

AGENDA INFORMATION	
☒ Regular Meeting	Date: January 12, 2026
☐ Other:	Date: _____

[Signature]
Dept.
Manager

[Signature]
GM/
Director

[Signature]
CAO

The District of North Vancouver REPORT TO COUNCIL

December 15, 2025
Case: PLN2025-00042
File: 08.3060.20/042.25

AUTHOR: Yan Zeng, Manager of Development Planning

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

RECOMMENDATION

THAT “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)”, is given FIRST reading;

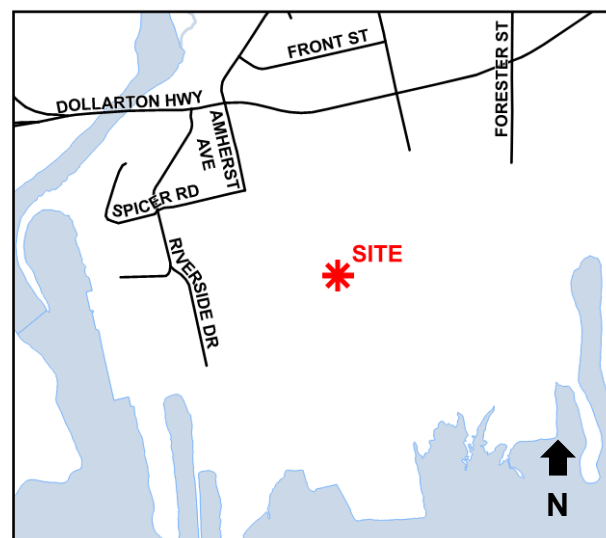
AND THAT “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)”, is referred to a Public Hearing.

REASON FOR REPORT

The manufacture of hazardous substances is generally prohibited in the District of North Vancouver. Chemtrade Logistics Inc. has applied for a site-specific text amendment to the Zoning Bylaw to permit the continued manufacture of liquid chlorine at 100 Amherst Avenue. The proposal includes safety-focused upgrades to an existing chlor-alkali facility.

SUMMARY

The applicant, Chemtrade Logistics Inc., has applied to amend the District of North Vancouver Zoning Bylaw to permit the manufacturing of a hazardous substance (liquid chlorine) at 100 Amherst Avenue. The proposed amendment would enable capital improvements to the existing chlor-alkali facility, including removal of legacy infrastructure and construction of new enclosed processing components intended to reduce overall risk to the surrounding community.



The subject site is designated *Industrial* in the Official Community Plan (OCP) and zoned *Employment Zone Industrial (EZ-I)*. The applicant has indicated that the site has been used for liquid chlor-alkali manufacturing operations since 1957. However, even if the applicant were to prove that they should be allowed to continue to use the property as a “non-conforming use” in accordance with Section 530 of the *Local Government Act (LGA)*, the proposed development could not be authorized pursuant to Sections 530 and 531 of the *LGA* unless Council approves a corresponding zoning bylaw amendment.

As part of the text amendment rezoning application, Chemtrade submitted a Facility Siting Study and Quantitative Risk Assessment (FSS/QRA) prepared by Baker Engineering and Risk Consultants Inc., which was independently peer-reviewed by Risktec Solutions (Canada) Ltd. on behalf of the District. The studies conclude that the proposed configuration meets accepted risk thresholds and, when implemented, would reduce overall risk relative to existing conditions.

In accordance with the *Local Government Act*, a public hearing for a proposed zoning bylaw amendment related to non-residential development is not required to be held if the bylaw amendment is consistent with the Official Community Plan (OCP). However, Council still has the authority to request that a Public Hearing be held. For this application, given the significant role Chemtrade has played as part of the industrial lands on the north shore, staff are recommending that a Public Hearing be held so that Mayor and Council may hear directly from the public.

BACKGROUND

The applicant has indicated to the District that the Chemtrade chlor-alkali facility at 100 Amherst Avenue has been in continuous operation since 1957 and produces liquid chlorine primarily used for drinking water treatment across British Columbia and the Pacific Northwest. The facility currently employs approximately 118 full-time staff and produces a significant portion of the liquid chlorine supply used in Western Canada.

In 1984, the District’s Zoning Bylaw was amended to include section 403A to prohibit the manufacture of hazardous substances, including compressed or liquefied gases. Site specific exemption to this prohibition would be considered on an individual basis.

Non-conforming uses may continue within the timeframe, extent, and degree authorized by the *Local Government Act*.

While Chemtrade had previously stated that they intend to close the operation on the adjacent lands administered by the Vancouver Fraser Port Authority by 2030, in October 2025, they had submitted a text amendment rezoning application to seek exemption to the section 403A prohibition. The purpose of the application is to allow the operation to continue into the future, while significantly upgrading and improving safety of the facility.

The work proposed by Chemtrade, including the demolition of the unused cell house, removal of on-site chlorine storage tanks, and construction of new enclosed railcar loading and condenser infrastructure are substantial and would trigger the requirement for a site-specific rezoning.

DISCUSSION

Site and Surrounding Area

The subject property is approximately 16.4 hectares (163,950 m²) in area and is located within the Maplewood industrial area. Surrounding land uses are predominantly industrial and include:

- North: Northwood Business Park (light industrial commercial uses)
- East: GFL recycling facility and approved HTEC hydrogen liquefaction facility
- South: Port of Vancouver industrial lands (Chemtrade lease area)
- West: Metro Vancouver recycling and Heidelberg Aggregates facilities

The site is well separated from established residential neighbourhoods north of Dollarton Highway.



Project Description

The application consists of a site-specific text amendment rezoning to permit the continued manufacture of liquid chlorine at the existing Chemtrade chlor-alkali facility located at 100 Amherst Avenue, and to enable a series of safety-focused capital upgrades to the facility. No increase in production capacity is proposed.

Chemtrade has safely operated a chlor-alkali facility on the water lot adjacent to the subject site and currently produces liquid chlorine, sodium hydroxide (caustic soda), hydrochloric acid (muriatic acid), and green gaseous hydrogen through an electrochemical process using water, salt and electricity.

Liquid chlorine produced at the facility is primarily used for municipal drinking water treatment and represents approximately 40% of Canada's total liquid chlorine supply, including over 70% of the supply used in British Columbia and Alberta.

The proposed rezoning would facilitate implementation of Chemtrade's *Vision 2030* safety improvements, which are focused on reducing on-site chlorine storage,

modernizing loading infrastructure, and further lowering risk to the surrounding community, while maintaining existing production volumes.

Key components of the proposed project include:

- Demolition of the existing cell house structure that has not been in use since 2007;
- Elimination of on-site liquid chlorine storage tanks, transitioning the facility to a “produce-and-ship” model that significantly reduces chlorine inventory on site;
- Construction of a new enclosed railcar loading building, equipped with a sophisticated emergency ventilation and air-scrubbing system designed to capture and contain chlorine in the event of a release during railcar loading operations;
- Installation of a new pre-liquefier and four elevated chlorine condensers, located approximately 80 feet above grade to allow for gravity-fed loading of liquid chlorine into railcars, thereby reducing loading pressures and eliminating the need for pumps; and
- Installation of seismically activated safety shut-off valves and other seismic upgrades throughout the facility to enhance resilience during seismic events.

Following the proposed upgrades, chlorine gas produced in the existing electrolysis process would continue to flow through drying and distillation stages before entering the new pre-liquefier and condenser system. Liquid chlorine would then flow by gravity directly into railcars within the enclosed loading building, eliminating the existing 60-tonne bulk storage tank and associated pumping infrastructure currently located on Port of Vancouver lands.

No changes are proposed to upstream production processes or overall production quantities.

All unit operations prior to the pre-liquefier would remain unchanged. The proposed configuration is intended to reduce both the probability and potential consequences of a chlorine release, with technical studies indicating that risk contours would be reduced to near or at the facility property boundary.

Construction of the proposed improvements is anticipated to occur over approximately four years, coordinated with scheduled major maintenance outages planned for 2026 and 2028, to minimize operational disruption and community impacts.

Policy Alignment

Land Use Designation and Zoning

The site is designated Industrial in the OCP and zoned Employment Zone – Industrial (EZ-I). The Chemtrade chlor-alkali facility has operated on the site since 1957 and is a

legal non-conforming use under Section 528 of the LGA. No amendment to OCP and EZ-I zone are required.

The proposed site-specific rezoning text amendment would allow the manufacture of liquid chlorine to be explicitly permitted, enabling safety-focused upgrades while maintaining the existing industrial land use.

The proposed amendment relies on a site-specific, risk-based review supported by independent third-party technical analysis. The QRA indicates that risk contours remain within accepted thresholds established by the Canadian Society for Chemical Engineering and that the proposed upgrades improve safety performance relative to the existing facility configuration.

Economic Development Strategy

The proposal aligns with the District's economic development objectives by supporting the retention and modernization of industrial employment lands. The Chemtrade facility provides approximately 118 full-time jobs currently and has made a significant contribution to the local and regional economy. The proposed upgrades support long-term industrial viability without increasing production volumes or land use intensity.

Environmental and Climate Objectives

The Chemtrade facility is one of the lowest-carbon chlor-alkali operations in North America, powered almost entirely by renewable hydroelectricity and self-produced hydrogen. The proposed upgrades do not increase output and are intended to reduce on-site chlorine storage and overall risk, while maintaining a minimal environmental footprint. The project supports broader climate and sustainability objectives at the municipal, regional, and provincial levels.

Vancouver Fraser Port Authority

A portion of the facility is located on lands leased from the Vancouver Fraser Port Authority, with a non-binding letter of intent in place to extend the lease through 2044. The proposal aligns with the Port Authority's mandate to support trade-enabling industrial uses while maintaining high standards of safety and environmental stewardship.

Provincial, Federal, and Regional Policy

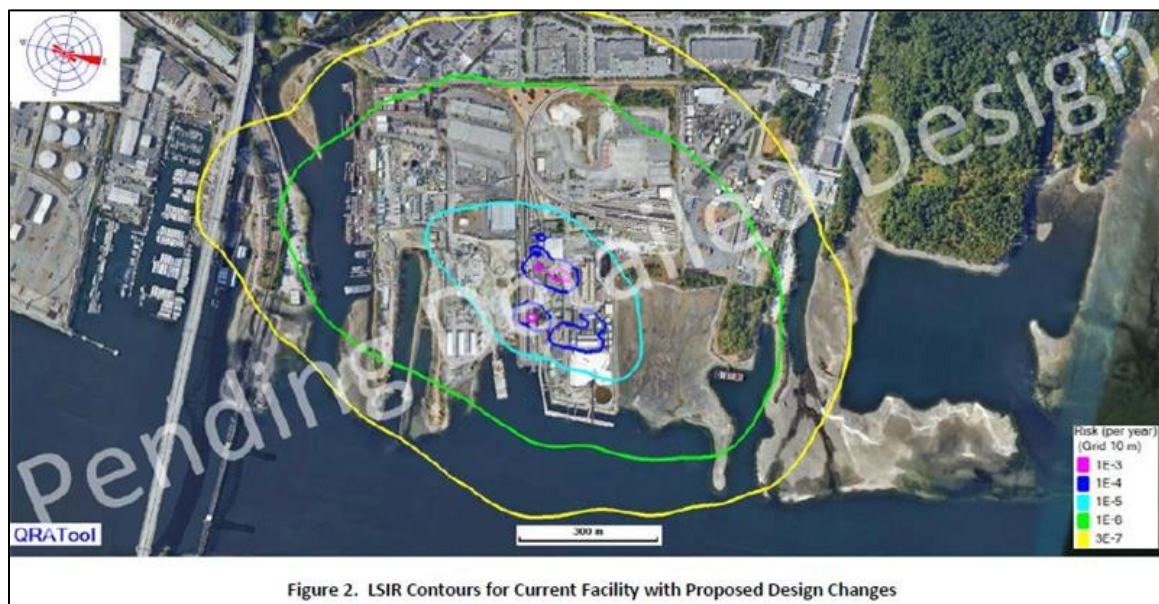
The proposal aligns with provincial initiatives such as the BC Manufacturing Action Plan, StrongerBC, and CleanBC, which support modernization of industrial facilities and domestic supply chain resilience. Liquid chlorine is identified in federal drinking water guidelines as the primary disinfectant used by Canadian municipalities, and Chemtrade supplies a significant portion of the chlorine used in Metro Vancouver's drinking water treatment system, supporting regional public health infrastructure.

