

AGENDA

PUBLIC HEARING

Tuesday, June 16, 2026

7:00 p.m.

Council Chambers, Municipal Hall

355 West Queens Road

North Vancouver, BC

Watch at <https://dnvorg.zoom.us/j/64484156494>

Council Members:

Mayor Mike Little

Councillor Jordan Back

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Herman Mah

Councillor Lisa Muri

Councillor Catherine Pope



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We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətał (Tsleil-Waututh), Skwxwú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

100 Amherst Avenue

Amendments to the Zoning Bylaw

- 1. OPENING BY THE MAYOR**
- 2. INTRODUCTION OF BYLAW BY THE CORPORATE OFFICER**
- 3. PRESENTATION BY STAFF**
- 4. PRESENTATION BY APPLICANT**
- 5. REPRESENTATIONS FROM THE PUBLIC**
- 6. QUESTIONS FROM COUNCIL**
- 7. COUNCIL RESOLUTION**
- 8. CLOSING**

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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)”.

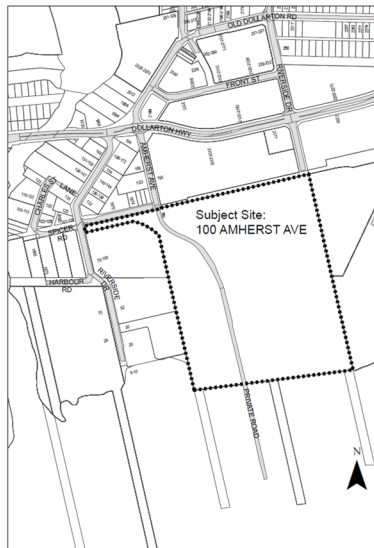
2. Amendments

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 January 12, 2026

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

READ a second time May 25, 2026

PUBLIC HEARING held

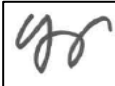
READ a third time

ADOPTED

Mayor

Corporate Officer

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



Dept.
Manager



GM/
Director



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;

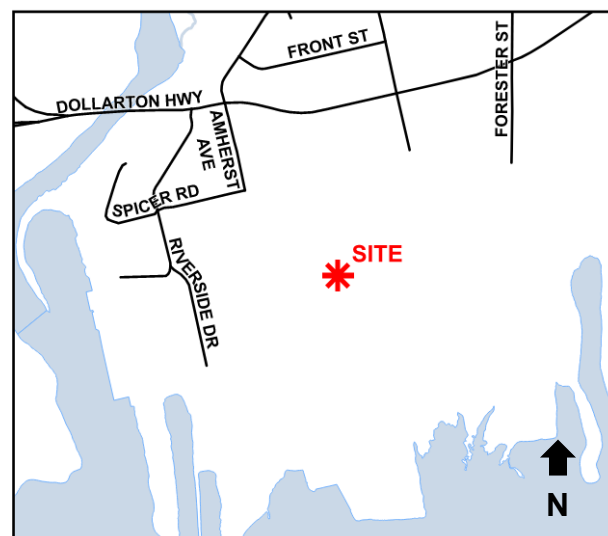
AND THAT “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)”, is referred to a Public Hearing.

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

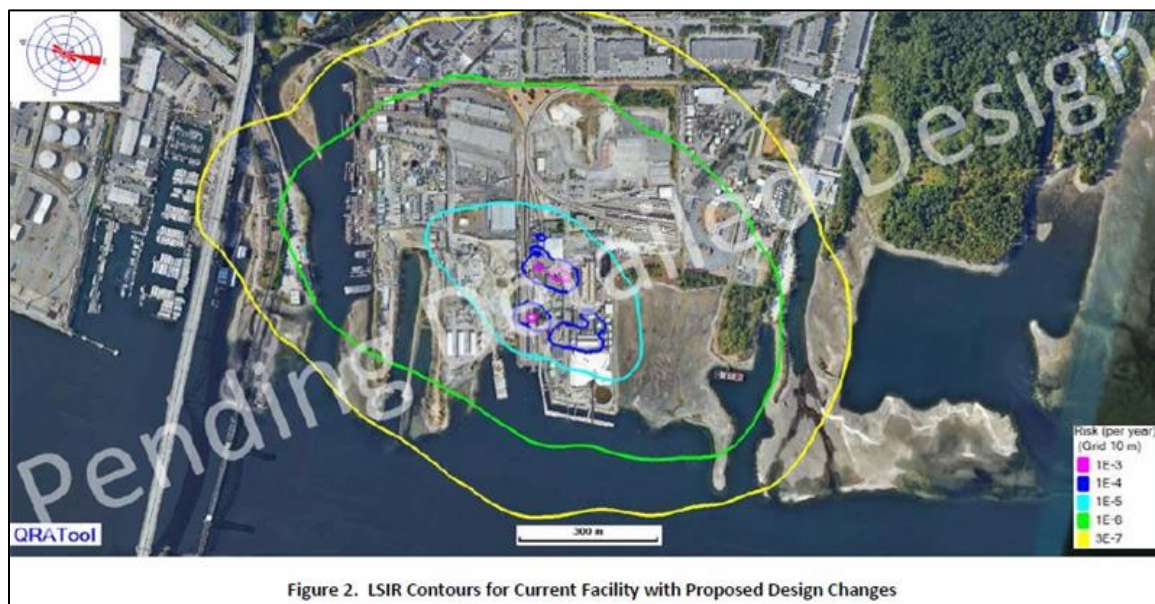
The proposal aligns with provincial initiatives such as the BC Manufacturing Action Plan, StrongerBC, and CleanBC, which support modernization of industrial facilities and domestic supply chain resilience. Liquid chlorine is identified in federal drinking water guidelines as the primary disinfectant 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 black ink, appearing to read "Yan Zeng". The signature is fluid and cursive, with the first name "Yan" and last name "Zeng" clearly distinguishable.

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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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



CHEMTRADE

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 Skwókwú7mesh 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

north shore news 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

Foundation
Politics
Foundation

Development Proposal

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Contact:

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

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No matter how hot or how cold it is outside...you can count on a quality built, super efficient York heat pump and natural gas furnace to keep you at the perfect temperature inside. Affordable, quiet, and reliable - you can count on York to provide consistent comfort throughout your home.

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*Conditions apply

YORK 10 YEAR LIFE TIME

ProGas NORTH SHORE

604-925-1341
progas.ca

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

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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.

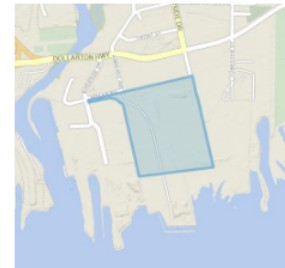
For more information, please contact:

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.

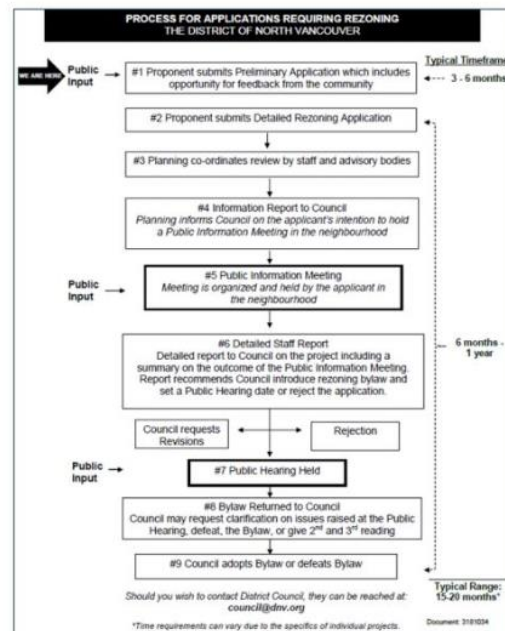
The Proposal:

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.

