

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


 Dept.
Manager


 GM/
Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

January 27, 2026
File: 09.3900.20/000.000

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: **Bylaw 8777: Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8777, 2025 (Amendment 98)**

RECOMMENDATION:

THAT “Fees and Charges Bylaw 6481, 1992 Amendment 8777 2025 (Amendment 98)” is ADOPTED.

BACKGROUND:

Bylaw 8777 received First, Second and Third Readings on January 26, 2026 ([Staff Report dated January 6, 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

SUBJECT: Bylaw 8777: Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8777, 2025 (Amendment 98)Bylaw 8777: Fees and Charges Bylaw 6481, 1992 Amendment Bylaw 8777, 2025 (Amendment 98)

January 27, 2026

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Attachment:

1. Bylaw 8777

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 8777

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 8777, 2025 (Amendment 98)”.

Amendments

2. Fees and Charges Bylaw 6481, 1992 is amended as follows:

- a) Schedule A – **CORPORATE AND FINANCE FEES**, section “Permits and Development Department - Record Searches” is deleted in its entirety and replaced by the following:

Permits and Development Department - Record Searches		
Property summaries which may be referred to as comfort letters or zoning compliance letters:		
Residential: single-family	\$214.10	
Residential: non single-family	\$428.00	
All other properties	\$642.10	

- b) Schedule A – **CORPORATE AND FINANCE FEES**, section “Digital copy of approved permit drawings” is deleted in its entirety and replaced by the following:

Digital copy of approved permit drawings		
Permits in our electronic permitting system	\$50.00	Per permit, to maximum of historical permits fee
Historical permit searches		
Single-family Residential	\$160.90	
All other buildings	\$320.30	per building

Historical permit searches exceeding three hours shall be charged an additional fee of \$107.00/hour for each additional hour.	\$107.00	per hour or portion thereof
Digital copy of routinely available record	\$11.10	per record
Request for custom data or research	\$107.00	per hour or portion thereof

- c) Schedule A – **CORPORATE AND FINANCE FEES**, section “Financial Services” the fee directly below “Returned cheques or payments” is deleted in its entirety and replaced by the following:

Interest on overdue (non-tax) accounts receivable	2.00%	per month
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- d) Schedule B – **PERMITTING AND DEVELOPMENT FEES**, is deleted in its entirety and replaced by the following:

Building Permits		
Building Permit Fee		
First \$1,000 value of the work	\$99.80	
Each \$1,000 or part thereof by which the value of work exceeds the sum of \$1,000 up to a maximum of \$15,000, add	\$20.30	
Each \$1,000 or part thereof by which the value of the work exceeds the sum of \$15,000 up to a maximum of \$50,000, add	\$17.60	
Each \$1,000 or part thereof by which the value of the work exceeds the sum of \$50,000, add	\$16.00	

Revision Fees		
Revision from the time of application submission to permit issuance: first revision	\$127.00	per hour
Revision from the time of application submission to permit issuance: second revision	\$254 or \$127 per hour, whichever is greater	
Revision from the time of application submission to permit issuance: third revision and subsequent revision	\$381 or \$127 per hour, whichever is greater	
Revision after permit issuance	\$127.00	per hour
The Building Permit Fee is increased where construction commenced before the Building Inspector issued a permit by:		

For work valued up to \$15,000	\$408.70	
For work valued up to \$50,000	\$823.40	
For work valued up to \$100,000	\$1,646.40	
For work valued up to \$500,000	\$3,290.70	
For work valued up to \$1,000,000	\$8,226.30	
For work valued greater than \$1,000,000	\$16,449.00	
Corporate Search Fee – per company	\$38.00	
Permit Transfer Fee		
Single Family Residential Building	\$99.80	
Other building type	\$199.90	
Preliminary Plan Review	\$127.00	per hour, minimum two hours
Review of Alternate Solutions		
Up to two alternate solutions items included in one submission (this includes a single review of a single revision required from the primary review)	\$615.10	
For each alternate solutions equivalency item review exceeding the first two items included in the single submission	\$199.90	
Each additional revision submission of any single item	\$99.80	
Plan Review and Summary Letter (reviewed for Board of Variance application)	\$338.80	
Provisional Occupancy Permit		
Residential occupancy, per dwelling unit, to a maximum of \$5,000.00	\$134.80	per 30 days or part thereof
Other occupancies, per building or part thereof	\$661.00	per 30 days or part thereof
Temporary Building Fee	\$661.00	
Green Demolition Permit Fee	\$290.80	
Land Title Search Fee	\$38.00	
Removal of Bylaw Contravention Notice on Property Title	\$661.00	
Scan building plans fee	\$11.20	per page
For each inspection exceeding two in number where a re-inspection is required	\$165.50	
Inspection outside normal working hours	actual cost	
Permit Extension Fee: first extension	10% of original fee or half of the minimum permit fee, whichever is greater	