Safety Study Review

Chemtrade submitted a Facility Siting Study and Quantitative Risk Assessment (FSS/QRA) prepared by Baker Engineering and Risk Consultants Inc. (dated September 24, 2025). The FSS/QRA evaluates the risks associated with the continued manufacture and handling of liquid chlorine at the existing facility, including the proposed safety upgrades.

The FSS/QRA indicates that the proposed safety upgrades reduce both the likelihood and potential consequences of credible chlorine release scenarios compared to existing conditions. Off-site risk was quantified using location-specific individual risk (LSIR) contours and are used to assess compliance with the Process Safety Management Division's (formerly Major Industrial Accidents Council of Canada, i.e. MIACC) risk-based land use planning guidelines. Based on the off-site receptors identified by Chemtrade, the resulting LSIR contours for the proposed facility are in compliance with the guidelines.

The LSIR contours are based on preliminary design information and modelling assumptions available at the time of the study and may be updated if the facility design or process conditions change, including those associated with chlorine railcar loading operations.



To ensure independent oversight, the District of North Vancouver retained Risktec Solutions (Canada) Ltd. to conduct a third-party peer review of the FSS/QRA. The review was commissioned by the District, with costs to be reimbursed by the applicant, and included the option for additional peer review at future Development Permit or Building Permit stages, if required.

In correspondence dated December 1, 2025, Risktec confirmed that no major issues were identified with the study approach, assumptions, or conclusions. Risktec's comments were limited to recommendations to improve clarity and presentation for readers. Overall, the peer review concluded that the FSS/QRA is technically sound and appropriate to support consideration of the rezoning application.

If the text amendment is successful, a covenant will be registered on title to ensure compliance with the proposed FSS/QRA, or as amended or updated from time to time.

Parking Review

Staff have reviewed the Transportation Impact Assessment (TIA) submitted by the applicant and are satisfied that there would be no change from existing traffic flow and no additional negative impact is anticipated.

Off-site Improvements

Subject to confirmation at subsequent stages of permitting, watermain upgrade will be required in order to maintain adequate waterflow for fire protection services.

Development Permits

If the application proceeds to Development Permit stage, the following DPAs will be applicable:

- Form and Character of Industrial Development;
- Energy and Water Conservation and GHG Emission Reduction; and
- Protection from Hazardous Conditions: Creek Hazard.

CONCURRENCE

The project has been reviewed by staff from Economic Development, Environment, Building and Permits, Legal, Parks, Engineering, Transportation, Community Planning, Fire Department & North Shore Emergency Management.

As the site is within 800 metres to a controlled-access intersection, approval by the Provincial Ministry of Transportation and Infrastructure will be required after third reading of the bylaw and prior to bylaw adoption.

PUBLIC INPUT

Prior to the application submission, the applicant had conducted extensive community outreach.

After the submission, the applicant undertook public engagement in accordance with the District's *Non-Statutory Public Consultation for Development Applications Policy*. Public outreach included a two-week virtual Public Information Meeting (October 27 to

November 7, 2025) and an in-person Public Information Meeting held on October 29, 2025, at the Holiday Inn & Suites North Vancouver.

Public notification exceeded District requirements and included:

- Delivery of 1,613 invitation brochures to properties within 350 metres of the site, including residential, apartment, and business addresses;
- Two newspaper advertisements placed in the *North Shore News* (October 15 and 22, 2025);
- Installation of six on-site and nearby notification signs at key intersections surrounding the site;
- Advertisement of the meeting in Chemtrade's October 2025 community newsletter distributed to approximately 175 recipients; and
- Promotion of the Public Information Meeting through social media channels.

Virtual Public Information Meeting

The virtual PIM webpage was active for the full two-week period from October 27 to November 7, 2025 and included project information, presentation materials, and a Q&A/comment function. A total of five (5) public comments were received through the virtual platform.

Comments received during the virtual PIM reflected the following themes:

- Safety and land use compatibility concerns, particularly regarding the proximity of industrial operations to an area that has experienced increased residential and mixed-use development over time, and whether any residual risk is appropriate in the Maplewood area.
- Support letters received from elected officials at other levels of government and local business organizations, citing Chemtrade's long history of safe operations, its role in providing liquid chlorine for drinking water treatment, and the importance of retaining a major employer and industrial tax base in North Vancouver.
- Requests for continued oversight and high operational standards, including suggestions for third-party operational or safety reviews to ensure the facility continues to meet or exceed best practices.

In-Person Public Information Meeting

The in-person meeting was attended by 11 members of the public, as recorded on the sign-in sheets. The meeting included an open house, formal presentation, and facilitated dialogue, with District staff and a multidisciplinary project team present to answer questions and receive feedback.

Two written comment sheets were submitted at the meeting. One comment expressed support for the proposal and the quality of information provided, while the other requested additional study related to potential human health impacts.

In addition to the in-person submissions, two letters were received during the notification and comment period. Both letters expressed support for the proposal, including a letter from the Premier of British Columbia, recognizing the regional importance of Chemtrade's operations and the proposed safety improvements.

Response to Public Input

As stated earlier in this report, as part of the application, Chemtrade submitted a Facility Siting Study and Quantitative Risk Assessment (FSS/QRA), which was then peer reviewed by a District appointed third party consultant.

The review result shows that the FSS/QRA is technically sound and that, with the proposed upgrades and safety improvements, there is a significant reduction in risk related to the operation.

If the project proceeds and as more detailed construction drawings become available, it is possible that additional FSS/QRA study as well as additional peer review at future Development Permit or Building Permit stages may be required.

See Attachment 2 for public input summary including letters of support from the Premier and a local MLA.

IMPLEMENTATION

Implementation of this project will require amendment to section 403A of the Zoning Bylaw, as well as issuance of a development permit, building permits, and registration of legal charges, in form and content acceptable to the municipal solicitor, to, among other things, secure appropriate commitments relating to the production, storage and distribution of chlorine, including, without limitation, commitments relating to the location on the site of such activities, maximum production and storage volumes, and compliance with all safety measures proposed in the FSS/QRA.

CONCLUSION

The proposed site-specific text amendment rezoning for 100 Amherst Avenue follows a risk-informed approach to improve a long-standing local business with wide reaching economic impacts.

The application is consistent with the OCP and EZ-I zone, supports the District's economic and employment objectives, and enables facility upgrades intended to reduce overall risk.

The rezoning bylaw is ready for First Reading and referral to a Public Hearing.

OPTIONS

The following options are available for Council's consideration:

1. Give Bylaw 8778, First reading and refer Bylaw 8778 to a Public Hearing (staff recommendation);
2. Refer the project back to staff for further consideration; or
3. Defeat the bylaw at First Reading.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Yan Zeng'.

Yan Zeng

ATTACHMENTS

1. Rezoning Bylaw 8778
2. Summary of Public Input
3. Chemtrade's information package

REVIEWED WITH:

☐ Community Planning _____	☐ Clerk's Office _____	External Agencies:
☐ Development Planning _____	☐ Communications _____	☐ Library Board _____
☐ Development Engineering _____	☐ Finance _____	☐ NS Health _____
☐ Utilities _____	☐ Fire Services _____	☐ RCMP _____
☐ Engineering Operations _____	☐ ITS _____	☐ NVRC _____
☐ Parks _____	☐ Solicitor _____	☐ Museum & Arch. _____
☐ Environment _____	☐ GIS _____	☐ Other: _____
☐ Facilities _____	☐ Real Estate _____	
☐ Human Resources _____	☐ Bylaw Services _____	
☐ Review and Compliance _____	☐ Development Services _____	

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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)”.

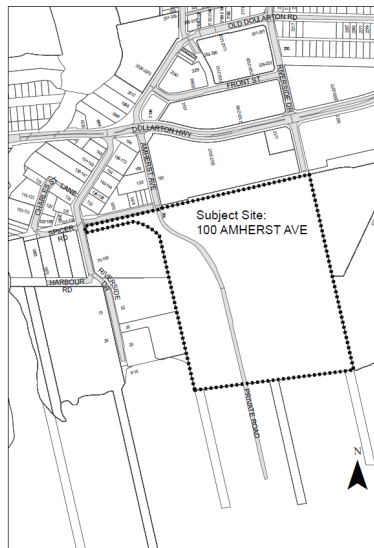
2. Amendments

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

PUBLIC HEARING held

READ a second time

READ a third time

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

Deputy Corporate Officer

ADOPTED

Mayor

Corporate Officer

Public Input Summary and Supporting Materials 100 Amherst Avenue – Text Amendment Rezoning Application

1. Overview

Public engagement was undertaken in accordance with, and exceeded, the District of North Vancouver's Non-Statutory Public Consultation for Development Applications Policy.

Engagement included:

- A two-week Virtual Public Information Meeting held from October 27 to November 7, 2025; and
- An in-person Public Information Meeting held on October 29, 2025, at the Holiday Inn & Suites North Vancouver.

2. Public Notification

Public notification exceeded the District of North Vancouver's requirements, as detailed in **Appendix A**, and included the following:

- Delivery of approximately 1,613 notification flyers to properties within a 375-metre radius of the site;
- Placement of two newspaper advertisements in the *North Shore News* on October 15 and October 22, 2025; and
- installation of six notification signs at key locations on and near the site.

3. Virtual Public Information Meeting

Event Date October 27 to November 7, 2025 (two-week duration)

Website DNV.org/public-meeting
[District of North Vancouver: 100 Amherst Avenue](#)

Comments 5 comments/questions received online

Summary of Virtual PIM Input

A total of five (5) comments were received:

- Supportive Comments (4):
 These emphasized the importance of Chemtrade's operations for drinking water treatment, employment, and the local and regional economy. Some supportive comments also recommended continued oversight, including consideration of third-party operational or safety reviews to ensure alignment with best practices.
- Opposing Comment (1):
 One comment expressed concern regarding land use compatibility, citing the increase in residential development in the area over time and questioning whether any residual industrial risk is appropriate in the Maplewood area.

A complete record of all Virtual PIM comments is provided in **Appendix B**.

4. In-Person Public Information Meeting

The in-person Public Information Meeting was held on October 29, 2025 at the Holiday Inn & Suites North Vancouver and was attended by 11 members of the public.

The meeting included:

- An open house format;

- A formal presentation; and
- A facilitated dialogue involving District staff and Chemtrade’s multidisciplinary project team.