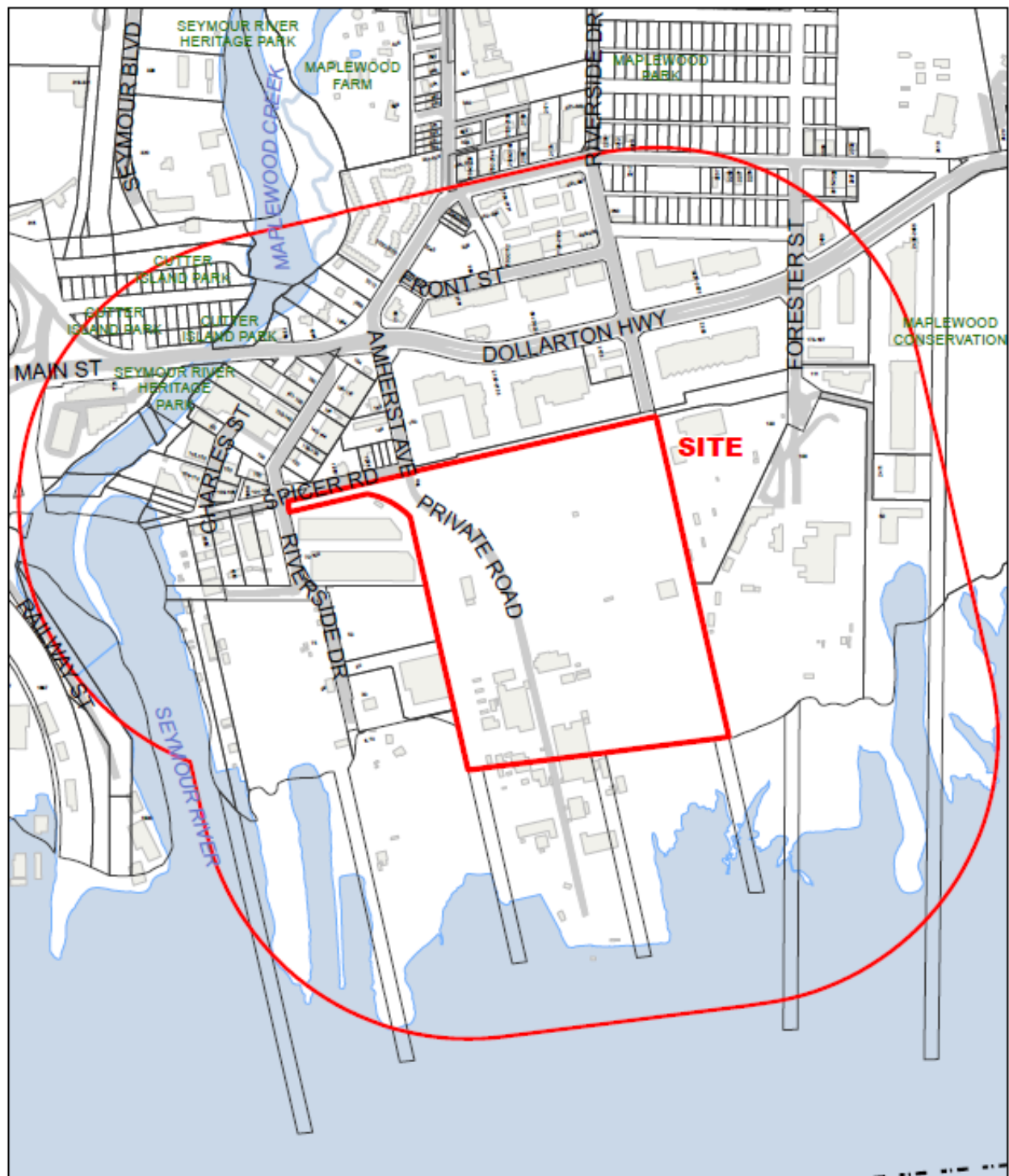
Chemtrade has proposed several major capital improvements aimed at increasing safety and reducing risk for the community. In order to move forward with these projects and to have the production of liquid chlorine listed as an allowable activity on its land, Chemtrade needs the District of Vancouver's 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:

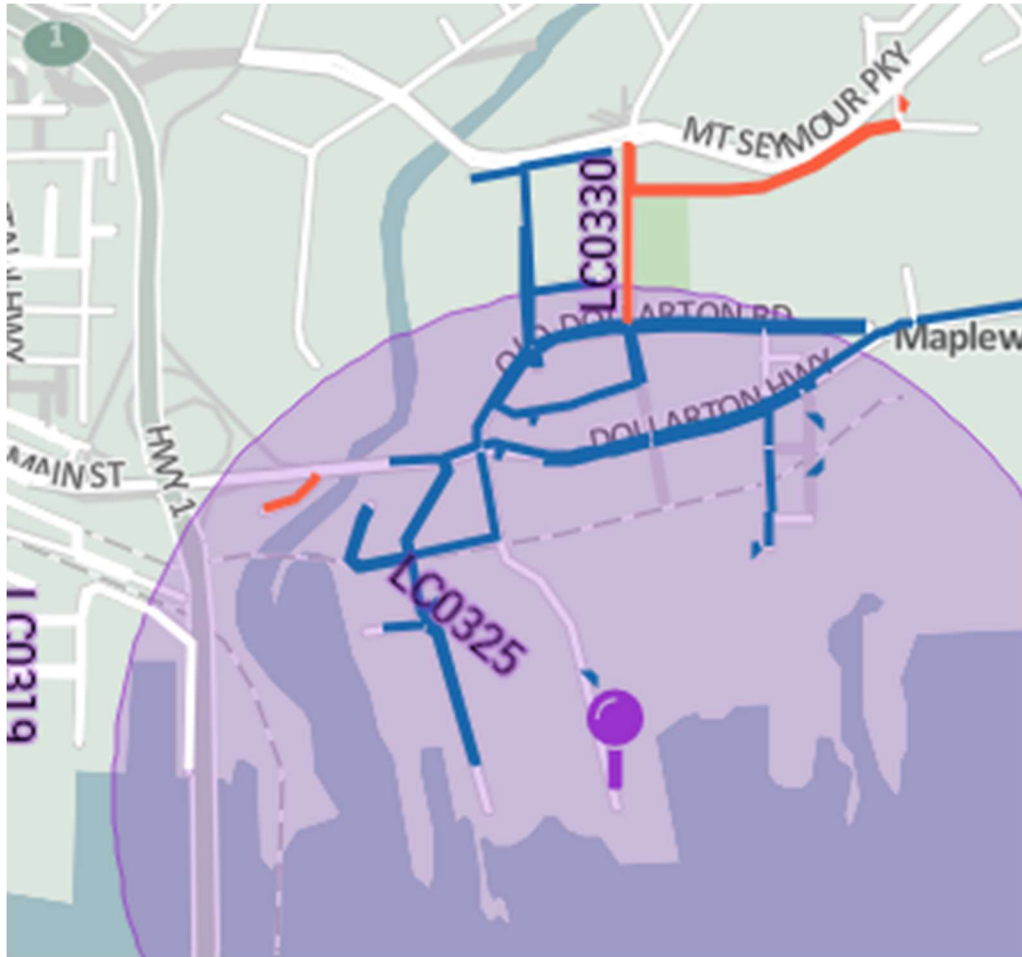
- browsing boards
- talking to the project team and municipal Development Planner
- listening to a presentation
- participating in a facilitated dialogue
- submitting written comments.

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

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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.
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236-808-7851

Christopher Lumsden (he/they), Development Planner
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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

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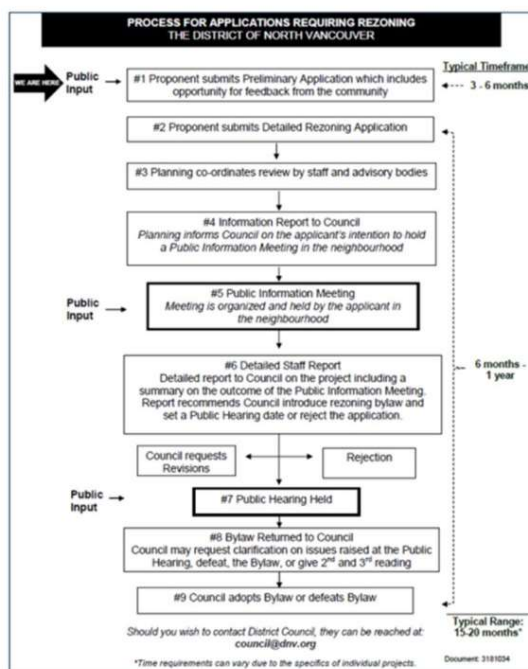
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Proposed safety improvement projects, aimed at improving safety and reducing risk to the community to at or near the property line



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 Úxwumixw (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.
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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)

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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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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



LEGISLATIVE ASSEMBLY

of BRITISH COLUMBIA



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.

**North Vancouver-Seymour Constituency
Office**
217-1233 Lynn Valley Road
North Vancouver, B.C. V7J 0A1
T 604.983.9859
Susie.Chant.MLA@leg.bc.ca

Legislative Office
Parliament Buildings
Victoria, B.C. V8V 1X4
T 250.387.3655

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

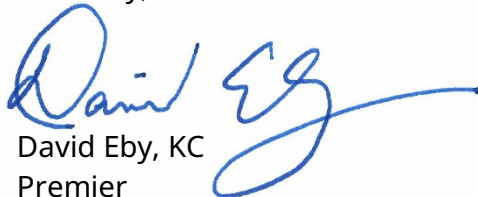
Dear Mayor Little:

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 blue ink signature of David Eby, consisting of a stylized first name and a last name that appears to be "Eby".

