

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


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

June 15, 2026
File: 09.3900.20/000.000

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: Bylaw 8798: Sewer Bylaw 6656 Amendment

RECOMMENDATION:

THAT "Sewer Bylaw 6656, 1994, Amendment Bylaw 8798, 2026 (Amendment 39)" is ADOPTED.

BACKGROUND:

Bylaw 8798 received first, second and third readings on June 15, 2026 ([Staff report dated June 2, 2026](#)).

The bylaw is now ready to be considered for adoption by Council.

Options:

1. Adopt the bylaw;
2. Give no further readings and abandon the bylaw at third reading; or,
3. Rescind third reading and debate possible amendments to the bylaw.

Respectfully submitted,



Rhonda Schell
Deputy Corporate Officer, Legislative Services

Attachment:

1. Bylaw 8798

REVIEWED WITH:		
☐ Business and Economic _____	☐ Finance _____	External Agencies:
☐ Bylaw Services _____	☐ Fire Services _____	☐ Library Board _____
☐ Clerk's Office _____	☐ Golf _____	☐ Museum and Archives _____
☐ Climate and Biodiversity _____	☐ Housing _____	☐ NSEM _____
☐ Communications _____	☐ Human Resources _____	☐ NS Health _____
☐ Community Planning _____	☐ Integrated Planning _____	☐ NVRC _____
☐ Development _____	☐ ITS _____	☐ RCMP _____
Engineering _____	☐ Parks _____	☐ Other: _____
☐ Development Services _____	☐ Real Estate _____	
☐ Engineering _____	☐ Solicitor _____	
Infrastructure _____	☐ Transportation _____	
☐ Engineering Public _____		
Works _____		
☐ Environment _____		
☐ Facilities _____		

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 June 15, 2026

READ a second time June 15, 2026

READ a third time June 15, 2026

ADOPTED

Mayor

Corporate Officer

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