Written Submissions

Two written comment sheets were submitted:

- One expressed support for the proposal and the clarity and quality of information provided.
- One requested additional study related to potential human health impacts.

Questions and comments raised during the meeting generally focused on:

- Historical safety performance and incident history;
- The nature and effectiveness of the proposed safety improvements;
- How risk is assessed and communicated; and
- The relationship between Chemtrade’s operations and surrounding industrial and residential uses.

Further details are provided in the facilitator’s report included as **Appendix C**.

5. Written Correspondence and Letters of Support

In addition to comments received through the Public Information Meetings, written correspondence was received, including letters of support from senior elected officials and community representatives.

Key themes raised in these letters included:

- The regional, national, and international importance of Chemtrade’s operations for drinking water treatment;
- The facility’s long history of safe operation and previous investments in modernization and safety;
- The role of the facility in supporting local employment, economic activity, and industrial land use; and
- Support for the proposed rezoning to enable further safety upgrades and long-term operational certainty.

Letters of support are included in **Appendix D**.

Conclusion:

Public input reflected a range of perspectives, including recognition of Chemtrade’s role in drinking water treatment, employment, and the local and regional economy, as well as comments emphasizing the importance of ongoing regulatory oversight and high operational and safety standards. Other comments raised questions regarding land use compatibility, residual risk, and the need for additional analysis related to potential human health impacts.

Attachments:

- Appendix A: Notification Materials
- Appendix B: Virtual Public Information Meeting Comments
- Appendix C: Facilitator’s Report – In-Person Public Information Meeting
- Appendix D: Letters of Support from Elected Officials

Appendix A: Notification

Newspaper Advertisement: North Shore News – October 15, 2025

A26 | WEDNESDAY, OCTOBER 15, 2025

north shore news nsnews.com

Development Proposal

PUBLIC INFO MEETING

**Wednesday, Oct. 29,
6:00–8:00pm**
700 Lillooet Road North
(Holiday Inn & Suites North
Vancouver)

Participate virtually
Oct. 27–Nov. 7 at
[DNV.org/public-meeting](https://dnv.org/public-meeting)

WE ARE HERE

PUBLIC INFO MEETING

PUBLIC HEARING

PROPOSAL: 100 Amherst Avenue

A site-specific text amendment to the Zoning Bylaw to permit the production of a hazardous substance (liquid chlorine), which will permit several on-site capital improvements aimed at reducing the overall risk associated with the proposed use to the surrounding community.



Contact:

Amy Jonsson, Chemtrade Logistics Inc.
ajonsson@chemtradelogistics.com 236-808-7851



UPHILL BATTLE

Grouse Grind closes for three weeks for annual maintenance

ABBY LUCIANO

aluciano@nsnews.com
Local Journalism Initiative Reporter

If you're looking to take on the Grouse Grind this month, the trek might have to wait.

The popular North Vancouver trail closed for annual trail maintenance starting Oct. 14. Metro Vancouver said in a media release that crews are working on the upper section of the trail to repair and replace steps and retaining walls to increase trail resilience.

"The Grouse Grind Trail must be closed during these upgrades because the terrain where the work is taking place is steep and hazardous and detours are not possible," the media release said.

Maintenance is needed each fall due to heavy traffic during the spring and summer months, Metro Vancouver said. Each year, the Grouse Grind attracts roughly 250,000 visitors.

The trail is expected to reopen on Nov. 8, if the weather permits. Visitors are urged to stay off the trail while it's closed, as ignoring the closure could result in serious injury and delay reopening, Metro Vancouver stated in



The Grouse Grind will be closed until at least early November for trail maintenance and repair. PAUL MCGRATH / NSN

the release.

While the Grouse Grind will be closed, the BCMC Route and Baden Powell Trail will be open to visitors. For those wanting a route like the Grouse Grind, the BCMC Route is a good choice as it's similar in length and elevation and ends in the same location, Metro Vancouver said. The organization recommends people wear hiking shoes with good ankle support, carry lots of water and a snack, and an extra layer of clothing for warmth.



Marine piling underway, July 16, 2025

Construction Progress at Woodfibre LNG

The Woodfibre LNG site is taking shape. On land, crews are progressing on foundations after placing the pipe rack modules. Offshore, piling has begun for the first permanent supports for the floating storage tank — a major step in marine construction.

All marine work is supported by marine mammal observers and hydroacoustic monitoring. These safeguards pause work if underwater sound nears regulatory limits or if marine mammals enter exclusion zones.

We're proud to be building the world's first net zero LNG export facility safely, responsibly, and under the oversight of the Skwóú7mesh Úxwumixw (Squamish Nation) — follow us to see how it's taking shape right here in Squamish.

woodfibrelng.ca/news



Newspaper Advertisement: North Shore News – October 22, 2025

northshorenews nsnews.com

WEDNESDAY, OCTOBER 22, 2025 | A19



North Vancouver Football Club's U17 boys team celebrates a bronze finish at nationals on Oct. 13 in Kamloops. NICOLE SKUGGEDAL

First national medal for club

Continued from A18

loss, Robson said. However, the team was able to get back on track.

"I mentioned to them that ... when you're driving a car, the windshield is much bigger than the rear view mirror, so we didn't want to look at what happened behind us. We want to look forward to tomorrow," he said. "Then the boys were able to refocus, and came out and played really well in the bronze medal game."

The victory was huge for the team, Robson said.

"It's the first time that a team from NVFC has won a medal at a national event. We're the first boys team to even go to a national event," he said.

Robson emphasized that the team's ability to recover from such a disappointing loss was remarkable.

"It's a testament to how great these kids are, that they're becoming fantastic young men," he said.

In the tournament overall, the team

scored 12 goals and allowed just two in five games. Top scorers were Jacob Robson (four goals, one assist), Martin Mastschuch (two goals, two assists), Finn Montgomery (two goals, one assist) and Dexter White (two goals, one assist).

Robson highlighted the team's solid defensive play, which was led by centre backs Russell Ferguson and Jaiden Browning.

The coach also acknowledged the enthusiastic cheer squad, travelling with and rooting for the NVFC team. In one game, they were so rowdy that another team complained.

"The players from Ontario were actually complaining about our fan club," Robson said. "So it's a full team family win when the families are all there."

The sport is important to the players but also to the families, he said.

"I think we've made a lot of memories for a lot of people, which is the whole key thing."

REALIZE AMBITION
The Campaign for Canadian Politics

"Investing in the ambitions of Canadians is how we'll shape our future."

John Montalbano
Campaign Ambassador

RF Foundation
Robson-Fell Foundation

Development Proposal

PUBLIC INFO MEETING

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700 Lillooet Road North
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PROPOSAL: 100 Amherst Avenue

A site-specific text amendment to the Zoning Bylaw to permit the production of a hazardous substance (liquid chlorine), which will permit several on-site capital improvements aimed at reducing the overall risk associated with the proposed use to the surrounding community.



Contact:

Amy Jonsson, Chemtrade Logistics Inc.
ajonsson@chemtradelogistics.com 236-808-7851

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*Conditions apply

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HEATING • GAS FITTING
AIR CONDITIONING

FORTIS BC
Trade Ally Member

Location of notification signs



- One bi-directional sign at the intersection of Amherst Avenue and Spicer Road
- One uni-directional sign at the south terminus of Riverside Drive
- Two bi-directional signs at the intersection of Old Dollarton Highway and Amherst Avenue
- Two bi-directional signs at the intersection of Old Dollarton Highway and Riverside Drive.

Image of notification signs

Development Proposal

PUBLIC INFO MEETING:

Wednesday, Oct. 29, 6:00–8:00pm
700 Lillooet Road North (Holiday Inn & Suites North Vancouver)
Participate virtually Oct. 27–Nov. 7
at **DNV.org/public-meeting**

PROPOSAL:

Information is preliminary and subject to change

100 Amherst Avenue



Rezoning (site-specific Zoning Bylaw text amendment) to permit the production of liquid chlorine and permit on-site improvements to reduce community risk

WE ARE HERE

PUBLIC INFO MEETING → **PUBLIC HEARING** →



CHEMTRADE

Contact:
Amy Jonsson, Chemtrade Logistics Inc.
ajonsson@chemtradelogistics.com
236-808-7851

Notification flyer

Virtual Public Information Meeting

A two-week public input opportunity will be held through the District of North Vancouver's platform. This is an opportunity for neighbours to share their feedback and ask questions to Chemtrade regarding its rezoning application for their chlor-alkali facility located at 100 Amherst Avenue, North Vancouver.

The virtual information meeting will run from Monday, October 27 through to Friday, November 7, 2025, and be available at www.DNV.org/public-meeting

In-Person Information Meeting

Chemtrade will be hosting an in-person information meeting on Wednesday, October 29, 2025, from 6:00 p.m. to 8:00 p.m. at the Holiday Inn and Suites, North Vancouver, located at 700 Old Lillooet Rd, North Vancouver, BC.

The meeting will be an open house format with information stations and staff available for questions from 6:00 p.m. to 7:00 p.m., and a formal presentation and questions from the audience from 7:00 p.m. to 8:00 p.m.

For more information, please contact:

Amy Jonsson, Director, Corporate Communications
Chemtrade Electrochem Ltd.
ajonsson@chemtradelogistics.com
236-808-7851

Christopher Lumsden (he/they), Development Planner
District of North Vancouver
lumsdenc@dnv.org
604-990-2411 Ext. 7204

Notice for both an In-Person Information Meeting and a Virtual Public Information Meeting in Your Neighbourhood

Chemtrade is hosting both an in-person information session, as well as a virtual information meeting to present the rezoning application regarding its facility, located at 100 Amherst Avenue, North Vancouver.



This information is being distributed to the owners and occupants within 375 metres of the proposed rezoning site in accordance with District of North Vancouver policy.

Virtual Information Meeting:

October 27, 2025 – November 7, 2025

Please visit www.DNV.org/public-meeting to access the virtual two-week meeting.

In-Person Information Meeting:

Wednesday, October 29, 2025

6:00 p.m. – 8:00 p.m. (presentation to begin at 7:00 p.m.)
Holiday Inn and Suites, North Vancouver, located at 700 Old Lillooet Rd, North Vancouver, BC.

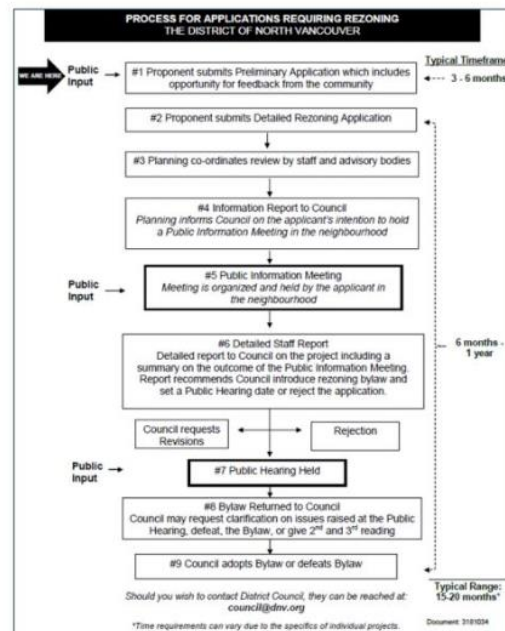
The Proposal:

Chemtrade's facility in North Vancouver produces up to 70 per cent of the liquid chlorine used to treat drinking water in BC and Alberta. This equates to 40 per cent of available liquid chlorine in Canada.