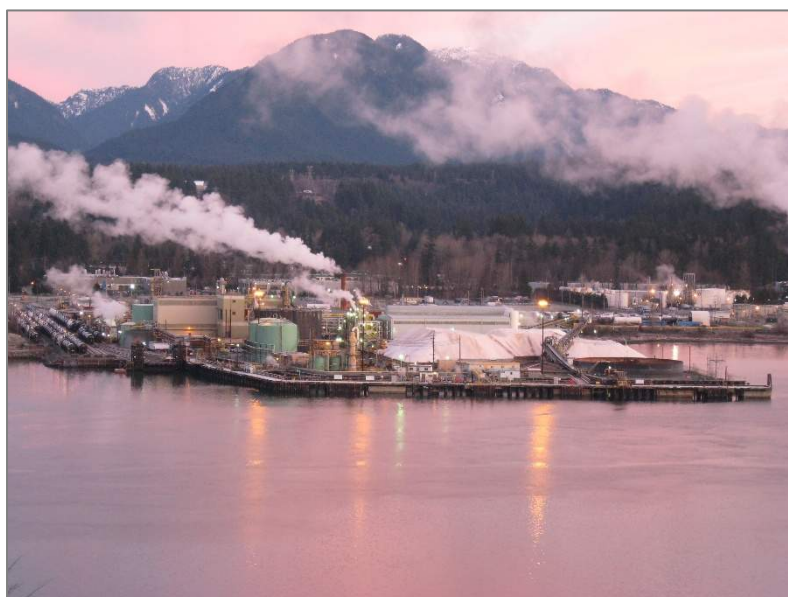
David Eby, KC
Premier

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.

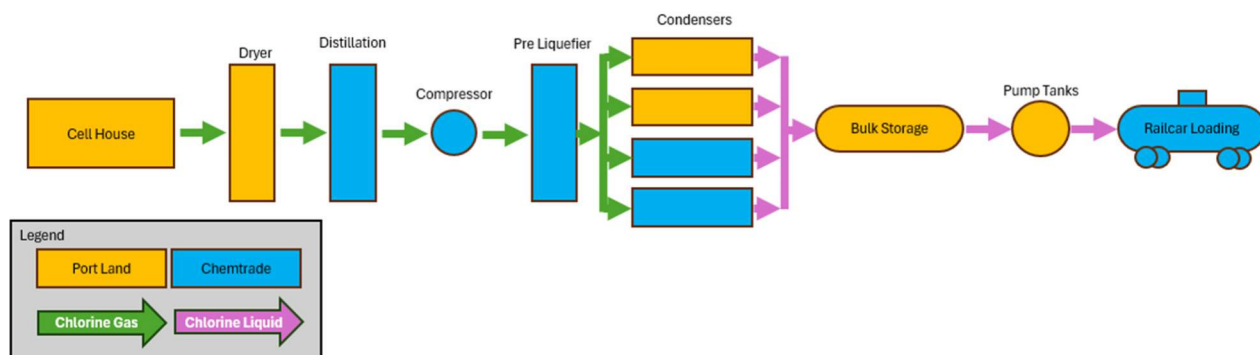


Figure 2 – Chlorine production process diagram (current state)

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.

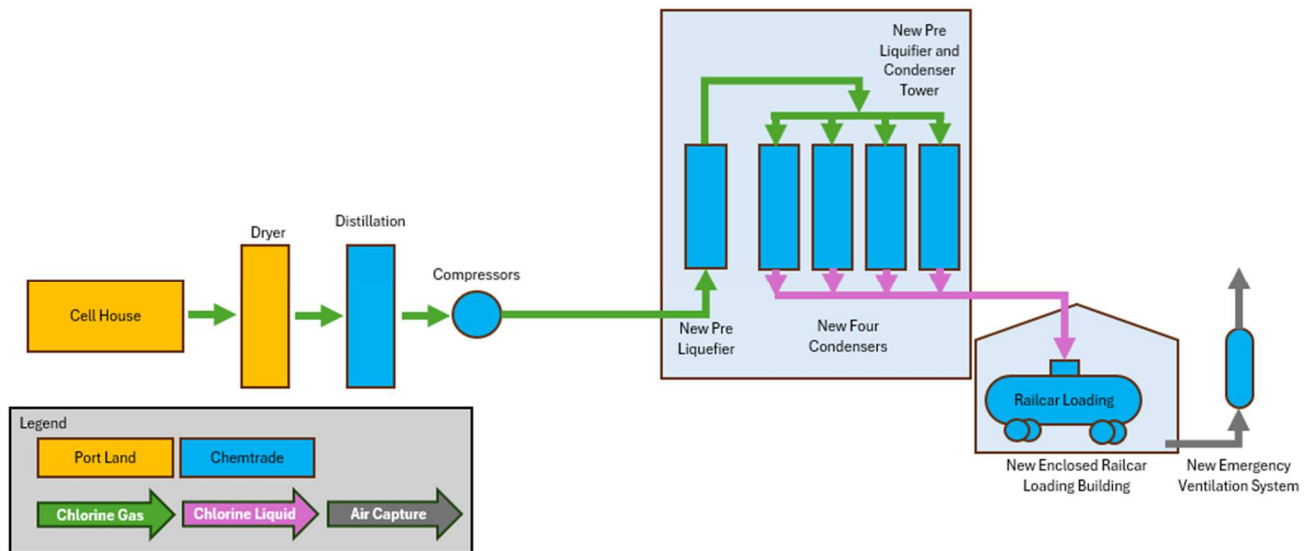


Figure 4 – Chlorine production process diagram (after proposed upgrades)

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



Dept.
Manager



GM/
Director



CAO

The District of North Vancouver REPORT TO COUNCIL

March 30, 2026
File: PLN2025-00042

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 given SECOND and THIRD Readings.

BACKGROUND:

Bylaw 8778 received first reading on January 12, 2026 ([staff report dated December 15, 2025](#)). A public hearing was commenced on February 24, 2026 and closed on February 25, 2026.

The bylaw is now ready to be considered for second and third readings by Council.

Options:

1. Give second and third readings to the bylaw;
2. Give no further readings and abandon the bylaw at first reading; or,
3. Debate possible amendments to the bylaw at second reading and return bylaw to a new public hearing if required.

Respectfully submitted,



Rhonda Schell
Deputy Corporate Officer, Legislative Services

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

March 30, 2026

Page 2

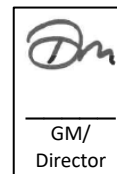
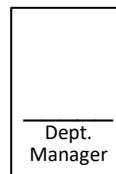
Attachments:

- ~~1. Bylaw 8778~~
- ~~2. Public Meeting Report~~
3. Information Report to Council

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

☒ Info Package

Date: March 19, 2026



The District of North Vancouver INFORMATION REPORT TO COUNCIL

March 16, 2026

Case: PLN2025-00042

File: 08.3060.20/042.25

AUTHOR: Yan Zeng, Manager of Development Planning**SUBJECT:** Bylaw 8778 - Chemtrade Rezoning - 100 Amherst Avenue

BACKGROUND

Bylaw 8778 received First Reading on January 12, 2026. A Public Hearing for Bylaw 8778 was held on February 24, 2026, and was closed on February 25, 2026.

REASON FOR REPORT

This is an information report to provide clarification from District staff on a few questions that were raised during the Public Hearing. The content of this report aims to clarify answers provided at the hearing based on information that was previously provided or already publicly available. This report does not introduce new information.

1. Proportion of Chlorine Production Exported Outside Canada

During the Public Hearing, a question was raised regarding the percentage of liquid chlorine and chlorine gas produced at the North Vancouver facility that is exported outside Canada.

The applicant indicated that approximately 70% of the plant's overall production capacity remains within Canada. This figure refers to total plant production across all products, not specifically to liquid chlorine. The applicant also noted that, as a publicly listed company, Chemtrade does not disclose customer-specific or product-segment market destinations for competitive reasons.

Materials submitted by the applicant as part of the rezoning application indicate that the facility produces over 40% of Canada's liquid chlorine supply and provides more than 70% of the chlorine used for drinking water treatment in Western Canada, including British Columbia and Alberta. The materials also state that the facility supplies up to 60% of the chlorine used for drinking water treatment in the Western United States.

These figures describe the facility's role in supplying regional water treatment markets, rather than the percentage of liquid chlorine exported outside Canada.

2. Examples of Similar Facilities Close to Residential Areas

Council requested examples of similar facilities located in proximity to residential areas and what separation or safety measures were used.

