approved capital plan in place for upgrading the sanitary and/or storm sewer systems to remove the capacity constraint. This approach provides Council with greater assurance, as a matter of prudent policy and good governance, that any new infill residential density in our single family neighbourhoods permitted in the future (again, for example SSMUH) does not run out ahead of the District's ability to service such redevelopment, and does not get ahead of critical fiscal, budgetary, engineering, physical and other constraints and policy considerations relevant and important to the community associated with sanitary and storm sewer service delivery.

Concurrence:

The Municipal Solicitor, Development Planning and Finance have reviewed this Report and provided their concurrence.

Financial Impacts:

No costs are associated with the recommendation in this Report.

Options:

The following options are available for Council's consideration:

Option 1 (recommended):

THAT "Sewer Bylaw 6656, 1994, Amendment Bylaw 8798, 2026 (Amendment 39)" is given FIRST, SECOND, and THIRD Readings

Option 2 (alternative – retain status quo):

THAT “Sewer Bylaw 6656, 1994, Amendment Bylaw 8798, 2026 (Amendment 39)” shall proceed no further

Conclusion:

Amending Sewer Bylaw 6656 will provide greater assurance, as a matter of prudent policy and good governance, that any new infill residential density in our single family neighbourhoods permitted in the future does not run out ahead of the District’s ability to service such redevelopment, and does not get ahead of critical fiscal, budgetary, engineering, physical and other constraints and policy considerations relevant and important to the community associated with sanitary and storm sewer service delivery.

Respectfully submitted,



Andy Bell, P.Eng.
Manager, Engineering Services

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		

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The Corporation of the District of North Vancouver

Bylaw 8798

A bylaw to amend Sewer Bylaw 6656, 1994

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

Citation

1. This bylaw may be cited as “Sewer Bylaw 6656, 1994, Amendment Bylaw 8798, 2026 (Amendment 39)”.

Amendments

2. Sewer Bylaw 6656, 1994 is amended as follows:

- a) Section 7.5 is deleted and replaced with new section 7.5 set out below:

“7.5 Notwithstanding section 7.2, under no circumstance shall a proposed houseplex redevelopment discharge groundwater to the storm sewer system. For the purpose of this section 7.5, section 8.1, and section 9.1 “houseplex redevelopment” means ground-oriented detached or semi-detached housing redevelopment with an emphasis on above ground living, and containing 4, 5 or 6 dwelling units on one lot.”

- b) The words “small-scale multi-family redevelopment” are deleted wherever they appear in the Bylaw and replaced with the words “houseplex redevelopment”

- c) Section 8.1 is deleted and replaced with new section 8.1 set out below:

“8.1 For any proposed houseplex redevelopment:

- a) every sanitary drainage system shall discharge into a sanitary sewer connection connected to the sanitary sewer system;
- b) no discharge into a sanitary sewer connection connected to the sanitary sewer system is permitted if:
 - (i) the Director determines that the capacity of the sanitary sewer system and/or the capacity of a Greater Vancouver Sewerage and Drainage District (GVS & DD) sanitary sewer system in:
 - A. the catchment area in which the proposed houseplex redevelopment is to be located; and

- B. all catchment areas downstream of the catchment area in which the proposed houseplex redevelopment is located

would, or potentially could, be insufficient to service, now or in the future, the proposed houseplex redevelopment if, now or in the future, 100% of the parcels in the catchment area in which the proposed houseplex redevelopment is located and which are zoned to permit no more than 4 dwelling units are developed to the maximum number of dwelling units per parcel permitted under the District's Zoning Bylaw (the "**Capacity Issues**"); and

- (ii) the District does not have a formal Council-approved plan in place to upgrade the sanitary sewer system as necessary to fully address the Capacity Issues. Any such plan would have to take into account the cost of the infrastructure upgrades for the projected build-out, the District's budgetary constraints and any other constraints.

This section 8.1 does not apply to any development (or redevelopment) on any parcel for which a complete building permit application was received on or before the date that Sewer Bylaw 6656, 1994, Amendment Bylaw 8798, 2026 (Amendment 39) is adopted.

d) Section 9.1 is deleted and replaced with new section 9.1 set out below:

"9.1 For any proposed houseplex redevelopment:

- a) all storm water, drainage, clear waste water and run-off from hard surfaces shall discharge into the storm sewer system.
- b) no discharge into the storm sewer system is permitted if the storm sewer system does not extend to the site of the proposed houseplex redevelopment unless the District in its discretion approves such an extension;
- c) no discharge into the storm sewer system is permitted if:
 - (i) the Director determines that the capacity of the storm sewer system in:
 - A. the catchment area in which the proposed houseplex redevelopment is located; and
 - B. all catchment areas downstream of the catchment area in which the proposed houseplex redevelopment is located

would, or potentially could, be insufficient to service, now or in the future, the proposed houseplex redevelopment if, now or in the future, 100% of the parcels in the catchment area in

which the proposed houseplex redevelopment is located and which are zoned to permit no more than 4 dwelling units are developed to the maximum number of dwelling units per parcel permitted under the District's Zoning Bylaw, all as determined by the Director (the "**Capacity Issues**"); and

- (ii) the District does not have a formal Council-approved plan in place to upgrade the sanitary sewer system as necessary to fully address the Capacity Issues. Any such plan would have to take into account the cost of the infrastructure upgrades for the projected build-out, the District's budgetary constraints and any other constraints.

This section 9.1 does not apply to any development (or redevelopment) on any parcel for which a complete building permit application was received on or before the date that Sewer Bylaw 6656, 1994, Amendment Bylaw 8798, 2026 (Amendment 39) is adopted.

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Corporate Officer

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