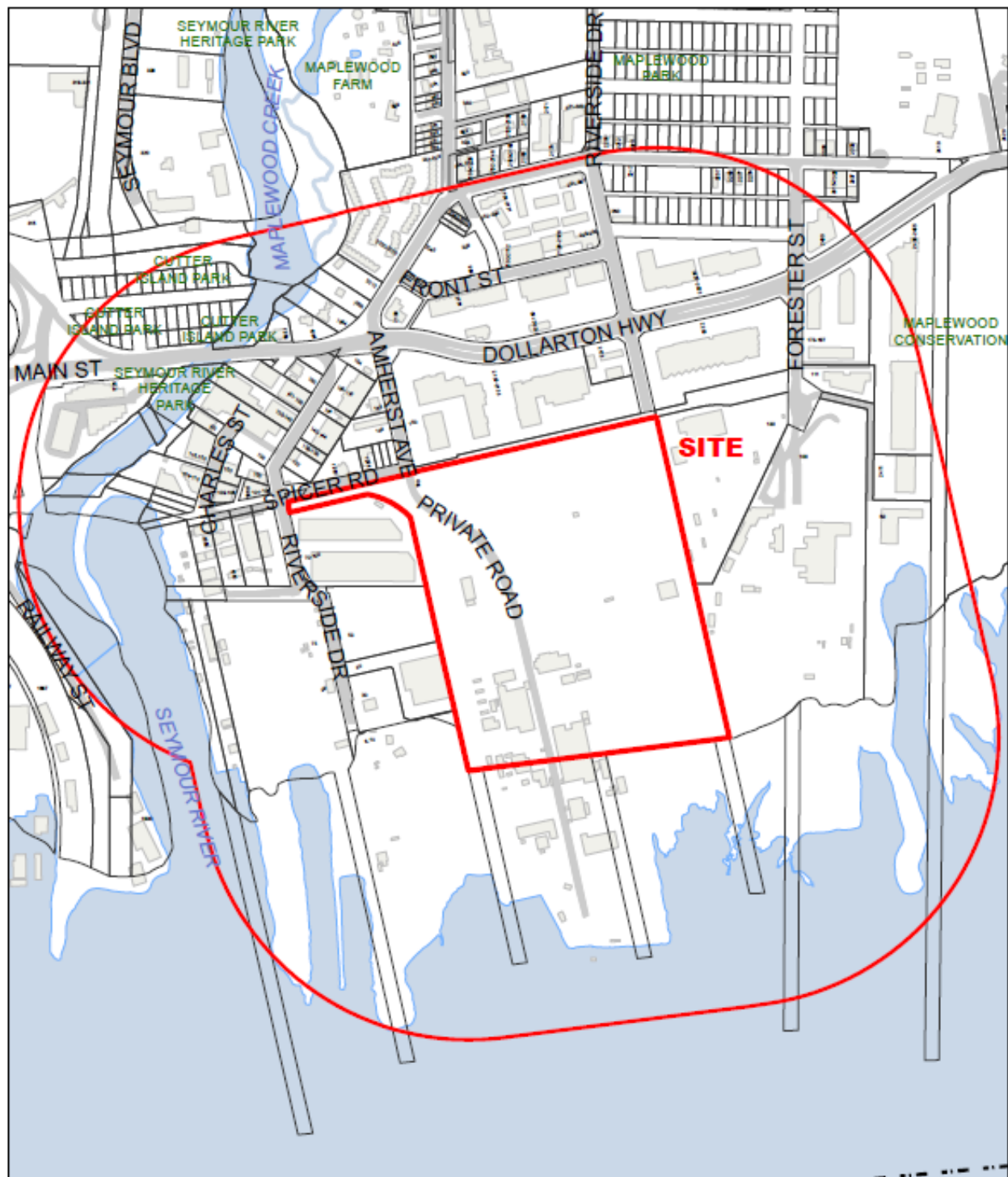
Chemtrade has proposed several major capital improvements aimed at increasing safety and reducing risk for the community. In order to move forward with these projects and to have the production of liquid chlorine listed as an allowable activity on its land, Chemtrade needs the District of Vancouver's approval to amend its prohibited uses regulations in relation to this property. All other zoning regulations related to this property will remain unchanged.



Proposed safety improvement projects, aimed at improving safety and reducing risk to the community to at or near the property line



Map of notification area (375m radius)



100 Amherst Ave-375M
375m BUFFER MAP



Appendix B: Virtual PIM Comments

Virtual PIM comments – Five comments were received via the virtual PIM

- Virtual PIM Comment #1 - 2025-10-28 08:27:18
 - o Hello: First, I am in favor of the proposal to allow Chem Trade to continue to operate in NV. We need industry in BC and companies like CT are vital to the economic success of BC. That said, during my work I had responsibilities for assessing risks at petrochemical facilities around the world and saw many facilities. I have had 2 tours of CT and suggest a condition of approval be that they CT commission a 3rd party operations review and develop a plan to meet world class standards.
- Virtual PIM Comment #2 - 2025-10-28 08:32:45
 - o Further to my previous comment, I observed during the 2 tours that CT operates a good plant, but it is not to the standards seen in the EU. Specifically, I observed many decommissioned items that had not been dismantled and removed. These can cause operational and safety issues as well as being unsightly. In addition to the decommissioned items, corrosion seemed to be an issue in several areas of the plant, and these should be reviewed. An operations review would address these and other items.
- Virtual PIM Comment #3 – 2025-10-31 10:50:07
 - o The North Van Chamber supports this application. Chemtrade’s application ensures North Van remains home to this major employer and a critical regional supplier for water treatment. Their investment will not only secure over 120 well paid local skilled jobs and the connected local supply chain of local businesses but will help sustain the local tax base that contributes to community infrastructure in North Van.
- Virtual PIM Comment #4 – 2025-11-07 11:25:13
 - o Since 1957, the Chemtrade facility in North Vancouver has been safely producing the liquid chlorine that communities in BC and beyond rely on for their supply of clean drinking water. As the MLA for North Vancouver-Seymour, I encourage the District of North Vancouver to approve this rezoning application so that Chemtrade can move forward with additional safety improvements in a timely manner, securing the future of safe drinking water in Canada and the safety of North Vancouver residents.
- Virtual PIM Comment #5 – 2025-11-07 07:03:05
 - o This region is no longer solely industrial. There are high density buildings and more residential buildings being developed. If there is even a slight risk of exposure that cannot be entirely mitigated or prevention set in place, then I strongly believe it should not be taking place. The area has changed over the years and is less and less industrial. This type of risk/exposure should not be considered in that region and should be relocating to a solely industry related region instead.

100 Amherst Avenue Development Application

Public Information Meeting Summary Report

Event Date: October 29, 2025
Time: 6pm – 8pm
Location: Holiday Inn, 700 Lillooet Road, District of North Vancouver
Attendance: 11 members of the public signed in.
Comments: 2 comments sheets and two letters: 3 in favour and 1 wanting additional study.

Meeting Purpose:

- 1) To present development application materials to neighbours
- 2) To provide an opportunity for neighbours to ask questions about the development
- 3) To provide an opportunity for neighbours to comment on the proposal.

Notification:

Invitation Brochures

Invitations were delivered to 1,613 addresses within 350m of the site, exceeding the 100m notification radius that is a standard District of North Vancouver requirement for most projects. Appendix A includes a copy of the invitation.

The addresses which were notified included the following:

Houses	1,252
Apartments	164
Businesses	197
Total	1,613

Newspaper Ad

Two newspaper ads were placed in the North Shore News: one on October 15, and the other on October 22, 2025. Copies of both of the ads are shown in Appendix A.

Signs Posted On Site

Chemtrade installed six notification signs on and near their site:

- One bi-directional sign at the intersection of Amherst Avenue and Spicer Road
- One uni-directional sign at the south terminus of Riverside Drive
- Two bi-directional signs at the intersection of Old Dollarton Highway and Amherst Avenue
- Two bi-directional signs at the intersection of Old Dollarton Highway and Riverside Drive.

A map of the sign locations and an image of the content is provided in Appendix A.

Newsletter Distribution

Chemtrade advertised the Public Information Meeting in the October 2025 edition of their newsletter, which was distributed to 175 people. The newsletter was also available on their web site. A copy of the newsletter with the ad is provided in Appendix A.

Social Media

Chemtrade advertised the Public Information via social media during the month of October, exceeding District notification requirements. A screenshot of the ad is provided in Appendix A.

Attendance:

Eleven members of the public signed in for the meeting.

A copy of the sign-in sheets is included in Appendix B.

The following municipal representatives and project team members were in attendance:

District of North Vancouver:

- Christopher Lumsden, Development Planner

Project Team members:

- Alan Robinson, Group Vice President, Commercial
- Dale Bossons, Vice President, Manufacturing, Electrochem
- Raman Batra, Senior Director, Electrochem
- Alvin Loh, Plant Manager, North Vancouver
- Toofan Ostovar, EHS Manager
- Michelle Campbell, Environmental Specialist
- Blair Hetherington, Emergency Response Systems Manager
- Fareed Ebrahim, Senior Technical Advisor, Process Safety
- Bryan Ritchey, Senior Electrochem Technical Advisor
- Drew Somerville, Project Manager, Electrochem
- Amy Jonsson, Director, Corporate Communications
- Kris Petterson, Production Manager

Facilitator:

- Steven Petersson, Petersson Planning Consulting

Meeting Format:

The meeting featured an Open House, Presentation, and Facilitated Dialogue to provide members of the public a variety of ways to participate in the process. The entire meeting ran between 6pm and 8pm.

The Open House portion of the meeting ran from 6pm to 7pm. Open House participants were able to ask questions from the many project team members to learn more about production, planned safety improvements, and the facility.

During the second hour, Alan Robinson and Dale Bossons presented project information to the participants. The presentation included information about the development application, the history of the company, the importance of their product to provide a safe water supply, and technical information to help the public understand the safety improvements that would result if the project is approved.

After the presentation, Steven Petersson facilitated a dialogue with the public and documented all questions and comments. Every participant who wished to speak had opportunity to do so.

Comment Sheet and Correspondence Summary

Participants were encouraged to submit written comments for inclusion in this report. Participants could submit their comments during a two-week comment period, which ended on November 10, 2025. Two chose to submit comment sheets: one expressed support for the proposal, and the other advocated additional study.

Two letters were received during the notification and comment period, including a letter from Premier Eby. Both letters were in support of the project.

Redacted copies of each written submission are included in Appendix C.

Discussion Summary

Below is a summary of the facilitated dialogue. Questions and answers have been numbered to help follow the flow of the conversation. Q is for Questions, C is for Comments, and A is for Answers.

Q1: Has Chlorine gas been unintentionally released from bulk storage since 2010?

A1: There have been no significant unintentional releases of chlorine gas since 2010. There have been minor releases that required precautions, but no incidents. The proposed new safety improvements will significantly decrease risk and increase safety.

C2: I don't think a 10^{-6} probability of being struck by lightning is a good comparison to represent the risk of harm on this site.

Q3: An adjacent industrial site stores hydrogen in a tank. Has Chemtrade analyzed the risk from neighbouring industrial activity?