A review of publicly available information indicates that several chlor-alkali facilities in Canada and the United States operate in proximity to residential areas, with varying separation distances depending on site conditions, surrounding land uses, and natural barriers such as rivers or industrial buffers. Examples include facilities operated by ERCO Worldwide, Westlake Chemical, Olin Corporation, and Formosa Plastics:

- ERCO Valleyfield, Quebec – Residential areas are located approximately 150 metres south of the facility boundary. Chlorine is produced on site but is not exported from this facility.
- ERCO Buckingham (Gatineau), Quebec – Residential areas are located approximately 400 metres east, separated from the facility by the Du Lièvre River.
- ERCO Saskatoon, Saskatchewan – Residential areas are located approximately 1,000 metres south of the facility. Chlorine is transported from the site by rail.
- ERCO Port Edwards, Wisconsin – Residential areas are located approximately 1,500 metres east of the facility. Chlorine is also transported by rail.
- Westlake Chemical Beauharnois, Quebec – Residential areas are located approximately 800 metres east, separated from the facility by the St. Louis River.
- Olin Canada ULC Bécancour, Quebec – Residential areas are located approximately 3.3 kilometres away, separated by the St. Lawrence River.
- Formosa Plastics Point Comfort, Texas – Residential areas are located approximately 700 metres north of the facility.
- Olin Corporation McIntosh, Alabama – Residential areas are located approximately 1,000 metres west of the facility.
- Olin Corporation Freeport, Texas – Residential areas are located approximately 1,000 metres south, separated by the Brazos River.
- Westlake Corporation Lake Charles, Louisiana – Residential areas are located approximately 1,600 metres west of the facility.

These examples show that while separation distances vary widely, the facilities of this type commonly rely on risk-based land use planning approaches, consistent with principles developed by the Major Industrial Accidents Council of Canada (MIACC) and similar international frameworks.

Publicly available materials describing these facilities indicate that safety is generally managed through a combination of engineering controls, operational procedures, transportation safety measures, and emergency preparedness programs, rather than through fixed separation distances alone.

Examples of mitigation measures identified in publicly available reports include:

Engineering and Operational Controls

- Enclosed chlorine loading and unloading systems equipped with scrubbers to capture and treat potential chlorine releases (e.g., ERCO Saskatoon).
- Secondary containment systems, such as diked storage areas for chlorine handling infrastructure (e.g., Westlake Chemical facilities).
- Routine inspection and maintenance programs for emergency safety equipment, including fire extinguishers, safety showers, eyewash stations, windsocks, and chemical neutralization stations.
- Area monitoring systems to detect potential chlorine releases.

Emergency Preparedness and Industry Programs

- Participation in industry safety organizations such as the Chlorine Institute and TransCAER (Transportation Community Awareness and Emergency Response).
- Emergency response training and exercises with local fire departments and hazardous materials teams, including on-site training events.
- Annual training and emergency response simulations for facility staff.

Supply Chain and Transportation Oversight

Facilities that ship chlorine by rail generally implement additional safety controls to manage transportation risks. Common practices referenced in industry guidance include:

- Secured and fenced railcar storage areas for chlorine tank cars.
- Railcar design and certification in accordance with North American dangerous goods transportation standards (Transport Canada and CGSB).
- Periodic third-party inspection of railcars.
- External visual inspection of railcars prior to loading or unloading.
- Gas monitoring systems in railcar storage areas.
- Emergency response training for personnel involved in chlorine handling.
- Security measures, including camera surveillance of railcar storage areas.
- Procedures and engineering controls to address potential failures at connections between stationary piping and railcars.

In addition, some operators implement additional supply chain oversight measures, including auditing transportation carriers and suppliers, verifying that transport equipment meets safety standards, and ensuring that drivers and contractors are appropriately trained to handle chlorine products.

Overall, the publicly available information suggests that comparable chlor-alkali facilities operate within a multi-layered risk management framework combining engineering design, operational controls, transportation safety standards, and emergency preparedness programs to manage risks associated with chlorine production, storage, and transport.

3. Safety Measures for Chlorine Rail Cars Outside the Proposed Enclosure

During the Public Hearing, the applicant clarified that the proposed rail car enclosure and associated scrubbing system are designed to contain and treat the vapour release from one ruptured chlorine rail car at a time.

The applicant also confirmed that, although the proposal would reduce fixed chlorine storage on the site, up to 32 rail cars containing chlorine could remain on the plant track outside the enclosure building as part of the facility's operations.

Council asked what safety measures are in place to handle potential events with all 32 rail cars on site.

At the hearing, the applicant responded that the site itself is not designed to function as a secondary containment system for rail cars stored outside the enclosure. In the event of a release from a rail car outside the enclosure, the behaviour of leaked chlorine gas would depend on environmental conditions such as wind and weather. However, the probability of a rupture occurring outside the intended containment area is considered extremely low, based on operational practices and the safety protocols associated with rail car handling and storage at the facility.

Further, it has been stated by Risktec, District-retained peer-review QRA consultant, that concerns related failures due to seismic, flooding, or other natural disaster events are not typically considered in QRAs. This is due to the low frequency of these events occurring. That being said, facilities located in areas of higher frequency of flooding/seismic activity should design their facilities to withstand consequences from these events. QRAs assess more common incidents, and use leak frequency data associated with vessels, columns, flanges, valves, instrumentation, etc. (which have a higher frequency of leading to a leak relative to a natural disaster).

The event frequency of one (1) railcar rupture is already quite low. The event frequency of multiple stored railcar ruptures is even lower. Companies typically do not design their facility around these very rare and catastrophic consequences with very low event frequencies. As a result, the more common event frequencies associated from leaks originating from valves, flanges, etc. are focused on in QRAs.

For Chemtrade, railcars are stored away in a safe yard. In the case of a seismic event, it is assumed that the primary risk is the failure of the connection between the stationary piping and the railcar during loading. These leaks were covered in the QRA and should be addressed within the enclosure design.

4. Emergency Preparedness and Training Exercises

At the hearing Council asked about community-based emergency preparedness training, including any records of such training.

With regards to community safety and emergency preparedness protocols, staff have provided responses that there is an entire system encompassing of coordinated emergency notification systems, building design that prevents safety risks, as well as site-level and north shore-wide first-responder protocols and regular training exercises for these responders.

Based on publicly available documentation, there does not appear to be a regularly occurring and funded community emergency training program specifically directed at surrounding businesses and residents, beyond aforementioned emergency notification systems and general emergency preparedness guidance.

Respectfully submitted,

Yan Zeng, Manager of Development Planning

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

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

 Dept. Manager	 GM/ Director	 CAO
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The District of North Vancouver REPORT TO COUNCIL

May 7, 2026

AUTHOR: Genevieve Lanz, Corporate Officer

SUBJECT: Bylaw 8778 Reconsideration: 100 Amherst Avenue – (“Chemtrade”)

RECOMMENDATION:

THAT Council reconsider the following resolution from the April 13, 2026, Regular meeting:

THAT “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)” is given no further Readings and is abandoned at First Reading.

REASON FOR REPORT:

Pursuant to s. 131 of the *Community Charter*, on May 5, 2026, the Mayor initiated Council reconsideration of the April 13, 2026, Regular council meeting resolution below:

THAT “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)” is given no further Readings and is abandoned at First Reading.

Per the *Community Charter*, the May 25, 2026, Regular meeting is the soonest convenient date for Council to reconsider the April 13, 2026, resolution.

Should Council subsequently defeat the aforementioned resolution at reconsideration, the following motion would be in order:

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.

CONCLUSION:

This report is in response to the Mayor’s initiation of reconsideration pursuant to s. 131 of the *Community Charter* and provides Council with the opportunity to reconsider the resolution to abandon Bylaw 8778 at First Reading.

OPTIONS:

- 1.) THAT Council reconsider the following resolution from the April 13, 2026, Regular meeting:

THAT “District of North Vancouver Rezoning Bylaw 1462 (Bylaw 8778)” is given no further Readings and is abandoned at First Reading.

- 2.) THAT Council defeat the reconsideration of the April 13, 2026, resolution to abandon Bylaw 8778 at First Reading.

Respectfully submitted,



Genevieve Lanz Corporate Officer

~~ATTACHMENTS:~~

- ~~1) Letter from Chemtrade to Mayor Little, dated April 29, 2026~~ *letter is attached to
~~2) Bylaw 8778~~ Report to June 1, 2026 Regular Council Meeting

REVIEWED WITH:		
☐ Business and Economic	☐ Finance	External Agencies: ☐ Library Board ☐ Museum and Archives ☐ NSEM ☐ NS Health ☐ NVRC ☐ RCMP ☐ Other:
☐ Bylaw Services	☐ Fire Services	
☐ Clerk's Office	☐ GIS	
☐ Climate and Biodiversity	☐ Human Resources	
☐ Communications	☐ Integrated Planning	
☐ Community Planning	☐ ITS	
☐ Development Engineering	☐ Parks	
☐ Development Planning	☐ Real Estate	
☐ Engineering Operations	☐ Review and Compliance	
☐ Environment	☐ Solicitor	
☐ Facilities	☐ Utilities	

AGENDA INFORMATION	
☒ Regular Meeting	Date: June 1, 2026
☐ Other:	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

May 20, 2026
Case: PLN2025-00042
File: 08.3060.20/042.25

AUTHOR: Yan Zeng, Manager of Development Planning

**SUBJECT: Bylaw 8778 – Rezoning Application at 100 Amherst Avenue:
New Information Provided by the Applicant**

RECOMMENDATION

THAT the report titled “Bylaw 8778 – Rezoning Application at 100 Amherst Avenue: New Information Provided by the Applicant” dated May 20, 2026, be received for information.