Permit Extension Fee: second extension and subsequent extensions	25% of original fee or half of the minimum permit fee, whichever is greater	
Finishing Permit Fee: for completion of an expired permit that is no longer eligible for a permit extension as allowed under the Construction Bylaw. Approval for a finishing permit is required from the Chief Building Official.	50% of original fee or the minimum permit fee, whichever is greater	
Occupant Load Stamp	\$253.20	

Properties Involving Controlled Substances		
Inspection Fees:		
Each time the District enters on a Parcel to inspect in the exercise of the District's authority to regulate, prohibit or impose requirements under the Properties Involving Controlled Substances Bylaw 7494 or another enactment, the Owner must pay the District an administration and inspection fee of:	\$712.10	If the Owner inspects and reports a contravention under Section 13 of Bylaw 7494 this fee will be waived in respect of that incident.
For a subsequent inspection undertaken if the Owner or occupier has failed to undertake action ordered by the Fire Chief, the District or a person authorized under the Properties Involving Controlled Substances Bylaw 7494 to order the action, the Owner must pay an additional fee of:	\$3,559.90	If the Owner inspects and reports a contravention under Section 13 of Bylaw 7494 this fee will be waived in respect of that incident.

Before confirmation is provided by the Chief Building Inspector that a satisfactory inspection of the building by the District's Building Department has been completed the Owner must pay to the District:		
For the first inspection:	\$712.10	If the Owner inspects and reports a contravention under Section 13 of Bylaw 7494 this fee will be waived in respect of that incident.
For an inspection with an architect or professional engineer to certify that the subject Building may be occupied under applicable enactments, if the Owner has not first engaged his or her own architect for that purpose:	\$3,559.90	If the Owner inspects and reports a contravention under Section 13 of Bylaw 7494 this fee will be waived in respect of that incident.
For a Special Safety Inspection:	\$712.10	
For each inspection prior to issuance of a Re-occupancy Permit:	\$427.30	If the Owner inspects and reports a contravention under Section 13 of Bylaw 7494 this fee will be waived in respect of that incident.

To obtain a Re-occupancy Permit:	\$356.10	If the Owner inspects and reports a contravention under Section 13 of Bylaw 7494 this fee will be waived in respect of that incident
The fee for a Special Safety Inspection in respect of that incident is as follows:	\$356.10	

Board of Variance		
Application Fee	\$564.00	

Chimney and Fuel Burning Appliances		
A chimney with one flue, including factory-built chimney	\$99.80	
Each additional flue or chimney in a building	\$28.90	
A fireplace and flue, including factory-built fireplace	\$99.80	
Solid fuel burning appliances	\$99.80	
Mechanical Permits		
For the installation of fixtures, each roof drain, hot water tank, sump and interceptor being classed as a fixture, as follows:		
One fixture	\$99.80	
Each additional fixture up to ten	\$36.30	
Each additional fixture over ten	\$31.90	
Re-piping of an existing building:	40% of the equivalent fixture installation fee	
For the installation or replacement of water service	\$99.80	
For the installation of perimeter drains:		
For single family residential buildings	\$99.80	
For other than single family residential buildings, up to 150 metres	\$99.80	
Each additional 75 metres or part thereof	\$52.10	
For the alteration of plumbing where no fixtures are involved, for each 10 metres of house drain installed or portion thereof	\$99.80	

In every case where, due to non-compliance with the provisions of this bylaw or to unsatisfactory workmanship, more than two inspections are necessary, for each inspection after the second inspection	\$165.50	
For the installation of domestic water for fire lines in other than single family dwellings:		
For the first 30 metres or portion thereof	\$99.80	
For each additional 30 metres	\$52.10	
For each fire hydrant, alarm valve, dry valve and flow switch	\$50.70	
For each hose outlet/connection and/or fire department connection	\$50.70	
For the connection of the municipal water supply to a hydraulic equipment	\$99.80	
For the installation of pressure vacuum breakers, approved double check valve assemblies and reduced pressure backflow preventers	\$99.80	
For the installation of a sanitary or storm sewer:		
Up to 30 metres	\$99.80	
Each additional 30 metres or part thereof	\$52.10	
For the installation of Sprinkler System:		
Fee for the first head	\$99.80	
For each additional head	\$5.60	
For the installation of a forced air heating duct distribution system:		
Per 1,000 btu	\$4.60	
Minimum	\$99.80	
Maximum	\$327.90	
For the installation of a hydronic heating pipe distribution system:		
Per 1,000 btu	\$4.60	
Minimum	\$99.80	
Maximum	\$327.90	
For each inspection exceeding two in number where a re-inspection is required	\$165.50	
Inspection outside normal working hours	actual cost	
Permit Extension Fee: first extension	10% of original fee or half of the minimum permit fee, whichever is greater	