A3: Chemtrade works with neighbours to understand the impacts of their activities. In this example, Chemtrade currently purchases hydrogen from a neighbouring site. Chemtrade has reviewed the quantitative risk curves of the proposed HTEC hydrogen project, and Chemtrade will be not be at risk from the neighbouring hydrogen storage because of the risk radius.

Q4: What is a "minor exposure" or upset? How large were past chlorine leaks?

A4: The leaks were minor because they were measured in kilograms, rather than tons, and the impact did not leave the site. Workers who received minor exposure were treated with no long-term health impacts. There has never been a fatality.

C5: Chlorine gas in the air has a much different risk of health impact than chlorine in water. Chlorine can be safely used to purify water for drinking.

Conclusion

The purpose of this Public Information Meeting was to present project information to neighbours, provide the public an opportunity to ask questions, and provide an opportunity for public comment.

Over 1,600 invitations were sent to all owners and tenants within 375m of the site, exceeding the 100m notification radius the District typically requires. Two newspaper ads were placed in the North Shore News. Six notification signs were posted at and near the subject site. In addition to District requirements, Chemtrade also advertised the Public Information meeting in the October 2025 edition of their newsletter, which was distributed to 175 people. They also advertised the Public Information Meeting via social media during October 2025.

The public could participate in this process in five ways:

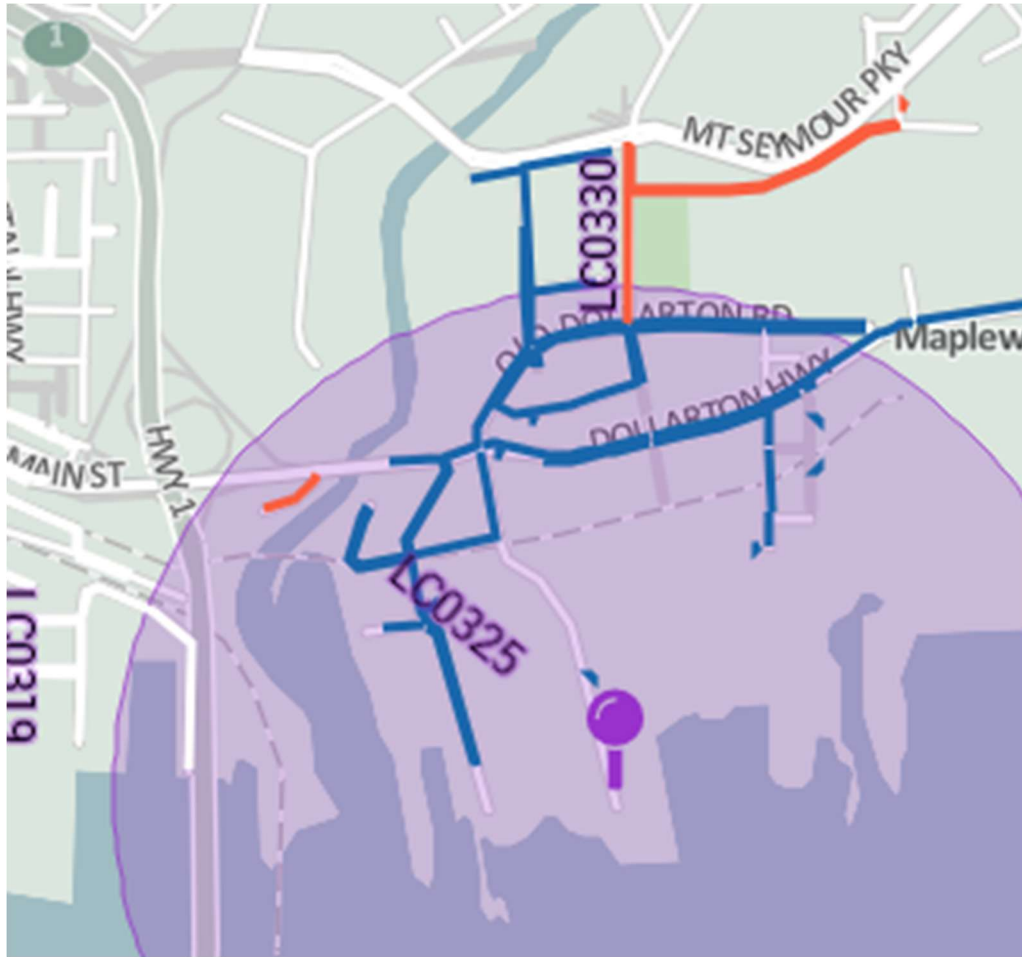
- browsing boards
- talking to the project team and municipal Development Planner
- listening to a presentation
- participating in a facilitated dialogue
- submitting written comments.

Eleven participants signed in and participated in the meeting. Two comment sheets and two letters were submitted during the notification period: three expressed support, and one advocated for additional study.

The meeting length, format, and project team presence was sufficient to provide all participants an opportunity to learn more, ask questions, and provide comments.

Appendix A: Notification

Notification Area:



Notification Letter

Virtual Public Information Meeting

A two-week public input opportunity will be held through the District of North Vancouver's platform. This is an opportunity for neighbours to share their feedback and ask questions to Chemtrade regarding its rezoning application for their chlor-alkali facility located at 100 Amherst Avenue, North Vancouver.

The virtual information meeting will run from Monday, October 27 through to Friday, November 7, 2025, and be available at www.DNV.org/public-meeting

In-Person Information Meeting

Chemtrade will be hosting an in-person information meeting on Wednesday, October 29, 2025, from 6:00 p.m. to 8:00 p.m. at the Holiday Inn and Suites, North Vancouver, located at 700 Old Lillooet Rd, North Vancouver, BC.

The meeting will be an open house format with information stations and staff available for questions from 6:00 p.m. to 7:00 p.m., and a formal presentation and questions from the audience from 7:00 p.m. to 8:00 p.m.

For more information, please contact:

Amy Jonsson, Director, Corporate Communications
Chemtrade Electrochem Ltd.
ajonsson@chemtradelogistics.com
236-808-7851

Christopher Lumsden (he/they), Development Planner
District of North Vancouver
lumsdenc@dnv.org
604-990-2411 Ext. 7204

Notice for both an In-Person Information Meeting and a Virtual Public Information Meeting in Your Neighbourhood

Chemtrade is hosting both an in-person information session, as well as a virtual information meeting to present the rezoning application regarding its facility, located at 100 Amherst Avenue, North Vancouver.



This information is being distributed to the owners and occupants within 100 metres of the proposed rezoning site in accordance with District of North Vancouver policy.

Virtual Information Meeting:

October 27, 2025 – November 7, 2025

Please visit www.DNV.org/public-meeting to access the virtual two-week meeting.

In-Person Information Meeting:

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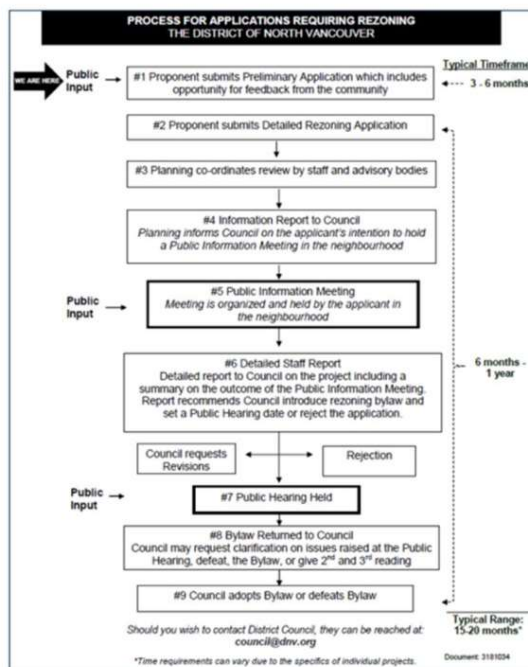
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Proposed safety improvement projects, aimed at improving safety and reducing risk to the community to at or near the property line



Newspaper Ads: October 15 and 22, 2025

A26 | WEDNESDAY, OCTOBER 15, 2025

north shore news nsnews.com

Development Proposal

PUBLIC INFO MEETING

**Wednesday, Oct. 29,
6:00–8:00pm**
700 Lillooet Road North
(Holiday Inn & Suites North
Vancouver)

Participate virtually
Oct. 27–Nov. 7 at
DNV.org/public-meeting



PROPOSAL: 100 Amherst Avenue

A site-specific text amendment to the Zoning Bylaw to permit the production of a hazardous substance (liquid chlorine), which will permit several on-site capital improvements aimed at reducing the overall risk associated with the proposed use to the surrounding community.



Contact:

Amy Jonsson, Chemtrade Logistics Inc.
ajonsson@chemtradelogistics.com 236-808-7851

UPHILL BATTLE

Grouse Grind closes for three weeks for annual maintenance

ABBY LUCIANO

aluciano@nsnews.com
Local Journalism Initiative Reporter

If you're looking to take on the Grouse Grind this month, the trek might have to wait.

The popular North Vancouver trail closed for annual trail maintenance starting Oct. 14. Metro Vancouver said in a media release that crews are working on the upper section of the trail to repair and replace steps and retaining walls to increase trail resilience.

"The Grouse Grind Trail must be closed during these upgrades because the terrain where the work is taking place is steep and hazardous and detours are not possible," the media release said.

Maintenance is needed each fall due to heavy traffic during the spring and summer months, Metro Vancouver said. Each year, the Grouse Grind attracts roughly 250,000 visitors.

The trail is expected to reopen on Nov. 8, if the weather permits. Visitors are urged to stay off the trail while it's closed, as ignoring the closure could result in serious injury and delay reopening, Metro Vancouver stated in



The Grouse Grind will be closed until at least early November for trail maintenance and repair. PAUL MCGRATH/NSN

the release.

While the Grouse Grind will be closed, the BCMC Route and Baden Powell Trail will be open to visitors. For those wanting a route like the Grouse Grind, the BCMC Route is a good choice as it's similar in length and elevation and ends in the same location, Metro Vancouver said. The organization recommends people wear hiking shoes with good ankle support, carry lots of water and a snack, and an extra layer of clothing for warmth.



Marine piling underway, July 16, 2025

Construction Progress at Woodfibre LNG

The Woodfibre LNG site is taking shape. On land, crews are progressing on foundations after placing the pipe rack modules. Offshore, piling has begun for the first permanent supports for the floating storage tank — a major step in marine construction.

All marine work is supported by marine mammal observers and hydroacoustic monitoring. These safeguards pause work if underwater sound nears regulatory limits or if marine mammals enter exclusion zones.

We're proud to be building the world's first net zero LNG export facility safely, responsibly, and under the oversight of the Skwxwú7mesh Ʈxwumixw (Squamish Nation) — follow us to see how it's taking shape right here in Squamish.

woodfibrelng.ca/news



northshorenews nsnews.com

WEDNESDAY, OCTOBER 22, 2025 | A19



North Vancouver Football Club's U17 boys team celebrates a bronze finish at nationals on Oct. 13 in Kamloops. NICOLE SKRUGGEDAL

First national medal for club

Continued from A18

loss, Robson said. However, the team was able to get back on track.

"I mentioned to them that ... when you're driving a car, the windshield is much bigger than the rear view mirror, so we didn't want to look at what happened behind us. We want to look forward to tomorrow," he said. "Then the boys were able to refocus, and came out and played really well in the bronze medal game."

The victory was huge for the team, Robson said.