BACKGROUND

October 07, 2025 – The District received a rezoning application, from Chemtrade Electrochem Inc., for a site-specific text amendment to permit the manufacturing, processing, liquefaction, handling, storage, loading, and shipping of chlorine at 100 Amherst Avenue.

January 12, 2026 - Council gave [first reading](#) to Bylaw 8778, a site-specific text amendment to the District’s Zoning Bylaw in response to the application.

February 24 - 25, 2026 - A Public Hearing was held for the bylaw. The corresponding [Public Hearing minutes](#) are available for reference.

April 13, 2026 - Council subsequently considered [further readings](#) on this date and resolved to abandon the bylaw at First Reading.

April 29, 2026 - Following the April 13 decision by DNV Council, the applicant submitted a letter ([Attachment 1](#)), proposing a revised conditional approval framework to their application and requesting Council’s reconsideration.

May 5, 2026 - Pursuant to s. 131 of the *Community Charter*, the Mayor initiated Council reconsideration of the April 13, 2026.

This report summarizes all the new information submitted by the applicant following Council’s April 13, 2026 consideration of the bylaw.

DISCUSSION

The applicant's new submission does not change the core physical components of the proposal previously considered by Council. The proposal continues to include removal of the existing 60-tonne bulk liquid chlorine storage tank, transition to a produce-and-ship model, construction of an enclosed railcar loading building with emergency ventilation and air-scrubbing systems, installation of new liquefaction and condenser infrastructure, seismic safety upgrades, and no increase in chlorine production capacity.

The new information relates primarily to how the proposed use would be regulated over time. The applicant is now proposing a conditional and time-limited approval framework, supported by a Section 219 covenant, future Quantitative Risk Assessment (QRA) requirements, a Best Achievable Technology (BAT) review, and additional commitments related to security, emergency preparedness, and public education.

Time-Limited Approval and Covenant

The applicant now proposes that chlorine operations be time-limited and tied to the Vancouver Fraser Port Authority lease. The proposed end date would be the earlier of December 31, 2046, or termination of the Port lease, unless DNV Council considers and approves an extension through a future statutory process.

The applicant proposes that this time limit, along with related safety, reporting, risk assessment, and review requirements, be secured through a Section 219 covenant registered on title. The covenant would be required to be prepared to the satisfaction of the District's Municipal Solicitor.

Future Review Requirements

The applicant's proposed framework includes:

- a validation QRA prior to Building Permit issuance, based on detailed project plans and specifications;
- a security vulnerability assessment prepared by an independent qualified professional and provided to the District on a confidential basis;
- a baseline QRA following construction and prior to occupancy or final inspection;
- periodic QRA reviews approximately eight and ten years after the baseline assessment; and
- an independent BAT review approximately fifteen years after bylaw approval.

The applicant proposes that the chlorine operation would cease if the required ten-year QRA is not provided within the timeframe established in the covenant.

Additional Information and Technical Clarifications

The applicant has also provided supplementary information regarding site security, cybersecurity, emergency preparedness and public education. They have also provided responses to additional issues discussed during the February Public Hearing, including rail cars stored on site, potential flood and seismic risks and regional supply chain context.

The applicant states that the facility operates 24 hours a day, seven days a week, is monitored by on-site security staff and surveillance systems, and is subject to Transport Canada Marine Transportation Security requirements. The applicant also advises that a third-party cybersecurity assessment was completed in early 2026.

With respect to emergency preparedness, the applicant states that it works with local first responders, including the District of North Vancouver Fire Department and North Shore Emergency Management. The applicant also proposes additional public education measures, including shelter-in-place information, annual training opportunities, Community Advisory Panel workshops, and emergency preparedness training for Tsleil-Waututh Nation.

Additional clarifying information about chlorine production as it relates to safe drinking water supply is also included in the submitted materials.

Further, the applicant states that on-site loaded liquid chlorine rail cars were considered in the QRA as submitted as part of the application, so was seismic risk. The Flood Hazard Study completed by Northwest Hydraulic Consultants addresses flood risk issue.

Finally, the applicant states that the North Vancouver facility represents approximately 40% of Canadian liquid chlorine manufacturing capacity and supplies approximately 70% of the liquid chlorine used for drinking water treatment in British Columbia and Alberta.

SUMMARY

The new and supplementary information submitted by the applicant does not change the core physical components of the proposal. Instead, it proposes that the chlorine operation be restricted to a time limit and be subject to conditional requirements, including future risk assessment, technology review requirements, and additional commitments related to security, emergency preparedness and public education.

The proposed time limit and legally enforceable approval framework could provide additional mechanisms for future oversight, review, and enforceability if Council chooses to advance the bylaw.

Respectfully submitted,



Yan Zeng

Attachments:

1. Chemtrade Electrochem Inc. Letter dated April 29, 2026 – Request for Reconsideration and Conditional Approval Framework
2. Chemtrade Electrochem Inc. Letter and Supplementary Report dated May 15, 2026

Bylaw 8778 – Rezoning Application at 100 Amherst Avenue: New Information Provided by the Applicant

May 20, 2026

Page 4

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	_____		



155 Gordon Baker Road, Suite 300
 Toronto, Ontario, Canada M2H 3N5
Telephone: 416.496.5856
Toll free: 1.866.887.8805

April 29, 2026

Mayor Mike Little
 Mayor of the District of North Vancouver
 355 West Queens Road
 North Vancouver, BC V7N 4N5

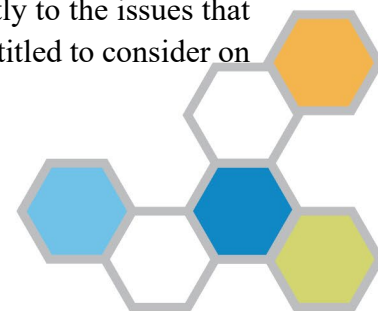
Dear Mayor Little:

RE: Request for Reconsideration under s. 131 of the Community Charter – Rezoning Bylaw Application (Chemtrade North Vancouver Facility)

We write on behalf of Chemtrade Electrochem Inc. (“**Chemtrade**”) to respectfully request that the Mayor or Council initiate a reconsideration, pursuant to section 131 of the *Community Charter* or section 26 of the District of North Vancouver’s *Council Procedure Bylaw*, of Council’s decision of April 13, 2026 to abandon at first reading the proposed site-specific zoning bylaw amendment application (the “**Application**”), relating to Chemtrade’s North Vancouver chlor-alkali facility (the “**Facility**”). Chemtrade acknowledges and appreciates the time, care, and consideration Council devoted to our application. At the April 13, 2026 meeting, members of Council identified specific concerns regarding the perpetual nature of the proposed approval and the importance of ensuring that safety performance at the Facility continues to advance in-step with evolving best practices and technology.

In direct response to those concerns, Chemtrade has developed a framework (the “**Framework**”), attached as *Appendix A*. The Framework replaces the prior approach with a conditional, time-limited, and legally enforceable structure designed to give the District comfort that the Facility’s Chlorine Operations (as defined herein) are designed and constructed in compliance with applicable safety standards and, once operational, are operated in a manner consistent with such standards. The Framework is intended to ensure any approval granted is time-limited, subject to enforceable conditions, and expressly contingent on continued compliance and enforcement over time.

Chemtrade respectfully submits that the Framework constitutes both new information and a substantively amended approach, introducing material features that were not before Council on April 13, 2026. In particular, the Framework replaces the prior open-ended proposal with a time-limited, conditional structure that includes scheduled review milestones, enforceable obligations, and a defined expiry date. In our opinion, these features go directly to the issues that informed Council’s earlier decision and are therefore of a nature Council is entitled to consider on





a reconsideration initiated under section 131 of the *Community Charter* or section 26 of the *Council Procedure Bylaw*.