Permit Extension Fee: second extension and subsequent extensions	25% of original fee or half of the minimum permit fee, whichever is greater	
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Electrical Permits		
The fees payable for the issuance of an electrical permit are based on the total value of the proposed electrical installation including all material and labour as follows:		
Value of installation up to a maximum of \$500	\$99.80	
Value of installation exceeds \$500 up to a maximum of \$750	\$141.40	
Value of installation exceeds \$750	\$180.80	
Each \$100 or part thereof by which the value of installation exceeds the sum of \$1,000 up to a maximum of \$2,000, add	\$15.20	
Each \$100 or part thereof by which the value of installation exceeds the sum of \$2,000 up to a maximum of \$3,500, add	\$11.80	
Each \$100 or part thereof by which the value of installation exceeds the sum of \$3,500 up to a maximum of \$7,000, add	\$9.00	
Each \$100 or part thereof by which the value of installation exceeds the sum of \$7,000 up to a maximum of \$10,000, add	\$7.00	
Each \$100 or part thereof by which the value of installation exceeds the sum of \$10,000 up to a maximum of \$50,000, add	\$5.45	
Each \$100 or part thereof by which the value of installation exceeds the sum of \$50,000 up to a maximum of \$100,000, add	\$4.10	
Each \$100 or part thereof by which the value of installation exceeds the sum of \$100,000 up to a maximum of \$250,000, add	\$3.20	
Each \$100 or part thereof by which the value of installation exceeds the sum of \$250,000 up to a maximum of \$500,000, add	\$2.30	
Each \$100 or part thereof by which the value of installation exceeds the sum of \$500,000 up to a maximum of \$750,000, add	\$1.90	

Each \$100 or part thereof by which the value of installation exceeds the sum of \$750,000 up to a maximum of \$1,000,000, add	\$1.60	
Each \$100 or part thereof by which the value of installation exceeds the sum of \$1,000,000, add	\$0.90	
If applicant makes an erroneous declaration of the permit value to obtain a lesser permit fee, the permit shall be revoked and a new permit issued using the corrected value. The new permit shall be calculated according to the corrected permit value and a 50% administrative fee shall be added to the calculated fee.		
Solar Photovoltaic Panels - The above electrical permit fees will be reduced by 50% for the sole purpose of installation of solar photovoltaic panels in residential buildings		
Electrical Sign Connection	\$99.80	
Temporary Permits:		
Temporary Power Pole - for a maximum period of 120 days (an extension is the same rate)	\$99.80	
Temporary to Permanent Connection	\$99.80	
Circus, Carnivals, Trade, Conventions, Exhibit, or similar shows	\$176.80	
Annual permits where the connected load in calculated horsepower is:		
1,000 HP or less	\$359.50	
Each additional 100 HP or part thereof	\$32.70	
Maximum fee	\$3,488.00	
Electric Vehicle Energy Management Systems – The above annual electrical permit fees will be reduced by 50% where the permit applies to electric vehicle energy management systems. Movie Locations - Temporary Permits:		
One location (valid for 90 days from the first day of filming)	\$99.80	
Two locations (valid for 90 days from the first day of filming)	\$198.60	
Three locations (valid for 90 days from the first day of filming)	\$296.00	
Four locations (valid for 180 days from the first day of filming)	\$394.00	

Movie Locations - Annual permit - unlimited locations:	\$1,016.50	
For each inspection exceeding two in number where a re-inspection is required	\$165.50	
Inspection outside normal working hours	actual cost	
Permit Extension Fee (not applicable to Temporary or Annual permits): first extension	10% of original fee or half of the minimum permit fee, whichever is greater	
Permit Extension Fee: second extension and subsequent extensions	25% of original fee or half of the minimum permit fee, whichever is greater	

Gas Permits		
Single family, duplex, townhouse:		
For the first appliance	\$99.80	
For each additional appliance	\$42.00	
Institutional, Commercial and Industrial For each appliance installed on the one permit:		
Equipment with input of 30 kW or less	\$99.80	
Equipment with input greater than 30 kW	\$111.70	
For piping (no appliance):		
For first 30 metres or part thereof	\$99.80	
Each additional 30 metres or part thereof	\$43.60	
For each inspection exceeding two in number where a re-inspection is required	\$165.50	
Inspection outside normal working hours	actual cost	
Permit Extension Fee: first extension	10% of original fee or half of the minimum permit fee, whichever is greater	

Permit Extension Fee: second extension and subsequent extensions	25% of original fee or half of the minimum permit fee, whichever is greater	
Fuel Switching - The gas permit fee for decommissioning the existing gas installation will be \$0.00 for the sole purpose of switching fuel source for heating from gas to electric in existing residential buildings.		