"It's the first time that a team from NVFC has won a medal at a national event. We're the first boys team to even go to a national event," he said.

Robson emphasized that the team's ability to recover from such a disappointing loss was remarkable.

"It's a testament to how great these kids are, that they're becoming fantastic young men," he said.

In the tournament overall, the team

scored 12 goals and allowed just two in five games. Top scorers were Jacob Robson (four goals, one assist), Martin Mastschuch (two goals, two assists), Finn Montgomery (two goals, one assist) and Dexter White (two goals, one assist).

Robson highlighted the team's solid defensive play, which was led by centre backs Russell Ferguson and Jaiden Browning.

The coach also acknowledged the enthusiastic cheer squad, travelling with and rooting for the NVFC team. In one game, they were so rowdy that another team complained.

"The players from Ontario were actually complaining about our fan club," Robson said. "So it's a full team family win when the families are all there."

The sport is important to the players but also to the families, he said.

"I think we've made a lot of memories for a lot of people, which is the whole key thing."

REALIZE AMBITION
Help Realize Canadian Children's Potential

"Investing in the ambitions of Canadians is how we'll shape our future."

John Montalbano
Campaign Ambassador

RFH Fondation Rideau Hall Foundation

Development Proposal

PUBLIC INFO MEETING

**Wednesday, Oct. 29,
6:00-8:00pm**
700 Lillooet Road North
(Holiday Inn & Suites North Vancouver)

Participate virtually
Oct. 27-Nov. 7 at
[DNV.org/public-meeting](https://dnv.org/public-meeting)



PROPOSAL: 100 Amherst Avenue

A site-specific text amendment to the Zoning Bylaw to permit the production of a hazardous substance (liquid chlorine), which will permit several on-site capital improvements aimed at reducing the overall risk associated with the proposed use to the surrounding community.



Contact:

Amy Jonsson, Chemtrade Logistics Inc.
ajonsson@chemtradelogistics.com 236-808-7851

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**HEATING • GAS FITTING
AIR CONDITIONING**

Notification Sign Locations



Notification Sign Content

Development Proposal

PUBLIC INFO MEETING:

Wednesday, Oct. 29, 6:00–8:00pm
700 Lillooet Road North (Holiday Inn & Suites North Vancouver)
Participate virtually Oct. 27–Nov. 7
at **DNV.org/public-meeting**

PROPOSAL:

Information is preliminary and subject to change

100 Amherst Avenue



Rezoning (site-specific Zoning Bylaw text amendment) to permit the production of liquid chlorine and permit on-site improvements to reduce community risk

WE ARE HERE

PUBLIC INFO MEETING → **PUBLIC HEARING** →



CHEMTRADE

Contact:
Amy Jonsson, Chemtrade Logistics Inc.
ajonsson@chemtradelogistics.com
236-808-7851

Notification in October 2025 Chemtrade Newsletter

Chemtrade North Vancouver Community Update

October 2025 – Special Update

Issue 9

Knowing the significant role that Chemtrade liquid chlorine plays in supporting safe drinking water for millions of Canadians, and the growing uncertainty in North American trade relationships and uncertain geopolitical conditions, we are having conversations regarding how to maintain our potential future operations and secure our Canadian supply chain of this critical product.



About Chemtrade

Chemtrade's North Vancouver chlor-alkali facility is one of Canada's largest providers of liquid chlorine – accounting for 40 per cent of all liquid chlorine available in Canada. Regionally, this equates to over 70 per cent of the liquid chlorine available in BC and Alberta. **Why is this important?** A study conducted by [Statistics Canada in 2015](#) found that 96 per cent of Canadian communities relied on chlorine to treat their municipal water supply, which supplies over 30.7 million Canadians.

In this issue:

- District of North Vancouver rezoning application update
- Opportunities to engage
- Ways to stay in touch

District of North Vancouver Rezoning Application Update

On September 25, we submitted our full rezoning application, to request that the production of liquid chlorine be listed as an allowable activity on our property (100 Amherst Avenue, North Vancouver). We are taking this step so that we can apply for development permits from the District for our planned safety improvement projects, which will substantially reduce potential risk for the community – see below enhanced photo which depicts the planned railcar loading enclosure, condenser tower, and tank farm for the air scrubbing equipment.

What now?

The District of North Vancouver has a formal process for the rezoning process, which includes several opportunities for the public to engage.

As part of the process, we will be hosting two Public Information Meeting (PIM) opportunities in the coming weeks, and then following that, there will be a Public Hearing (date to be confirmed).



Page 1 of 2

Chemtrade North Vancouver Community Update

October 2025 – Special Update

Issue 9

Virtual Public Information Meeting (PIM)

A two-week public input opportunity will be held through the District of North Vancouver's platform. This is an opportunity for neighbours to share their feedback and ask questions to Chemtrade regarding its rezoning application for their chlor-alkali facility located at 100 Amherst Avenue, North Vancouver. The virtual PIM will run from Monday, October 27 through to Friday, November 7, 2025, and be available at www.DNV.org/public-meeting

In-Person Public Information Meeting (PIM)

Chemtrade will be hosting an in-person PIM on Wednesday, October 29, 2025, from 6:00 p.m. to 8:00 p.m. at the Holiday Inn and Suites, North Vancouver, located at 700 Old Lillooet Rd, North Vancouver, BC.

The meeting will be an open house format with information stations and staff available for questions from 6:00 p.m. to 7:00 p.m., and a formal presentation and questions from the audience from 7:00 p.m. to 8:00 p.m.

For more information on either meeting, please contact:

Amy Jonsson
Director, Corporate Communications
Chemtrade Electrochem Ltd.
ajonsson@chemtradelogistics.com
236-808-7851

Christopher Lumsden (he/they)
Development Planner
District of North Vancouver
lumsdenc@dnv.org
604-990-2411 Ext. 7204



Above left: QRA curves developed in 2006 which reflect today's operations



Above right: Updated final QRA curves showing projected risk following completion of proposed safety projects and reduction of on-site chlorine storage

Ways to contact us

- Visit www.AskChemtrade.ca to submit questions, find information, and send a message
- Reach out directly to Amy Jonsson at ajonsson@chemtradelogistics.com
- Visit our Facebook page (<https://www.facebook.com/chemtrade>) and send us a message.



Page 2 of 2

Social Media Notification



100 Amherst Avenue (Chemtrade)
Public Information Meeting – October 29, 2025

SIGN IN SHEET

Name	Address	Email (optional)
		

The personal information collected on this form is done so pursuant to the *Community Charter* and/or the *Local Government Act* and in accordance with the *Freedom of Information and Protection of Privacy Act*. The personal information collected herein will be used only for the purpose of this public consultation process unless its release is authorized by its owner or is compelled by a Court or an agent duly authorized under another Act.

Further information may be obtained by speaking with
The District of North Vancouver's Manager of Administrative Services at 604-990-2207.

Document:

Appendix C – Public Comments: Comment Sheets & Letters:

PUBLIC INFORMATION MEETING – COMMENT SHEET
The District of North Vancouver

APPLICANT: Chemtrade

SITE ADDRESS: 100 Amherst Avenue

PROPOSAL: Rezoning (*amendment to Section 403A of the Zoning Bylaw*) to permit the continued production of a hazardous substance (liquid chlorine) at an existing facility on the subject site. The proposed rezoning would allow for the completion of several capital improvements aimed at improving overall site safety.

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

A Human Health Risk Assessment
has NOT been done.
Most major projects require a HHR1
and because this facility was built
70 years ago, one has never been done.
Acute + Chronic Health impact should be assessed.
as well as community health impact

Your Name

Street Address

Please check this box if you desire your contact information to be available to the applicant: ☒

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Please return by mail or email by November 10, 2025 to:

DNV Development Planner: Christopher Lumsden

Phone: 604-990-2411 Ext. 7204

Email: lumsdenc@dnv.org

District of North Vancouver – Development Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5

Document:

PUBLIC INFORMATION MEETING – COMMENT SHEET
The District of North Vancouver

APPLICANT: Chemtrade

SITE ADDRESS: 100 Amherst Avenue

PROPOSAL: Rezoning (amendment to Section 403A of the Zoning Bylaw) to permit the continued production of a hazardous substance (liquid chlorine) at an existing facility on the subject site. The proposed rezoning would allow for the completion of several capital improvements aimed at improving overall site safety.

To help us determine neighbourhood opinions, please provide us with any input you have on this project (feel free to attach additional sheets):

The precautionary efforts of Chemtrade, going beyond the line of duty, appreciated. That means providing methan peroxide with the highly-in-demand liquid chlorine in a self-sufficient & safe manner. Thanks for well-supported presentation, and honest accurate answers to the public questions. Nina Yarnes, SCD,

Your Name

Street Address

Please check this box if you desire your contact information to be available to the applicant: ☐

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Phone: 604-990-2411 Ext. 7204

Email: lumsdenc@dnv.org

District of North Vancouver – Development Planning Department
355 West Queens Road, North Vancouver, BC V7N 4N5

Document:



A MESSAGE *from* PREMIER DAVID EBY

As Premier of British Columbia I extend greetings to everyone attending today's Public Information Meeting for Chemtrade's North Vancouver chlor-alkali facility.

Operating since 1957, this facility is the largest producer of liquid chlorine in Canada, supplying almost 70 per cent of liquid chlorine used in Western Canada, 40 per cent used across the country, and up to 60 per cent used in the Western United States. Liquid chlorine plays a significant role in the treatment of municipal water supplies and holds potential to support the development of clean fuels that support BC's decarbonization efforts.

In 2010, \$500 million was invested to modernize this facility's operations and improve safety, ensuring the continued availability of this critical product. Through the proposed rezoning, Chemtrade can ensure business continuity, functioning in its vital role of securing safe drinking water for millions of people across Canada and the US.

I would like to recognize everyone who came out today to lend their voices to this matter. Public engagement ensures that projects like this can move forward with community support.

A handwritten signature in blue ink, reading "David Eby".

Honourable David Eby, KC
Premier of British Columbia

From: [REDACTED]
Sent: Tuesday, October 28, 2025 12:56 PM
To: council@dnv.org
Cc: Jonsson, Amy [REDACTED]
Subject: CHEMTRADE ...

An important company in our community, economically and for the health and safety of residents. I fully support them.

[REDACTED], cnv Resident

Born 'n Raised in North Vancouver



September 4th, 2025

Mayor and Council
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
Sent via email: council@dnv.ca

Dear Mayor and Council of the District of North Vancouver,

I am writing to express my support for the rezoning required for the continued operation of Chemtrade's North Vancouver chlor-alkali facility, located at 110 Amherst Avenue, North Vancouver, BC.

As the main provider of liquid chlorine for water purification in Western Canada, Chemtrade has consistently demonstrated their commitment to ensuring a clean supply of drinking water on the North Shore and beyond.

Now more than ever, it's important that British Columbians can rely on a liquid chlorine supply from within our borders. Chemtrade's North Vancouver facility produces almost 70 per cent of the liquid chlorine used in Western Canada, and 40 per cent of the chlorine used across the country. Chemtrade's continued operations in North Vancouver will guarantee the security of our own chlorine supply here in BC.

I have had the opportunity to visit the facility and to meet with the company multiple times. They keep the safety of their workers, the community, and the ecosystems surrounding the facility at the forefront of their work. It has operated safely and reliably for decades, and the improvements made possible by Chemtrade's rezoning proposal would improve safety even further, virtually eliminating risk beyond the property boundary.

