



THE CORPORATION OF THE CITY OF NORTH VANCOUVER

“Development Cost Charges Bylaw, 2016, No. 8471”

CONSOLIDATED FOR CONVENIENCE – NOVEMBER 3, 2025

Amendment #	Adoption Date	Subject
9126	November 3, 2025	Development Cost Charges Review and Update

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8471

A Bylaw to Impose Development Cost Charges for the City of North Vancouver

WHEREAS pursuant to the *Local Government Act*, Council of the Corporation of The City of North Vancouver may, by bylaw, impose development cost charges for the purpose of providing funds to assist the municipality to pay the capital cost of providing, constructing, altering, or expanding fire protection, police, solid waste, recycling, sewage, water drainage, and highway facilities or of providing and improving park land, in order to serve, directly or indirectly, the development in respect of which the charges are imposed; [Bylaw 9126, November 5, 2025]

WHEREAS in fixing development cost charges imposed by this bylaw, Council has taken into consideration future land use patterns and development, the phasing of works and services, the provision of park land described in an official community plan, how development designed to result in a low environmental impact may affect the capital costs of infrastructure and whether the charges: [Bylaw 9126, November 5, 2025]

- a. are excessive in relation to the capital cost of prevailing standards of service in the municipality;
- b. will deter development in the municipality;
- c. will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality; or
- d. will discourage development designed to result in a low environmental impact;

AND WHEREAS, in the opinion of Council, the charges imposed by this bylaw are related to capital costs attributable to projects included in the capital expenditure program of the municipality; [Bylaw 9126, November 5, 2025]

NOW THEREFORE Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts as follows:

1. This Bylaw shall be known and cited for all purposes as “**Development Cost Charges Bylaw, 2016, No. 8471**”.

DEFINITIONS [Bylaw 9126, November 5, 2025]

2. In this Bylaw:

“**Apartment with 5 or more Storeys**” means a building that is five or more storeys and containing more than one dwelling unit and that is not a multiple unit. [Bylaw 9126, November 5, 2025]

“**Building Permit**” means a City building permit that authorizes the construction, alteration or extension of a building or structure. [Bylaw 9126, November 5, 2025]

“**City**” means The Corporation of the City of North Vancouver.

“**Commercial**” means a building intended to be used for a use that is not an industrial use or residential use, including institutional uses, retail, professional services and office uses. [Bylaw 9126, November 5, 2025]

“Council” means the Council of the City of North Vancouver.

“Dwelling Unit” means Dwelling Unit as defined in the Zoning Bylaw. [Bylaw 9126, November 5, 2025]

“Gross Floor Area” means the Gross Floor Area of a building or structure, as defined in the City’s Zoning Bylaw.

“Industrial” means a building intended to be used for an industrial use under the Zoning Bylaw. [Bylaw 9125, November 5, 2025]

“Multiple Unit” means a building that contains 2 or more dwelling units with each dwelling unit (other than lock-off suites) having a separate direct access to the outdoors. [Bylaw 9126, November 5, 2025]

“Other Apartment” means a building that is less than five storeys and containing more than one dwelling unit and that is not a multiple unit. [Bylaw 9126, November 5, 2025]

“Secondary Suite” means “Accessory Secondary Suite” as defined in the Zoning Bylaw. [Bylaw 9126, November 5, 2025]

“Single Family” means a building that contains only one dwelling unit (and, for clarity, the building containing the dwelling unit does not also include a secondary suite). [Bylaw 9126, November 5, 2025]

“Subdivision” means a subdivision of land into two or more parcels, whether by plan, apt descriptive words or otherwise, under the *Land Title Act* or the *Strata Property Act*.

“Zoning Bylaw” means the City of North Vancouver “Zoning Bylaw, 1995, No. 6700”, as amended.

