

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


Dept.
Manager
GM/
Director
CAO

The District of North Vancouver REPORT TO COUNCIL

June 23, 2026
File: 09.3900.20/000.000

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: **Bylaw 8797: Construction Bylaw Amendments**

RECOMMENDATION:

THAT "Construction Bylaw 8271, 2017 Amendment Bylaw 8797, 2026 (Amendment 4)" is ADOPTED.

BACKGROUND:

Bylaw 8797 received First, Second, and Third Readings on June 29, 2026 at a Special Council Meeting ([Staff report dated June 15, 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 8797

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 8797

A bylaw to amend Construction Bylaw 8271, 2017

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

Citation

1. This bylaw may be cited as “Construction Bylaw 8271, 2017 Amendment Bylaw 8797, 2026 (Amendment 4)”.

Amendments

2. Construction Bylaw 8271, 2017 is amended by:

- a. deleting section 4.57 and replacing it with the following:

“4.57 For all new single family *construction*, the *owner* must provide *professional design* and plan certification and *field reviews* for the building envelope, supported by letters of assurance in the form specified in the current *Building Code*, with the exception of the *construction* of a coach house, as defined in the *Zoning Bylaw*, provided such *building* falls within the scope of Part 9 of the *Building Code*.”

- b. deleting sections 4.15 and substituting the following:

“Permit Extension

4.15 A *building official* may, from time to time, extend the period of time set out under section 4.14 by one or more additional periods of up to six months each if:

415.1 the work authorized by the *permit* has not been commenced or has been delayed or discontinued due to adverse weather, strikes, material or labour shortages, other similar hardship beyond the *owner’s* control; or

415.2 if the size and complexity of the *construction* warrants;

provided:

415.3 an application for the extension is made within 30 days prior to

the date of *permit* expiration; and

415.4 the *owner* has paid the permit extension fee prescribed in the Fees and Charges Bylaw 6481.”

- c. deleting “make” and substituting “may” in section 4.56;
- d. deleting Schedule A and substituting with the Schedule A attached to this bylaw.

READ a first time June 29, 2026

READ a second time June 29, 2026

READ a third time June 29, 2026

ADOPTED

Mayor

Corporate Office

SCHEDULE A to BYLAW 8271 – VALUE OF WORK

Residential

Construction	\$/Sq.M	\$/Sq.Ft.
Crawlspace	578.67	54.00
Unfinished Basement	1,012.67	94.00
Main Floor	2,230.28	207.00
Upper Floor	2,025.34	188.00
Additional Floors	2,2025.34	188.00
Basement or space finishing	1,012.67	94.00
Basement with secondary suite	868.00	80.00
Additions	120%	120%
Garages	940.34	87.00
Carports	578.67	54.00
Verandas/Covered decks	723.33	67.00
Sundeck	578.67	54.00
Carport infill to create garage	434.00	40.00
Garage/carport infill to create living area	651.00	60.00
Sundeck enclosure to create living area	1,085.00	100.00
Detached Garages	1,157.34	108.00

Demolition

Minor - less than or equal to 100 m ²	\$7,500.00
Major - greater than 100 m ²	\$15,000.00

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