Chemtrade has also made notable strides in sustainability and environmental stewardship. Their efforts to optimize production processes, reduce waste, and adopt sustainable practices align with global goals and our community's values regarding environmental responsibility. Their focus on meeting rigorous compliance standards highlights their dedication to putting communities first. I have also been greatly impressed by Chemtrade's community engagement efforts, which demonstrate values of openness, transparency, and respect.

As an employer in our community, Chemtrade is committed to diversity and equity and creating a safe work environment. Chemtrade's North Vancouver facility is a key component of our local economy, and both current and former employees speak to its well-deserved reputation as a great place to work.

Chemtrade Logistics has earned its reputation as a reliable and innovative company, and their commitment to excellence is evident in every facet of their operations.

I am proud to support Chemtrade and their rezoning application, and I look forward to seeing their continued success and positive impact on the North Shore.

Sincerely,



Susie Chant, MLA
North Vancouver-Seymour

cc: Alan Robinson, Group Vice President, Commercial, Chemtrade Logistics Inc.
Amy Jonsson, Director, Corporate Communications, Chemtrade Logistics Inc.



February 26, 2025

His Worship Mike Little
Mayor of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
Sent via email: mayor@dnv.org

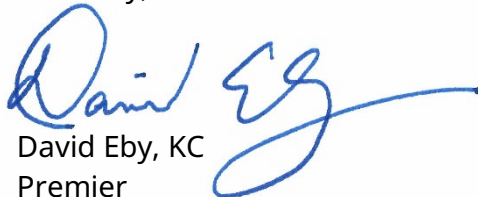
Dear Mayor Little:

I am writing today to express my support for the continued operation of Chemtrade's North Vancouver chlor-alkali facility. The facility is the largest producer of liquid chlorine in Canada and is critical for securing safe drinking water for millions of Canadians and Americans. It also produces almost 70 per cent of the liquid chlorine used in Western Canada, 40 per cent of the liquid chlorine used across the country, and up to 60 per cent of the liquid chlorine used in the Western United States. I also understand that this facility holds potential to assist in the development of clean fuels that support British Columbia's decarbonization efforts.

The facility has been in continuous, safe operation since 1957. In 2010, over \$500 million was invested in the plant to modernize its operations and improve safety, with plans to continue this type of investment should it secure the ability to continue to operate.

I respectfully ask that the rezoning application required through the District of North Vancouver be expedited and approved in a timely manner to ensure business continuity for the facility and the safety of Canadian and US drinking water.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Eby", with a long, sweeping horizontal line extending to the right.

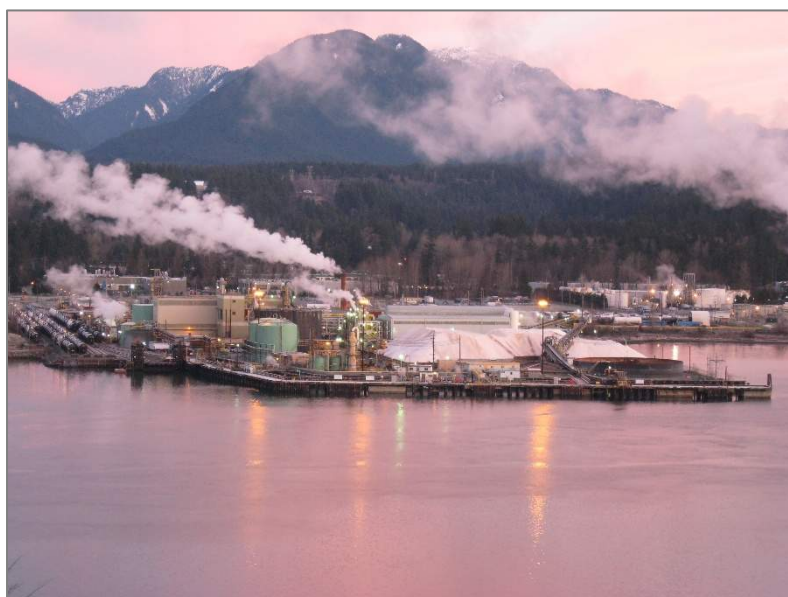
David Eby, KC
Premier

cc: Alan Robinson, Group Vice President, Commercial, Chemtrade Logistics Inc.

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Chemtrade Electrochem Vision 2030 Project Description

For District of North Vancouver Rezoning Application for Facility Located
at 100 Amherst Avenue



Chemtrade Vision 2030 Project

Project overview

Chemtrade's North Vancouver chlor-alkali facility is Canada's largest provider of liquid chlorine and has been safely producing and distributing this important commodity since 1957. Chlorine is most commonly used as a disinfectant in the treatment of safe drinking water. Chemtrade supplies 40 percent of all liquid chlorine used for drinking water in Canada and regionally, and this equates to over 70 percent of the liquid chlorine available in British Columbia (BC) and Alberta. Chemtrade's site has operated safely in North Vancouver for more than 68 years, and since 2010, over \$500 million has been invested to improve safety and reliability, and to modernize the facility.

The facility is a modern chlor-alkali plant, which produces chlorine, sodium hydroxide (caustic soda) and hydrochloric acid (muriatic acid), as well as one co-product, green gaseous hydrogen. These products support a wide range of industrial customers that are the base of our Canadian economy, including water treatment, innovation and technology, the energy sector, pulp and paper, and the automotive industry:

- **Chlorine** – Used to kill bacteria, microbes and viruses, and is an essential ingredient in treating municipal drinking water systems for safe drinking water. Chlorine is also used in consumer products such as textiles, paint and PVC plastics.
- **Sodium hydroxide** – Used in household cleaners and soap, food preservation, pharmaceuticals, textiles, glass production, the energy industry, pulp and paper, and more.
- **Hydrochloric acid** – Has hundreds of applications, including food preservation, and is a key ingredient used to make PVC plastic. It is a key ingredient in battery production, including electric vehicle (EV) batteries, and the energy sectors.
- **Hydrogen** – A co-product of the manufacturing process, this is a 100 percent renewable, green energy source, which could be further developed to help achieve BC and Canada's decarbonization and climate change commitments.

Chemtrade is proposing to undertake strategic safety improvements on a portion of the site located in the jurisdiction of the District of North Vancouver. These improvements require a District of North Vancouver zoning bylaw amendment and development permit. The proposed upgrades and improvements are focused on increasing safety and reliability, while further reducing potential risks to the neighbouring community. The output of products manufactured on the site would not increase as a result of these changes, but the proposed improvements would allow Chemtrade to transition to a produce and ship model resulting in a decrease in on-site storage of liquid chlorine.

Background

Chemtrade is a Canadian company, headquartered in Toronto, Ontario, with a chlor-alkali plant in North Vancouver, BC. Chemtrade operates a diversified business providing industrial chemicals and services to customers across North America and around the world. In 2017, Chemtrade acquired Canexus, the previous owner of the North Vancouver plant.

The plant was originally constructed in the 1950s with a major technology upgrade in 2011 to modernize and expand production. Since that time, more than \$500 million has been invested to improve the safety and reliability of the facility, including:

- Transition of chlorine production from technology using asbestos to new cells that use plastic membranes.
- Installation of updated technology for better mapping of potential risk and scenario modelling.
- Significant operational changes to reduce onsite storage of liquid chlorine by over 94 percent (using year 2000 as the benchmark).

The plant is fully automated and is continuously monitored by state-of-the-art automation systems that feature:

- Multiple sensors capable of detecting chlorine and hydrochloric acid gas as low as 0.1 parts per million and automatically notifying operators of any abnormalities in operations.
- Automated controls that close all valves, securing the chlorine within the system, in the case of a power outage.
- Automatic stop of production and isolation of key areas in the event that levels outside of normal operating ranges are detected.

A portion of the North Vancouver facility is on lands leased from the Vancouver Fraser Port Authority. In April of 2025, Chemtrade and the port authority reached a non-binding letter of intent with terms running through to December 31, 2044.

Current operations

The North Vancouver Chemtrade facility is located at 100 Amherst Ave., in an industrial area, approximately 700 metres to the east of the Ironworkers Memorial Bridge, with Burrard Inlet bordering the site to the south. The site has both rail and marine access, which is critical for both raw material receiving and final product shipping. Neighbours include an active port terminal, a waste and recycling transfer station, a sodium chlorate production facility, an aggregates supplier and a planned liquid hydrogen facility.



Figure 1 – Current operations at North Vancouver facility

The current Chemtrade facility:

- Has 118 direct, full-time, permanent employees with an annual payroll of over \$23.3 million.
- Injects over \$137.4 million into the economy through spending with suppliers, contractors and businesses.

- Is a modern chlor-alkali plant, producing chlorine, sodium hydroxide and hydrochloric acid through sustainable electrochemical processes.
- Is one of the greenest producers of chlorine in North America, powered almost exclusively on green, renewable hydroelectricity, self-produced hydrogen and solar-dried ocean salt.

How the chlorine production process works

To produce chlorine, the North Vancouver facility uses electrochemistry with three simple inputs: water, salt and electricity. The process generates virtually no waste, greenhouse gas or pollutants.

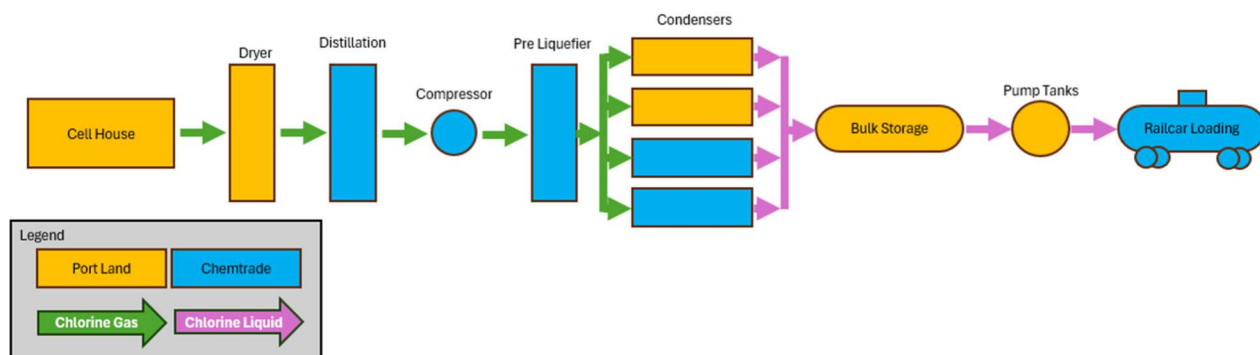


Figure 2 – Chlorine production process diagram (current state)

Chlorine is produced through the electrolysis of brine (salt water) in 14 electrolyzer units located in the “Cell House” building. The chlorine is a vapor at low pressure that is then piped through a three-stage dryer to remove water. The dry chlorine then passes through the distillation column where a slip stream of liquid chlorine is mixed with the chlorine gas in a process designed to pre-cool the chlorine gas and remove process impurities. The cooled chlorine gas continues to flow out of the distillation column to two chlorine compressors that pressurize the chlorine gas.

The chlorine gas then flows through a pre-liquefier that starts to cool the gas even further before it flows into multiple refrigeration condensers, which condense the chlorine gas to liquid.

The liquid chlorine flows from the condensers into a 60-tonne bulk storage tank. From the bulk storage tank, the liquid chlorine is pumped into railcars or back to the distillation column. All loading operations take place via specialized *next generation* chlorine railcars with unprecedented safety protections.