Summary of Proposed Revised Conditions

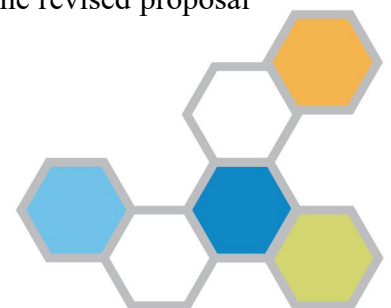
Chemtrade's proposed Framework includes the following core elements:

- Registration of a restrictive covenant, under section 219 of the *Land Title Act* (the “**Section 219 Covenant**”), stipulating, among other things, a time-limit on the proposed permitted industrial use for Chlorine Operations that is coterminous with the end of the term of Chemtrade's lease with the Vancouver Fraser Port Authority (the “**Port Lease**”), such that permission to receive, manufacture, store, and distribute liquid chlorine (“**Chlorine Operations**”) would expire no later than the end of the term of the Port Lease, unless Council determines to extend the approval following a future review.
- The Section 219 Covenant will also contain enforceable conditions governing continued operations, reporting, and compliance of Chlorine Operations at the Facility.
- Establishment of a post-upgrade baseline Quantitative Risk Assessment (QRA), with a mandatory QRA update, with review by the District.
- A scheduled independent Best Achievable Technology (BAT) review at a defined mid-term milestone, carried out by a qualified third-party engineering firm selected by Chemtrade.

Taken together, this revised, evidence-based framework is intended to ensure that any approval granted is neither perpetual nor unconditional, that it provides Council and future Councils with meaningful visibility, and that requires that the Chlorine Operations be reassessed at specified milestone intervals.

Chemtrade is committed to working collaboratively with District staff and Council to refine covenant language, reporting protocols, and implementation mechanics to ensure that the Framework is clear, robust, and practically enforceable. An indicative timeline setting out the proposed conditional Framework is included in *Appendix A* for Council's convenience.

For these reasons, Chemtrade respectfully requests that Council exercise its authority to initiate the reconsideration of the Application within the required 30 day timeframe (before May 12, 2026) or take such other procedural steps as Council considers appropriate, so that the revised proposal





may be considered on its merits in accordance with the statutory framework governing Council decision-making.

We would welcome the opportunity to appear before Mayor or Council or otherwise respond to any questions that may assist in that process.

Respectfully submitted,

Chemtrade Electrochem Inc.

Per:

alan robinson

Alan Robinson

Group Vice President, Commercial

cc: Mike Fox, Chief Administrative Officer – District of North Vancouver



APPENDIX A

Indicative Conditional Approval Framework and Timeline

This Appendix is provided for information purposes to assist Council in understanding the structure, sequencing, and oversight mechanisms contemplated by Chemtrade’s revised, conditional, and time-limited approval framework for the Facility. The timelines below are indicative and are subject to refinement by way of a section 219 covenant in form and substance acceptable to the District (the “**Section 219 Covenant**”).

1. Initial Approval and Covenant Registration

- Council approval of the site-specific zoning bylaw amendment, together with authorization to enter into the Section 219 Covenant setting out conditions governing continued Chlorine Operations at the Facility, generally as set out in this Appendix A.
- Registration of the restrictive covenant on title, including: (i) an express end date for Chlorine Operations at the Facility that is coterminous with the end of the term of the Port Lease, expected to be the earlier of December 31st, 2046, or termination of the Port Lease (the “**Chlorine Operations End Date**”); and (ii) review and oversight opportunities for the District at meaningful milestones throughout the term of the Port Lease.

Indicative timing: 2026

2. Completion of Committed Safety Upgrades

- As a precondition to adoption of the zoning amendment bylaw, Chemtrade will enter into the Section 219 Covenant to, among other things, secure performance of and compliance with all conditions, limitations, and requirements set out in the BakerRisk facility siting study/quantitative risk assessment (“**QRA**”) and Risktec peer review relating to construction of the proposed project and to Chlorine Operations, including all safety upgrades.
- As a precondition to issuance of any building permit for Chemtrade’s proposed project, Chemtrade will obtain and provide to the District a detailed validation quantitative risk assessment prepared by BakerRisk based on the detailed project plans and specifications, confirming that the Facility (including Chlorine Operations) as designed meets current standards in accordance with the Process Safety Management Division (“**MIACC**”) or then-comparable and recognized industry land use planning guidelines (the “**MIACC Standards**”).



- Chemtrade will provide to the District, on a confidential basis, a security vulnerability assessment prepared by an independent qualified professional in relation to the project. The assessment shall be clearly marked as confidential and shall be used by the District solely for the purpose of evaluating the building permit application. The District shall not disclose the assessment and shall treat it as confidential information, including as information the disclosure of which could reasonably be expected to compromise public safety or security.

Indicative timing: Estimated 2027

3. Establishment of Baseline Quantitative Risk Assessment (QRA)

- Following completion of the safety upgrades, and prior to issuance of any occupancy permit or final inspection in relation to the Facility, Chemtrade will provide a further QRA from BakerRisk (the “**Baseline QRA**”) confirming that the Facility (including Chlorine Operations) as constructed meets the MIACC Standards.
- The risk contours in the Baseline QRA will establish the approved baseline for ongoing Chlorine Operations under the covenant.
- The Baseline QRA will form a reference point for future compliance assessments.

Indicative timing: Concurrent with completion of safety upgrade project (est. end of 2030)

4. Periodic QRA

- Chemtrade will engage BakerRisk or another qualified independent professional engineering firm (the “**Independent Risk Manager**”) to undertake an updated QRA 8 years after the establishment of the Baseline QRA.
- The 8-year QRA must recommend measures to address Baseline QRA compliance issues, if any, with the Facility and its operation, including Chlorine Operations.
- Chemtrade will then again engage the Independent Risk Manager to undertake a further updated QRA which must be provided to Chemtrade on the date that is 10 years after the establishment of the Baseline QRA. The 10-year QRA must establish that the Facility and its operation, including Chlorine Operations, continue to meet or exceed the Baseline QRA. The 10-year QRA must be provided to the District as soon as it is provided by the Independent Risk Manager to Chemtrade.





- If the 10-year QRA meeting the above requirements is not provided to the District within the time stipulated then Chlorine Operations at the Facility must cease until such time as it is provided.
- In preparing each of the QRA's required under this framework, the Independent Risk Manager must employ applicable then-current industry standard methodologies and must ensure that each of the QRA's satisfies reasonable criteria and requirements as will be set out in the Section 219 Covenant.

Indicative timing: Approximately 8 and 10 years after the Baseline QRA established, respectively (est. end of 2038 and 42040)

5. Best Achievable Technology (BAT) Review

- At a defined mid-term milestone following bylaw approval, Chemtrade engages an independent engineering firm to assess whether the Facility continues to reflect Best Achievable Technology for risk mitigation and operational safety.
- The independent reviewer is selected by Chemtrade, subject to the District's approval not to be unreasonably withheld.
- The resulting BAT report is provided to the District and serves as a resource to assist in Council's consideration, in its discretion, of whether or not to extend the Chlorine Operations End Date.

Indicative timing: Approximately 15 years after bylaw approval

6. End-of-Term Review and Expiry

The Section 219 Covenant will stipulate that the Chlorine Operations must terminate on the Chlorine Operations End Date, unless Council in its sole discretion after receipt of the BAT report and on or before the Chlorine Operations End Date agrees, in accordance with all applicable statutory processes, to an extension of the Chlorine Operations End Date.

Indicative timing: The earlier of 2046 or expiry of the Port Lease, depending on the final term of the Port Lease

7. Summary Timeline (Indicative)



2026	Bylaw consideration and registration of restrictive covenant, subject to Council approval
Est. end of 2030	Completion of safety upgrades and establishment of Baseline QRA
~2038 & 2040	8 and 10-year QRA reviews
~2041	Independent BAT review
2044–2046	End date expected the earlier of December 31 st , 2046 or termination of the Port Lease.



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100 Amherst Avenue
North Vancouver, BC V7H 1T9

Dan Milburn
Director, Planning and Development
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5
milburnd@dnv.org

May 15, 2026

Dear Mr. Milburn,

Re: Rezoning Application Reconsideration – Bylaw 8778 100 Amherst Avenue

We would like to acknowledge and thank His Worship, Mayor Mike Little, for exercising his authority under section 131 of the Community Charter to bring forward a notice of reconsideration, related to Council's earlier decision on Bylaw 8778 for 100 Amherst Avenue.

As a team, we want to provide information on both the changes we are proposing to our application, in direct response to concerns raised by Council at the April 13 Regular Council meeting, as well as provide additional information to address misinformation that is being shared about our operations, our application, and liquid chlorine itself, along with follow up questions received from District of North Vancouver planning staff.

We would welcome the opportunity to provide further information about our application, our proposed safety projects, or tours of our facility and the location of these planned improvements. We are also happy to connect you with any of the independent third-party organizations and subject matter experts who have been engaged throughout this process to develop detailed and thorough reports based on science, best practices, and unbiased independent research.

I can be reached by email at alrobinson@chemtradelogistics.com, or by phone at 989-423-9913.