Blasting Permits		
The fees payable for the issuance of a blasting permit for blasting on any one parcel are as follows:		
For a period not longer than ten days from the date issued	\$99.80	
For a period longer than ten days but no longer than thirty days from the date issued	\$165.50	
For a period longer than thirty days but no longer than sixty days from the date issued	\$246.60	

Construction Works on DNV Infrastructure		
Restoration fees to asphalt and concrete in response to permitted work on DNV owned roadways and boulevards. Examples can include service connection work, driveway realignment, and upgrades to concrete infrastructure at the applicant's request.		
Paving Works and Restoration		
Asphalt Paving (includes sawcut)	\$235.00	Per m ²
Concrete Works and Restoration (includes sawcut and removal of existing concrete)		
Extruded Curb Frontage Provision Redevelopments above \$200,000 with existing extruded curbing and driveway crossings require full frontage replacement of all curbing; on corner lots this includes 2 frontages.		
Regular Sidewalk - MMCD Standard - panels up to 2.0m wide		
Sidewalk Panels (measured in linear metres, up to 2.0 m wide):		
First 3 metres or portion (measure to nearest sidewalk panel joint)	\$2,426.50	
Each subsequent metre	\$555.00	

Mono Pour Curb & Sidewalk - District Standard - panels up to 2.0m wide		
Sidewalk Panels (measured in linear metres, up to 2.0 m wide):		
First 3 metres or portion (measure to nearest sidewalk panel joint)	\$2,743.00	
Each subsequent metre	\$580.00	
Curb and Gutter - MMCD Standard		
First 3 metres or portion	\$2,915.00	
Each subsequent metre	\$620.00	
SW Driveway Crossing - District Standard (up to 6.5 meters in total width – total includes driveway transitions of approx. 1m on each side)	\$7,720.00	
Extruded High Curb - District Standard		
First 3 metres or portion	\$855.00	
Each subsequent metre of extruded curb	\$120.00	
Depressed Driveway Crossing - District Standard		
First 4.5 metres in length	\$1,630.00	
Each subsequent metre of extruded driveway curb over 4.5 metres	\$160.00	
Replacement of Survey Monument:		
Standard Integrated	\$2,931.00	per monument
Secondary Benchmark	\$4,886.00	per monument
Federal Benchmark	\$7,694.00	per monument
High Precision	\$10,992.00	per monument
GeoBC Registration	\$73.00	per monument
GeoBC Survey	\$525-\$1,050	per survey

Development Applications		
Peer review of a registered professional report or qualified professional report where it is required in the opinion of the General Manager – Planning, Properties, and Permits; General Manager - Engineering, Parks, and Facilities; the Chief Building Official; or Approving Officer. The peer reviewer will be retained by the District at the owner's expense.	Recovery of actual cost	
Corporate Search Fee – per company	\$38.00	
Preliminary Planning Application		
Base fee for most development applications	\$2,610.00	
Base fee for subdivisions resulting in no more than 2 additional lots	\$1,080.00	
Profiling Fee - Major	\$355.00	

Early Input Report to Council. This applies to rezoning enquiries that, 1) require Official Community Plan Amendment (with the exception of amendment that is contemplated by policy, e.g. Lion Gate and Edgemont village areas); or 2) the District deems it necessary that an Early Input Report to Council is required.	\$2,610.00	
Early Input Public Meeting where required	\$3,900.00	Includes first bidirectional sign

Utility Modelling		
Where the District deems it necessary, hydraulic modelling fees will be charged at the Preliminary or subsequent stages of a development application for the District to assess the capacity of the District's water, sanitary and drainage infrastructure as follows:		
Water (plus Fire Hydrant Flow Test Fee, per Bylaw 2279)	\$4,045.00	Plus Test Fee
Sanitary	\$4,045.00	
Drainage	\$4,045.00	