Proposed facility upgrades

Chemtrade is proposing the following safety improvements to support our ongoing commitment to safe, reliable operations:

- **Enclosed chlorine railcar loading area** – The building would be equipped with sophisticated air scrubbing technology and would capture and contain chlorine leaked during a railcar loading accident — completely removing it from the atmosphere.
- **Seismic upgrades** – Installation of seismically activated safety shutoff valves.
- **Onsite storage reduction** – Elimination of chlorine storage tanks.



Figure 3 – Rendering of proposed railcar loading building, emergency vent system and condenser tower

Proposed safety upgrades would improve overall site safety and bring operations in line with industry best practices and guidelines by reducing risk to the neighbouring community with risk contours near or at the site property boundary. No changes to chlorine production are planned in terms of quantity or the process. All unit operations upstream of the pre-liquefier remain unchanged.

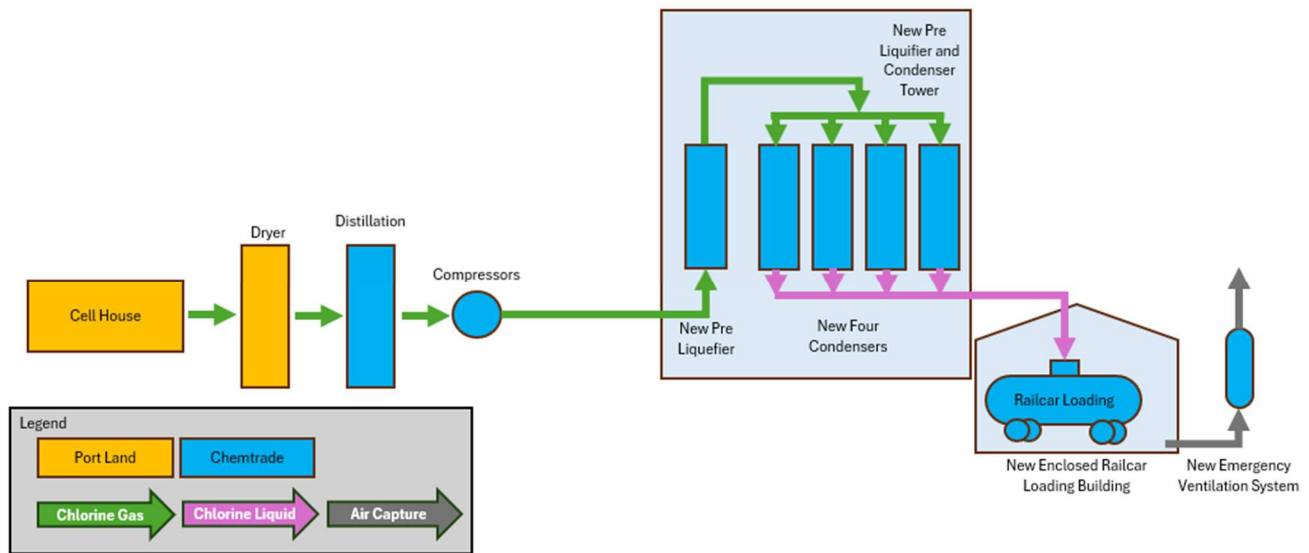


Figure 4 – Chlorine production process diagram (after proposed upgrades)

After the proposed upgrades, the chlorine gas would flow to a new pre-liquefier and four new chlorine condensers that would be located 80 feet above ground to allow for the gravity flow of liquid chlorine down to railcar loading. This

eliminates the 60-tonne bulk storage tank and tank pumps that are currently located on port authority land. The railcar loading pressure would be reduced significantly from the current pump design. All railcar loading activities would take place in a new load out building with an Emergency Ventilation System. The combination of the elimination of the 60-tonne bulk storage tank and the contained and ventilated railcar building significantly reduces the probability and the consequence of a release impacting anyone off site.

Anticipated project timeline for implementation of safety improvements:

- Roughly four years to complete all proposed improvements
- All construction work would be tied back into the plant major maintenance outages that are scheduled every two years
- Next planned major outages are scheduled for 2026 and 2028

Project benefits

The Chemtrade North Vancouver chlor-alkali facility produces over 40 percent of all liquid chlorine available in Canada. This equates to 70 percent of the liquid chlorine used to treat drinking water in Western Canada and 60 percent of the chlorine used to treat drinking water in the Western United States.

According to a **Statistics Canada Survey in 2015**, 96 percent of municipalities in Canada—supplying almost 31 million Canadians—use chlorine to treat their domestic water supplies. As it stands, safe and responsible liquid chlorine remains the most responsible and safest method of securing drinking water for millions of Canadians.

Extending Chemtrade’s operations in North Vancouver into the future will:

- Secure a long-term supply chain for clean drinking water within Canadian borders.
- Support stable operations for our employees and the businesses that use our products.
- Help meet BC’s and Canada’s climate change goals with key products that support electrification across various sectors, including low-carbon energy production.
- Improve safety and significantly reduce any potential risk to the community, bringing risk contours to the property line on the north edge of the facility.

Removing Chemtrade supply in 2030 would leave a large gap in the supply chain in both Canada and the United States, particularly in Western Canada. The next closest chlor-alkali facility is in Saskatchewan, with the only other two facilities located in Quebec. Recent closure announcements for several United States chlor-alkali facilities create uncertainty about market supply for Canada and how shortages would be filled. Recent labour disruption for railways and ongoing complex trade negotiations with the United States also underscore the importance of establishing and maintaining a reliable domestic supply chain, especially for products essential to the health of Canadians.

Chemtrade can also help supply the critical raw materials for EV and renewable battery production that would bring new investment and supply chains to Canada and is exploring the use of hydrogen co-products to help power industrial facilities.

Policy Alignment

District of North Vancouver

The Chemtrade facility has been safely operating since 1957, but a bylaw was passed in 1984, which prohibited the manufacturing of hazardous substances in all zones in the District of North Vancouver. Since that time, the Chemtrade facility has been operating as a “lawful non-conforming use” under s. 528 of the *Local Government Act* given that the facility predates the prohibition on the manufacture of hazardous substances in the Zoning Bylaw.

In order to provide the building permits for Chemtrade’s planned safety improvements for the facility, Chemtrade is required to go through the rezoning process to have the manufacturing of liquid chlorine listed as an exemption within the bylaw. The facility aligns with the follow District policies:

Land Use – Zoning remains the same as the existing classification, which is Employment Zone – Industrial. The site is consistent with the Official Community Plan (OCP) designation and does not require an OCP amendment. If successful, the rezoning application would allow for the production of chlorine to be listed as an allowable activity at the facility.

Economic Development – Alignment with the Targeted OCP Action Plan’s economy and employment lands’ goals of protecting and intensifying industrial lands for employment uses, generating capital investment, supporting job creation, supporting the creation of a low carbon energy source, and establishing the District as a leader in the green economy. The District aims to partner with port, trade and freight organizations to ensure safe and efficient goods movement to support a diverse and resilient local economy that provides quality employment opportunities.

Vancouver Fraser Port Authority

In April 2025, Chemtrade and the Vancouver Fraser Port Authority signed a non-binding letter of intent to extend Chemtrade's current land lease until the end of 2044.

The Vancouver Fraser Port Authority is a federally established Canada Port Authority responsible for the shared stewardship of the lands and waters that make up the Port of Vancouver. As mandated under the *Canada Marine Act*, the port authority’s purpose is to enable Canada’s trade by being reliable and innovative, while protecting the environment. One of the ways in which the port authority carries out its mandate is by leasing out lands to the terminal operators who move cargo through the port.

Environmental stewardship and sustainability – Alignment between the port authority’s strategic priority to facilitate the transition to net-zero emissions for the Port of Vancouver by 2050 and Chemtrade’s current targets to reduce Scope 1 greenhouse gas emissions by 50 percent (from 2021 levels) by 2025.

Safety and risk management – The port authority provides a high level of safety and environmental protection by serving as a permitting authority for projects on port authority lands and running a suite of environmental programs. Chemtrade maintains rigorous safety protocols at its North Vancouver chlor-alkali facility and undertakes capital investment projects to enhance safety and reduce on-site chlorine. Chemtrade is also engaged and coordinates emergency response efforts with local first responders such as Northshore Emergency Management and the District of North Vancouver.

Province of British Columbia

On February 26, 2025, Premier Eby expressed his support for the continued operation of Chemtrade’s North Vancouver chlor-alkali facility and acknowledged the facility’s critical role in securing safe drinking water for millions of North

Americans. The Premier also urged the District to expedite and approve Chemtrade's rezoning application in a timely manner to ensure business continuity for the facility and the safety of drinking water.

BC Manufacturing Action Plan – The BC Manufacturing Action Plan outlines the Province's five strategic pillars to grow BC's manufacturing sector by strengthening industrial competitiveness and capitalizing on industries of highest opportunity. The plan also aligns with other key provincial initiatives, such as StrongerBC Economic Plan, CleanBC Roadmap to 2030 and the Maritime Industries Strategy.

Government of Canada

The federal guidelines for Canadian drinking water quality refer to chlorine as the primary water treatment chemical for safe drinking water, and almost all technical documents for water treatment use chlorine dosage or testing parameters exclusively for treatment. Furthermore, a survey conducted by Statistics Canada in 2015 found that 96 percent of municipalities were relying on chlorine to treat their municipal water supply.

Metro Vancouver

Chemtrade's chlor-alkali facility in North Vancouver consistently supplies and delivers various commodity chemicals for Metro Vancouver drinking water treatment plants.

Overview of project effects

The environmental impact from the production process for chlorine is minimal and does not generate any hazardous waste material or pollution. The overall carbon footprint of the site is very low due to the fact Chemtrade uses green hydroelectricity (BC Hydro supplied), and the salt used in the manufacturing process is solar dried sea salt. Overall, the facility is one of the greenest chlor-alkali facilities in the world.

Based on recent technical studies for the proposed capital improvements, there are no anticipated effects on traffic, noise, odour and air quality.

Community Engagement

Chemtrade has been leading an extensive community engagement program since 2023 to raise awareness about the project operations, the importance of the facility and to answer questions and address concerns. Through the extensive engagement program, Chemtrade has worked to ensure there is a broad understanding of the company's commitment to safety and responsible operation, as well as the risk to safe drinking water for millions of Canadians should the facility in North Vancouver no longer be able to produce liquid chlorine.

Chemtrade's outreach is ongoing and includes:

- Federal, provincial, regional and municipal governments
- Local First Nations
- District of North Vancouver First Responders
- Vancouver Fraser Port Authority
- Community associations
- Community Advisory Panel (regular monthly meetings)

- North Vancouver Chamber of Commerce
- Local businesses
- Broader community
- Media

Community outreach activities include:

- **Engagement website** – Launched askchemtrade.ca in 2024 to provide information about facility operations, the commodities produced onsite, proposed upgrades, frequently asked questions and a BC-wide survey completed in 2023.
- **Community newsletter** – Regular email newsletter to community associations, elected officials, special interest groups, local media and First Nations to promote community events and provide information about the facility and proposed project.
- **Community events** – Sponsored local projects and initiatives, initiated a public tour program and hosted two community open house meetings.

More information is available in the engagement summary section of Chemtrade's rezoning application.









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