Sincerely,

Alan Robinson
Group Vice President, Commercial
Chemtrade

CC: Yan Zeng, zengy@dnv.org, Manager, Development Planning, District of North Vancouver
Attachments: May 15 Report to District of North Vancouver Council





May 15, 2026 Report to the District of North Vancouver Council

Revised Rezoning Application Amendments

During the April 13 Regular Council meeting, Mayor Little and Councillors Pope, Forbes and Muri raised concerns regarding Chemtrade's ongoing operations. The following three concerns were specifically named in the Mayor's decision to move for reconsideration of Bylaw 8778:

1. *Site security (page 2)*
2. *Public safety and training (page 4)*
3. *Permanent nature of the rezoning application (page 5)*

As an organization, we understand the responsibility of Council to ensure the safety of its residents, and that there are concerns about potential future operations and the lack of a mechanism for future Councils to ensure that Chemtrade continues to operate in a responsible manner. To address these concerns, we have proposed the following additions to our existing rezoning application.

Also included in this report is additional information aimed at clarifying the misinformation that was put before to Council and in other forums during the rezoning application process (*page 6*).

1. Understanding site security measures:

Chemtrade has significant safety processes – physical and cyber – in place to ensure the safety of our employees, the community, and our operations. While we can't detail all the site security measures in place in this document (as it will become public information), we can provide the below high-level information and extend the offer to meet in person and walk through existing plans and the result of recent safety and cyber safety audits with all members of Council.

Physical site safety:

Our facility operates 24 hours a day, seven days a week. To ensure the security of the site, we have a team of security employees who constantly monitor the site using our monitoring and surveillance system, which includes dozens of security cameras located at various points across the site – allowing our security team to be able to see all areas of our property in real time. The site is enclosed by a 10-foot metal fence, which is regularly inspected and maintained to ensure its integrity.

These measures extend to and include the rail portion of our operations to ensure the safety of rail operations.

The site is regulated under Transport Canada Marine Transportation Security regulations, holds a certificate of compliance, and undergoes regular inspections and assessments. The security assessments are conducted by Transport Canada and cover the entire footprint of the facility with a focus on security management, physical security, emergency management, and business continuity. **The**





most recent security assessment was conducted in 2024, at which time the site security measures were deemed to be effective with no major findings or deficiencies.

To further support site security and safety, our employees take annual safety training to ensure there is awareness of the proper procedures to address the physical safety of the site, as well as confirm that employees are aware of the processes and procedures to enact security measures should they feel the site security is at risk.

Our overall physical site safety measures are regularly audited as part of our insurance review, and we are happy to meet and walk through the results in person – providing a detailed look at the security measures in place for all the areas of our operation.

Site security audits are completed every five years. Moving forward, we would be happy to share (on a confidential basis) the high-level summary of the findings with the District of North Vancouver.

Cybersecurity measures:

We have several layers of cybersecurity protection in place to ensure our process and infrastructure control systems remain secure. The site was also the focus of an independent third-party cyber security assessment conducted by Marsh (www.marsh.com) earlier in 2026 which provides a maturity analysis of our cybersecurity program. The assessment is built using key elements from multiple cybersecurity frameworks, including the National Institute of Standards and Technology (NIST), the Centre for Internet Security (CIS) Critical Security Controls, and the International Organization for Standardization (ISO) 27001. The results are broken into five areas, identified and used by NIST: 1.) *Identify*; 2.) *Protect*; 3.) *Detect*; 4.) *Respond*; and 5.) *Recover*.

While we can't share the results and the processes we have in place in a public document, ***we can confirm that the results of the assessment are ranked by maturity on a scale of one (least mature) to four (most mature) - our efforts received a ranking of 3.5 – indicating a mature cybersecurity program with resilient characteristics.***

We are working with Marsh and our internal cybersecurity team to ensure we continue to meet all standards and address any potential areas highlighted as an opportunity for improvement.

To support this work, our employees complete annual safety training, which includes cybersecurity components to ensure employees are aware cybersecurity measures and practices, as well as isolating the site from potential cyberattacks.

While we need to ensure our security processes remain confidential for the continued safety of our operations and facility, moving forward, we would be happy to meet and review (on a confidential basis) the results of the independent cybersecurity audit and provide a tour of our physical safety measures and plans.





2. Public safety and training

At the April 13 Regular Council meeting, there were concerns raised regarding available shelter-in-place training for the public, as well as education into how the public should respond in the unlikely event of an emergency at our facility.

Safety processes in place:

We partner closely with local first responders, like the District of North Vancouver Fire Department and NorthShore Emergency Management, to coordinate training and share our emergency response plans to ensure that there is broad awareness of how to respond to our site should there be an incident.

We practice annual response scenarios, which include training on the use of “Alertable”¹, to ensure that all area residents would be able to access required emergency response information in the unlikely event of an emergency at our facility.

We also follow all regulatory requirements – ensuring our operations, including the shipment of our products, meet stringent Transport Canada and U.S. Department of Transportation regulations. In March 2026, Transport Canada conducted a site inspection to ensure we are operating in compliance with all requirements under the *Transportation of Dangerous Goods by Rails Security Regulations*, and the inspection passed with no areas of noncompliance noted. Transport Canada will continue to conduct inspections to ensure that Chemtrade remains compliant with applicable regulatory requirements.

As a member of the Chlorine Institute, we also support their CHLOREP (Chlorine Emergency Plan) program and have several local employees who have volunteered to be part of the emergency response team and received highly specialized training to assist in an emergency.

Launched in 1972, CHLOREP is the Chlorine Institute’s mutual aid program that provides a rapid and effective response to chlorine emergencies across Canada, the U.S. and Mexico by ensuring that transportation service providers, end-users, first responders, hazmat teams and others have quick access to accurate information and industry expertise. The program is supported by chlorine producers, like Chemtrade, and includes specially trained emergency response contractors. The CHLOREP team provides emergency responders with expert support via telephone within minutes of an incident being reported, and if needed, will rapidly deploy emergency equipment and personnel to the scene of any chlorine emergency in North America. The CHLOREP network includes more than 88 response teams from 25 Chlorine Institute member companies, as well as 13 emergency response contractors who meet the Chlorine Institute’s stringent performance requirements.

CHLOREP assistance during a chlorine emergency is available 24 hours a day, seven days a week. You can learn more about this sophisticated and elite team of first responders here (<https://www.chlorineinstitute.org/chlorep>).

¹ Alertable is a Canadian-hosted emergency notification solution.





Proposed public shelter-in-place training:

In response to concerns heard regarding shelter-in-place training for area residents, Chemtrade is **proposing** a four-pronged approach to ensure that area residents are aware of the proper process should they be advised to shelter-in-place, as well as where to turn for more information.

1. **Development of an educational brochure providing instructions on how to properly shelter-in-place**, along with directions on where residents can go to find more information, including online resources and instructions on how to register for Alertable notifications and annual training. These brochures are in development and would be sent to the District of North Vancouver Planning staff as well as Council for review and approval before being distributed to all residents and businesses with a 350-metre radius of our facility. These brochures would also be available for distribution at community events, and through the new resident package currently shared by the District of North Vancouver Fire Department.
2. **Working in partnership with local first responders (potentially the District of North Vancouver Fire Department, NorthShore Emergency Management, CHLOREP, etc.) to develop and sponsor annual shelter-in-place training.** If supported by Council, we would move forward with solidifying the program. The goal of the annual training would provide the opportunity for area residents and businesses to learn firsthand what to do in case of a shelter-in-place notification, as well as be able to ask questions specific to their residence or place of business.
3. **Use our Community Advisory Panel to host shelter-in-place “train the trainer” workshops, so members can effectively work with their communities to ensure there is awareness on how to respond.** By partnering again with the District of North Vancouver Fire Department and CHLOREP team members, we propose to offer more detailed training on shelter-in-place procedures and where to find more information, so these members can share this information back with their respective organizations and communities. This will ensure neighboring businesses are aware of the process.
4. **Offer emergency response and preparedness training to the Tsleil-Waututh Nation, helping to ensure the community is prepared and educated on how to respond to any potential emergency.** This training could be completed in partnership with the District of North Vancouver Fire Department and CHLOREP team members, and could extend beyond shelter-in-place, to include general emergency response preparedness.

3. Permanent nature of the rezoning application

During the April 13 Regular Council meeting, there were concerns voiced regarding the lack of processes or controls in place which would allow the District of North Vancouver and future Councils to be able to review and have oversight into Chemtrade’s continued operations. Specifically, we heard that there is a need to ensure Chemtrade continues to invest in best achievable technologies and continues to review





and upgrade our security practices and equipment, which can be achieved through a mechanism for ongoing Council review and oversight, including the ability to revisit the rezoning status.