Complex Site Rezoning		
Where the Site is 6,000 square metres of area or greater and one or more of the following apply: a. The proposal includes or results in multiple parcels and or mixed-use development; b. The proposal is for a CD zone or a split zone; c. There is a density bonus bylaw; d. The site includes a phased development agreement; e. There are new roads, park or other dedications; f. The proposal includes a housing agreement (other than strata rental protection). Where an application is withdrawn prior to municipal notification of the public hearing, the Public Hearing Fee is refundable as per provisions in the "Refund of Fees" section. (Note for clarification: All applicable Development Permit fees, including multi-family per residential unit fee, will be charged with Development Permit application)	A minimum fee of \$150,000 for the first 10,000m² of site area plus \$350 per additional 100m² of site area or portion thereof, to a maximum fee of \$750,000	

Official Community Plan Amendment		
Base Fee	\$5,220.00	Charged in addition to rezoning fees where applicable, includes first bidirectional sign
Public Hearing Fee (refundable as per provisions in the "Refund of Fees" section)	\$4,390.00	Includes first bidirectional sign
Public Information Meeting Signage Fee (where required)	\$1,125.00	per bidirectional sign
	\$645.00	per single-sided sign
Profiling Fee - Major	\$355.00	

For change in land use or increased residential density - base fee plus this fee calculated based on the amount of the proposed increase from existing OCP designation to proposed overall FSR	\$85.00	per 100m ² of floor area or portion thereof
Rezoning (including text or map amendments but not including Complex Site Rezoning), Heritage Revitalization Agreements		
Base Fee	\$5,220.00	Includes first bidirectional sign
Public Hearing Fee (refundable as per provisions in the "Refund of Fees" section)	\$4,390.00	Includes first bidirectional sign
Public Information Meeting Signage Fee (where required)	\$1,125.00	per bidirectional sign
	\$645.00	per single-sided sign
Profiling Fee - Major	\$355.00	
Proforma evaluation for applications within designated Centres where Community Amenity Contribution policy stipulates	\$19,690.00	Initial deposit for actual cost recovery
Multi-Family – base fee plus (only to be charged if application does not include Development Permit)	\$54.00	per residential unit

Additional Public Notification Fees		
Additional Public Hearing Process (where required for a Rezoning, or Official Community Plan Amendment application)	\$4,390.00	Includes first bidirectional sign
Additional Public Hearing, Public Information Meeting, or Early Input Public Meeting Signs or Non-Statutory notification (where required)	\$1,125.00	Per additional bidirectional sign
	\$645.00	per single-sided sign

Development Permit - Minor		
Base fee for additions of less than 1,000 sq.ft. (93 m ²) in DP area: Heritage Alteration Permit or Heritage Revitalization Agreement where no change to use or density	\$1,945.00	
Minor Development Permit Exemption Letter	\$435.00	
Profiling Fee - Minor	\$47.00	

Development Permit (some applications may require more than one Development Permit application and fee)		
Form and Character (when associated with a detailed rezoning application):		
Base fee for form and character for multi-family, commercial or industrial developments	\$5,300.00	
Profiling Fee – Major	\$355.00	
Multi family – base fee plus	\$54.00	
Form and Character (when there is no precursor detailed rezoning application associated with the site):		
Base fee applicable when one or more of the following apply: a. There are zoning requirements enabled by the 2024 Local Government Act changes that provide new tools to the local government, including but not limited to density bonus provisions, inclusionary housing provisions, tenant protection provisions, site-level infrastructure and transportation demand management (TDM) provisions; b. There is a housing agreement(s); c. There is a phased development agreement; or d. There are new roads, park or other dedications.		
Base Fee:		
0-1,999 m ² site area	\$20,000.00	Plus \$500 per 500 m ² of GFA or portion thereof above 1000 m ²
2,000-5,999 m ² site area	\$60,000.00	Plus \$500 per 500 m ² of GFA or portion thereof above 1000 m ²
6,000 m ² site area	\$150,000.00	Plus \$500 per 500 m ² of GFA or portion thereof above 1000 m ²
Profiling Fee Major	\$355.00	
Environmental or Hazardous Conditions:		
Single Family: (For single family (RS) zoned properties involving more than one Development Permit, where new development is occurring, the fee for all the Development Permits shall be the fee of the highest value Development Permit plus \$144 for each additional Development Permit type)	\$152.00	

