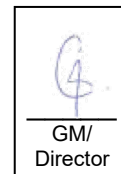
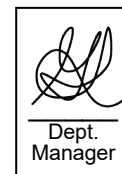


AGENDA INFORMATION	
☐ Regular Meeting	Date: _____
☐ Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

July 8, 2026
File: 09.3900.20/000.000

AUTHOR: Rhonda Schell, Deputy Corporate Officer, Legislative Services

SUBJECT: **Bylaw 8778 – Text Amendment Rezoning – 100 Amherst Avenue
(Chemtrade)**

RECOMMENDATION:

THAT “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)” is ADOPTED.

BACKGROUND:

Bylaw 8778 received first reading on January 12, 2026 ([Staff Report](#)). A public hearing was held on February 24, 2026 and closed on February 25, 2026. At the April 13, 2026 Regular meeting, Council considered and abandoned the bylaw at first reading. Pursuant to s.131 of the *Community Charter*, the Mayor initiated reconsideration of the April 13, 2026 resolution and Bylaw 8778 received second reading on May 25, 2026 ([Staff Report](#)). A second public hearing was held on June 16, 2026 and closed on June 17, 2026. Bylaw 8778 received third reading on July 6, 2026 ([Staff Report](#)).

Approval from the Ministry of Transportation and Transit was received on July 14, 2026.

At the May 25, 2026 Regular meeting, Council passed the following resolution directing staff to prepare a Section 219 covenant:

THAT Council give “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)” Second Reading and refer Bylaw 8778 back to a public hearing;

AND THAT Council direct staff to prepare a Section 219 covenant to be registered on LOT 5 EXCEPT: PART SUBDIVIDED BY PLAN LMP40923; DISTRICT LOTS 193 AND 611 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17801 as a condition of final reading of Bylaw 8778, that includes a time limit on the proposed Chlorine Operations, Quantitative Risk Assessment and Best Available Technology requirements as described in the document titled APPENDIX A Indicative Conditional Approval Framework and Timeline attached to the report titled Bylaw 8778 Reconsideration 100 Amherst Avenue – (Chemtrade) dated May 7, 2026.

**SUBJECT: Bylaw 8778 – Text Amendment Rezoning – 100 Amherst Avenue
(Chemtrade)**

July 8, 2026

Page 2

The Section 219 covenant will be distributed to Council via agenda addendum for consideration at the July 20, 2026 Regular meeting.

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

Options:

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

Respectfully submitted,



Rhonda Schell
Deputy Corporate Officer, Legislative Services

Attachments:

1. Bylaw 8778
2. Section 219 Covenant (to be distributed via agenda addendum)

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

The Corporation of the District of North Vancouver

Bylaw 8778

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

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

1. Citation

This bylaw may be cited as “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)”.

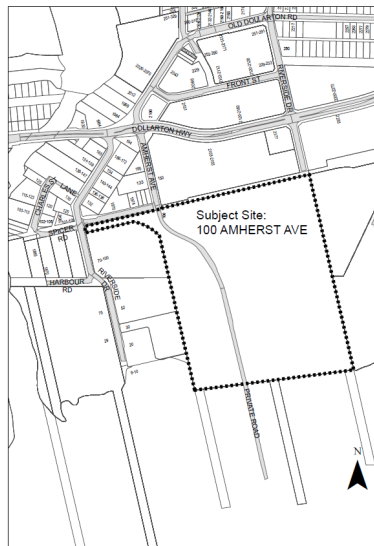
2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- a) Section 403A Uses Prohibited in All Zones, (1) (f) “the manufacture of hazardous substances except:” is amended as follows:

After (i), add the following:

- (ii) for the manufacturing, processing, liquefaction, handling, storage, loading and shipping of chlorine, on the lands located at 100 Amherst Avenue identified on the plan attached hereto.



READ a first time January 12, 2026

PUBLIC HEARING held February 24, 2026 and February 25, 2026

READ a second time May 25, 2026

PUBLIC HEARING held June 16, 2026 and June 17, 2026

READ a third time July 6, 2026

Certified a true copy of “Rezoning Bylaw 1462 (Bylaw 8778)” as at Third Reading

Corporate Officer

APPROVED by the Ministry of Transportation and Transit on July 14, 2026

ADOPTED

Mayor

Corporate Officer

Section 219 Covenant

Materials to be circulated via agenda addendum.

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