TIMING AND COLLECTION OF DEVELOPMENT COST CHARGES [Bylaw 9126, November 5, 2025]

3. Every person who obtains:
 - A. Approval of a subdivision of a parcel of land under the *Land Title Act* or the *Strata Property Act*; or
 - B. A building permit authorizing the construction or alteration of buildings or structures;shall pay to the City, at the time of approval of the subdivision or the issuance of the building permit, as the case may be, the applicable development cost charges as set out in Schedule “A” hereto attached. [Bylaw 9126, November 5, 2025]
4. For a building intended to be used for more than one use type among residential, commercial and industrial uses, the development cost charges payable shall be calculated separately for each portion of the building containing a different use type. [Bylaw 9126, November 5, 2025]

EXEMPTIONS FROM DEVELOPMENT COST CHARGES *[Bylaw 9126, November 5, 2025]*

5. No development cost charges are payable in any of the following circumstances: *[Bylaw 9126, November 5, 2025]*
 - A. The building permit that authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, exempt from taxation under either of the following provisions of the *Community Charter* :
 - i. Section 220 (1) (h) [statutory exemption for places of public worship];
 - ii. Section 224 (2) (f) [permissive exemptions in relation to places of public worship]; or
 - B. The building permit authorizes the construction or alteration of a building where the value of the work authorized by permit does not exceed \$100,000; or
 - C. In relation to the construction, alteration or extension of self-contained dwelling units in a building authorized under a building permit if the size of each dwelling unit is 29 square metres or less and each dwelling unit is to be put to no other use other than the residential use in those dwelling units; or *[Bylaw 9126, November 5, 2025]*
 - D. A development cost charge has previously been paid for the same development unless, as a result of further development, new capital cost burdens will be imposed on the City; or
 - E. The building permit authorizes the construction, alteration or extension of a building that will, after the construction, alteration or extension, contain fewer than four self-contained dwelling units and be put to no other use than the residential use in those dwelling units; or *[Bylaw 9126, November 5, 2025]*
 - F. The development does not impose any new capital cost burdens on the municipality. *[Bylaw 9126, November 5, 2025]*
6. This bylaw shall come into full force and effect and be binding on persons as and from the date of final adoption of this bylaw.

7. “Development Cost Charges Bylaw, 1997, No. 6814”, and all amending bylaws, are hereby repealed in their entirety.

READ a first time by the Council on the 7th day of March, 2016.

READ a second time, as amended, by the Council on the 30th day of May, 2016.

READ a third time and passed by the Council on the 30th day of May, 2016.

RECEIVED APPROVAL FROM THE INSPECTOR OF MUNICIPALITIES ON THE 15TH DAY OF JULY, 2016.

ADOPTED by the Council, signed by the Mayor and City Clerk and affixed with the Corporate Seal on the 25th day of July, 2016.

“Darrell R. Mussatto”

MAYOR

“Karla D. Graham”

CITY CLERK

Schedule “A”

Service	Residential Charge per Dwelling Unit based on Building Type				Commercial	Industrial
	Single Family	Multiple	Other Apartments	Apartment with 5+ Storeys	Charge per Square Metre of Gross Floor Area	Charge per Square Metre of Gross Floor Area
Fire Services	\$1,098	\$921	\$779	\$637	\$8.56	\$8.56
Sanitary	\$1,101	\$923	\$781	\$639	\$8.58	\$8.58
Water	\$930	\$780	\$660	\$540	\$7.25	\$7.25
Storm Drainage	\$1,221	\$1,024	\$866	\$709	\$9.52	\$9.52
Parkland & Park Improvement	\$6,902	\$5,789	\$4,898	\$4,008	\$17.76	\$17.76
Solid Waste & Recycling	\$244	\$205	\$173	\$142	\$1.90	\$1.90
Transportation (Highways)	\$6,251	\$5,242	\$4,436	\$3,629	\$94.69	\$56.80
Total Charge Per Unit	\$17,747	\$14,884	\$12,593	\$10,304	\$148.26	\$110.37

[Bylaw 9126, November 5, 2025]