Protection of the Natural Environment DPA	\$152.00	per parcel for renovations on the existing parcel
	\$745.00	per new single family dwelling or per new single family parcel in a proposed subdivision
Streamside Protection DPA – Single Family	\$152.00	per parcel for renovations on the existing parcel
	\$745.00	per new single family dwelling or per new single family parcel in a proposed subdivision
Wildfire Hazards DPA:	\$360.00	per new single family dwelling or per new single family parcel in a proposed subdivision
Creek Hazards DPA:	\$152.00	per parcel for renovations on the existing parcel
	\$745.00	per new single family dwelling or per new single family parcel in a proposed subdivision
Slope Hazards DPA:	\$152.00	per parcel for renovations on the existing parcel

Slope Hazards DPA:	\$745.00	per new single family dwelling or per new single family parcel in a proposed subdivision
Profiling Fee - Minor	\$47.00	
Other than single family:		
Environmental, or Hazardous Conditions (fee charged for each applicable Development Permit Area)"	\$860.00	per 10,000 sq.ft. (929 m ²) or portion thereof, of affected site area with a minimum fee of \$860
Profiling Fee - Major	\$355.00	
Environment Development Permit Exemption Letter	\$64.00	

Major Projects Development Review		
In cases where a property owner requests design and development review by the District in relation to a major project for which a Form and Character Development Permit is not required, the following service fee will apply as provided under Section 194(1)(a) of the Community Charter. May include municipal, utility, school, recreation, and other land use review.	\$5,300.00	
Profiling Fee – Major	\$355.00	

Development Variance Permit Fees		
Base fee for Development Variance Permit (Council consideration)	\$4,485.00	Includes all required notification
Profiling Fee – Major	\$355.00	
Base fee for Delegated Development Variance Permit	\$1,945.00	
Profiling Fee - Minor	\$47.00	

Temporary Use Permit Fees		
Temporary Use Permit (Council Consideration)	\$4,485.00	
Delegated Temporary Use Permit	\$1,945.00	
Profiling Fee - Major	\$355.00	
Temporary Use Permit Extension	\$705.00	
Profiling Fee - Minor	\$47.00	

Subdivision		
Base fee for: - Subdivisions creating new lots - Subdivisions for consolidation and dedication, or - Applications for phased strata plan	\$2,690.00	
Base fee for subdivision creating an air space parcel	\$5,950.00	Plus \$2690 for each additional parcel
Base fee for lot-line adjustment	\$1,465.00	
Base fee strata-titling of previously or currently occupied buildings	\$4,255.00	
Profiling Fee - Major	\$355.00	
Signing Fee (payable with submission of subdivision plans for final approval)	\$1,465.00	
Fee per new lot created	\$660.00	per additional lot
Conditions Letter extension	\$705.00	

Resubmissions		
This fee may be levied for additional reviews of building, landscape, engineering, survey or tree plans.		
Per resubmission	\$705.00	

Amendments		
This fee may levied for amendment to approved subdivision, restrictive covenant, or other legal documents where the amendment will require staff review and/or a public notification process.		
Amendment	\$880.00	
Amendment (Council Consideration)	\$2,475.00	

Sign Permits		
Application for new sign(s) or to amend an issued sign permit in accordance with the Sign Bylaw 7532 and that can be reviewed and issued by staff without a Minor Development Permit	\$190.00	for the first sign
Each additional sign	\$105.00	
Minor Development Permit for a sign where the sign(s) are not in accordance with an approved Development Permit or an accepted sign package, but are otherwise compliant with the Sign Bylaw 7532	\$750.00	per site

Delegated Development Variance Permit required for signage that does not comply with the Sign Bylaw but is supported by Design Guidelines	\$1,945.00	
Profiling Fee - Major	\$355.00	

Liquor Related Applications		
Temporary change to a liquor licence	\$140.00	
Permanent Liquor Licences:		
Applications for a new liquor licence or a significant amendment to an existing licence	\$2,645.00	
Applications for a minor permanent change to an existing licence (i.e. Operating hours)	\$1,320.00	
Public Notification Fee	\$2,310.00	
Profiling Fee - Minor	\$47.00	
Permanent Cannabis Licences:		
Applications for a new cannabis licence or an amendment to an existing licence	\$2,645.00	
Public Notification Fee	\$2,310.00	
Profiling Fee - Minor	\$47.00	

Wireless Telecommunications Facility Review Application		
Proposals requiring a District Wireless Telecommunications Facility Review Application	\$5,300.00	per facility
Profiling Fee – Major	\$355.00	
Public notification fee (not part of a District Wireless Telecommunications Facility Review Application)	\$2,310.00	

Legal Documents		
Site Specific Legal Documentation:		
Fees for legal documents will be based on the costs associated with their preparation. When possible, standardized documents will be used.		
Standard Development Servicing Agreement	\$960.00	
Renewal of Standard Development Servicing Agreement	\$960.00	

Special Services		
Extraordinary Work		actual cost
Custom Research: Requests for detailed research of one or more properties where municipal research is appropriate	\$210.00	per hour
Confirmation Letters: Requests for letters confirming the land use designation in the Official Community Plan or the Zoning of a particular site are requested but where no additional research is required.	\$210.00	

Refund of Fees
A fee prescribed in the Development Applications section of Schedule B will be refunded to the applicant, upon request, in the following circumstances: a) If an application is withdrawn by the applicant before public notification for a public hearing occurs, the Public Hearing Fee will be refunded b) If an application is rejected by Council before public notification for a public hearing occurs, the Public Hearing Fee will be refunded c) If an application is determined to not require a public hearing, the Public Hearing Fee will be refunded d) If an application is withdrawn by the applicant and no significant staff work has occurred, Development Application fees may be considered for refund. Fees will not be refunded where significant staff work has been completed

Development Conducted without a Permit		
If any development for which a permit is required by the District of North Vancouver is commenced without a permit, the applicant for the proposed development must pay double the fee prescribed in this bylaw.		If any development for which a permit is required by the District of North Vancouver is commenced without a permit, the applicant for the proposed development must pay double the fee prescribed in this bylaw.

Development Site Access		
This fee is levied when District crews attend a development site to perform works (e.g. capping/stalling water/sewer/other works) but are forced to reschedule works due to inadequate side access and preparation (e.g. obstructions/missing survey pins) per s. 13.0 of the Development Servicing Bylaw 8145:		
1st attendance	\$1,345.00	
2nd attendance	\$2,015.00	
3rd attendance	\$2,690.00	

Administration Fees For Development Servicing		
An administration fee required in connection with all administrative costs incurred by the District in connection with the "Works" as defined in the Development Servicing Bylaw.	5.1%	up to and including \$100,000
	4.1%	on amount in excess of \$100,000
Design revision fee required in connection with incomplete design drawing submissions for review costs incurred by the District - Minimum charge 1 hour	\$123.00	per hour
Administration fee required in connection with all administrative costs incurred by the District in connection with a crane swing agreement.	\$1,345.00	
Administration fee required in connection with all administrative costs incurred by the District in connection with an underpinning agreement.	\$1,345.00	

Permits Pursuant to the Environmental Protection and Preservation Bylaw		
Aquatic Area Permit	\$450.00	
Pesticide Permit:		
Single Family Residential	\$64.00	
Industrial, Commercial, Multi-family	\$125.00	
Soil Permit:		
Single Family Residential	\$265.00	
Industrial, Commercial, Multi-family	\$540.00	
Site Disclosure Statement for a Site Disclosure Statement/Site Profile under the Environmental Management Act, Contaminated Sites Regulation	\$100.00	
Re-Inspection Fee:		
For each inspection exceeding two in number, made on the same site	\$165.50	

Works Conducted Without a Permit:		
If any works for which a permit is required by the Environmental Protection and Preservation Bylaw 6515 are commenced without a permit issued by the General Manager of Planning, Permits and Properties Division, the permit applicant for the proposed works shall pay double the fee prescribed as set out in the Fee section of this Bylaw		
Preliminary Site Review:		
Environmental Requirements - A preliminary plan review and/or site inspection including required liaison with other jurisdictions. The service includes an analysis of a proposed development, building, or structure for compliance with the Environmental Protection and Preservation Bylaw 6515 and/or other requirements as related to stream or waterfront setbacks	\$190.00	

Tree Permits Pursuant to the Tree Protection Bylaw		
<i>Cut or remove protected tree(s):</i>		
For each protected tree to be removed up to and including four trees	\$116.00	
Five or more protected trees	\$581.00	
For development involving removal of ten or more protected trees on a parcel greater than 1 hectare	\$2,908.00	
Cut large diameter tree(s) – per tree	\$116.00	
Remove large diameter tree(s) - per tree	\$581.00	
**Above fees doubled for Retroactive Permit for work requiring tree permit done without obtaining tree permit		
Corporate Search Fee – per company	\$38.00	
Inspection and Re-inspection Fees:		
The following fees apply for inspections undertaken to determine whether or not to release a security deposit held under the Tree Protection Bylaw:		
For each inspection exceeding two in number, made on the same site	\$165.50	
Where it has been determined that work or development permitted pursuant to the Tree Protection Bylaw 7671 has not been satisfactorily completed, the following fees shall apply with respect to inspections:		
Inspection relating to tree protection barrier, retained tree or replacement tree	\$165.50	
Inspection to determine compliance with tree permit or bylaw	\$165.50	
Environmental Compensation Fee	\$1,164.00	For all large diameter trees not a Douglas fir or Western red cedar
	\$2,326.00	For all large diameter trees that are Douglas fir or Western red cedar
Installation of Street Tree(s)	\$1,200.00	

Permits Pursuant to the Drinking Water Conservation Bylaw		
Fee for water sprinkling permit for new lawn	\$66.00	

- e) Schedule C – **PARKS AND RECREATION FEES**, section “Ecology Centre”, the sub-section “Groups” is deleted in its entirety and replaced by the following:

Groups:		
Students age 3 to 12 (12 students or less)	\$114.00	
Students age 3 to 12 (13 to 30 students)	\$211.00	
Students age 13 to adult (12 students or less)	\$133.00	
Students age 13 to adult (13 to 30 students)	\$247.50	

- f) Schedule D – **PROTECTIVE SERVICES FEES**, section “Fire Building/Shipboard prop - Theatrical Smoke Use Only” is deleted in its entirety and replaced by the following:

Fire Building/Shipboard prop - Theatrical Smoke Use Only		
Technician (2 tech minimum) (Includes pre/post prep time)	\$1,500.00	per day
	\$950.00	per half day
Building, plus material/smoke	\$1,000.00	per day
	\$500.00	per half day
Total	\$2,500.00	per day
	\$1,450.00	per half day

- g) Schedule E – **LICENSING AND FILM FEES**, section “Schedule of Licence Fees B”, subsection “Group 1 Areas”, subsection “Warehousing” is deleted in its entirety and replaced by the following:

Warehousing:		
1 to 930 square metres of floor space	\$857.40	
931 to 2,790 square metres of floor space	\$1,785.60	
2,791 to 4,650 square metres of floor space	\$2,736.40	
4,651 to 6,510 square metres of floor space	\$3,659.90	
6,511 to 8,370 square metres of floor space	\$4,588.10	
8,371 to 10,230 square metres of floor space	\$5,540.80	
10,231 to 12,090 square metres of floor space	\$6,156.20	
Each additional 1,860 square metres of floor space or portion thereof	\$764.90	

- h) Schedule E – **LICENSING AND FILM FEES**, section Fees for Business Licences – Schedule of Licence Fees B – Group 2 Units, section “Apartment” is deleted in its entirety.
- i) Schedule F – **TRANSPORTATION FEES**, section “Permit” is deleted in its entirety and replaced by the following:

Permit		
Highway Use Permit: Building Zone Fee - Use of Road Allowance for adjacent Development or construction work related to public or private utilities.	\$156.00	plus \$0.25/ m ² /day** **increased to \$0.50/ m ² /day (or \$1.00/ m ² for 2nd and subsequent violations) where fail to: (i) obtain Highway Use Permit; (ii) meet schedule dates in Highway Use Permit; or (iii) complete work or restore area to the satisfaction of the Municipal Engineer
Highway Use Permit: Development - Use of Road Allowance	\$156.00	
Storage of Waste Disposal Bins or Containers on Road Allowance	\$68.00	plus \$25/week
Special Highway Use Permit fee:		
(i) First occurrence	\$1,500.00	per each 12 hours
(ii) Second occurrence	\$3,000.00	per each 12 hours
(iii) Third and any subsequent occurrences	\$5,000.00	per each 12 hours
Highway Use Permit: Any other Construction/Activity on Road Allowance	\$87.00	per occurrence
Highway Use Permit: Special Events and Community Signs	\$59.00	per occurrence
Highway Use Permit (block watch party)	\$0.00	
Highway Construction and Planting Permit	\$250.00	

E-Bike Share Provider - Revenue Base Fee (the greater of \$50.00 per Shared E-bike and \$5,000) *These fees waived if paid to other municipality in inter-municipal E-bike share program	\$50.00	Paid annually; Per E-Bike deployed (not including E-Bikes in storage)
E-Bike Share Provider - Revenue Sharing Fee	\$0.25	per E-Bike trip made
E-Bike Security for Performance	\$10,000.00	
Borehole Application	\$509.00	
Newspaper Box Permit	\$60.00	
Resident Parking Only Decal	\$37.62	Per year
Congestion and Curbside Management Permit (Transportation Network Services)		
Vehicles other than Zero-emission Vehicles and Accessible Passenger Directed Vehicles	\$0.10	Per pick up and drop off
Zero-emission Vehicles	\$0.05	Per pick up and drop off

READ a first time January 26, 2026

READ a second time January 26, 2026

READ a third time January 26, 2026

ADOPTED

Mayor

Corporate Officer