As further detailed in Chemtrade letter to Mayor Mike Little dated April 28, 2026, a summary of the key components of our revised application are as follows:

- **Proposed time-limit on permitted industrial production of liquid chlorine:** the by-law amendment would be paired with the duration of the lease agreement with Vancouver Fraser Port Authority (Port). At the end of the term, there would be opportunity for Council to review land use. The duration would be tied to the lease agreement with the Port, with a term of 20 years starting with the signing of the new lease.
- **Completion of an updated baseline Quantitative Risk Assessment (QRA), with a mandatory QRA update, with review by the District:** to be completed following the completion of safety improvements and other defined milestones as agreed to by the District and Chemtrade.
- **Independent Best Achievable Technology (BAT) review:** to be completed by a qualified third-party engineering firm at defined and agreed upon milestones.
- **Further development with the Council for appropriate shelter-in-place training:** to be built in partnership with local first responders and supported by Chemtrade.

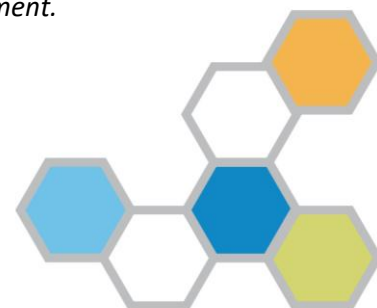
Clarifying misinformation

The operation of a chlor-alkali facility is very complex and requires a high-level of expertise, oversight, and levels of process. Chemtrade's North Vancouver chlor-alkali facility has been safely operating in the same location since 1957, and plays a significant economic role at a local, provincial, and national level. The facility itself is a significant contributor to several industries critical for British Columbia and Canada's economic sovereignty and the health of millions through securing safe drinking water. Further, the facility supplies critical materials to support key British Columbia and Canadian industries such as the energy sector (oil and gas) to support investments such as LNG Canada, and the pulp and paper industry.

Starting in 2023, Chemtrade launched a transparent and comprehensive engagement strategy aimed at raising awareness of our operations and the products we produce, while also engaging with all levels of government and local communities to secure long-term operations.



Above: An information panel which has been used at all of our public information meetings and at Community Day in September 2025, sharing information on how our product is used in water treatment.





Throughout the process, we have held ourselves, and the information we have shared, to the highest standards to ensure we are behaving in an ethical manner and remain accountable and forthright.

We admit we have made a misstep or two along way. During the rezoning process, it was asserted by our competitor K2 Pure Solutions and their supporters that we had erroneously stated in an FAQ on our website (www.askchemtrade.ca) that liquid chlorine is directly used for water treatment in Canada, rather than bleach (a derivative of liquid chlorine) that is most commonly used for water treatment. Once this concern was identified, we reviewed the website and immediately corrected it. We also reviewed our other public information and are happy to share that in all other communications, we have been very clear that bleach, a derivative of liquid chlorine, is most used for water treatment.

On the following pages, we would like to take the opportunity to clarify some of the misinformation, or partial truths, which were raised by other parties during the rezoning process and place such information in the appropriate context of our operations and markets in which we operate in.

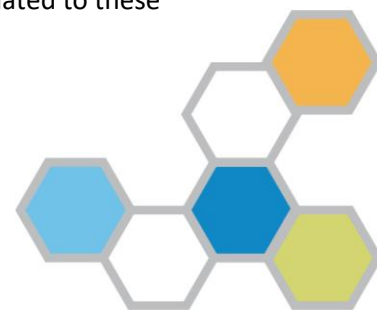
In 2024, we were disappointed to learn of the covert information campaign launched by one of our direct competitors in California, K2 Pure Solutions. <https://www.cbc.ca/news/canada/british-columbia/north-van-chlorine-plant-campaign-1.7319259>. While it was disappointing for us to witness the launch of this misinformation campaign against our application, it is also, in our view, dangerous due to the safety-critical nature of our application for millions of Canadians and is not in line with Canadian values.

It is our view that certain submissions made to Council and certain accusations that Chemtrade furnished misrepresentations or misleading information to Council in its rezoning application may be a continuation of that campaign.

We strongly dispute any suggestion that our application materials are inaccurate or misleading.

The allegations raised reflect, in large part, differences in interpretation, the selective use of data, and a misinformation campaign deliberately put forth to undermine our application for a competitor's commercial benefit.

We summarize below the principal allegations or "myths" and wish to respectively provide context and further information for Council's consideration to address any lingering concerns related to these allegations.





Myth busting: Only five per cent of the liquid chlorine produced at the facility stays in Canada

During the rezoning process, it was stated that only five percent of our liquid chlorine we produce stays in Canada. While this assertion is directionally accurate, approximately five to 10 per cent of the liquid chlorine we produce stays in Canada, it creates a very unbalanced view of our facility. The good news, it creates an opportunity for us to tell the story of our facility, all the products we produce, and where they ultimately end up and the industries they support. When you look at the three primary products produced at our facility (liquid chlorine, caustic, and hydrochloric acid (HCl), approximately **60 per cent of our total plant capacity stays in Canada**. The other 40 per cent is shipped to customers in the U.S. The three products we produce play a critical role in serving key industries such as **safe drinking water treatment, pulp and paper production, and energy (oil and gas) sector**.

Fact: we represent 40 per cent of Canadian chlorine capacity

Fact: we supply 70 per cent of chlorine used to treat drinking water in BC and Alberta

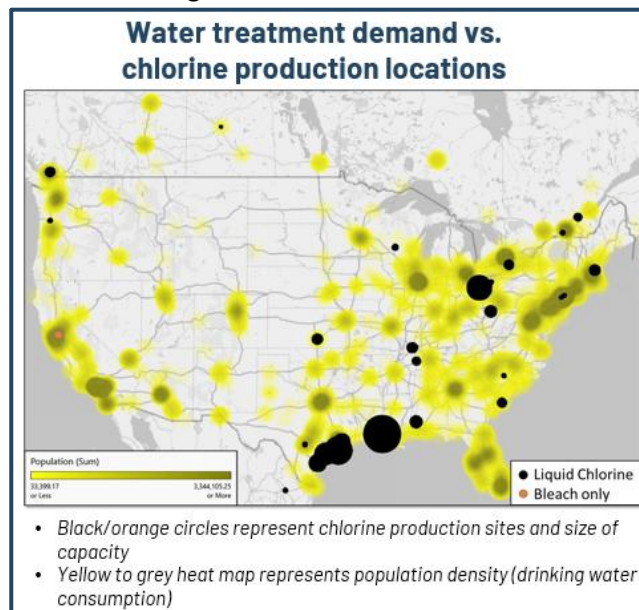
Fact: we supply 60 per cent of the liquid chlorine used in Western U.S.

The liquid chlorine from our facility reflects 40 per cent of the liquid chlorine manufacturing capacity in Canada. We supply over 70 per cent of the liquid chlorine used for water treatment in BC and Alberta. We also ship up to 90 per cent of the liquid chlorine we produce to customers in the Western United States. We supply about 60 per cent of the liquid chlorine used for drinking water treatment in the Western US. We share this information openly on our website. We are a major supplier in California for instance, a market that K2 Pure Solutions is looking to expand and grow its market share in.

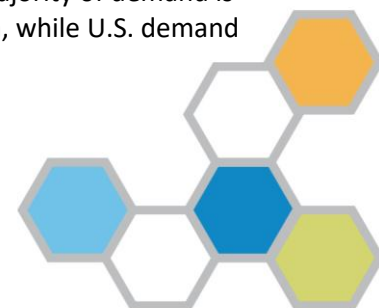
How can those two statements be true? That between five and 10 per cent of the facility's liquid chlorine remains in Canada, but it represents 70 per cent of the drinking water protected in Western Canada?

This is true simply by virtue of the relative population sizes of Canada and the United States. Canada has a population of approximately 41.5 million, while just the state of California alone has a population of 39.5 million.

The map to the right reflects chlorine production (black circles) by size and capacity. The orange dot represents bleach production (K2 Pure Solutions). The yellow to grey heat map represents population density.



As you can see, Chemtrade is the largest producer in Canada, and the only producer in Canada west of Saskatchewan. However, when you look at population density, it is clear that the majority of demand is in Canada's major western regions like the Lower Mainland, Calgary, and Edmonton, while U.S. demand is significant along the entire west coast, similar to the Northeastern U.S.





As the largest producer in Canada, the certainty and availability of liquid chlorine for use in water treatment in Western Canada would come into question if we were to shut down or significantly reduce our production. Canada would need to either try and increase production at the remaining three facilities or look to secure imports from the U.S. – making Western Canada reliant on a trading partner for a product critical to health of millions of Canadians. It would also create challenges in terms of transport and delivery, as the liquid chlorine would still need to be delivered via rail to BC-based bleach manufactures.

Caustic Soda (Sodium Hydroxide): is used in many applications but largest consumption is in the pulp and paper industry, a key industry for BC and Canada and supportive of the forestry sector. Approximately 90 per cent of our caustic soda stays in Canada to supply these industries. The predominant alternate source for caustic soda in Western Canada is primarily through imports from Asia (who currently hold about 50 per cent of the market share).

Caustic Soda alternatives if Chemtrade site closes or reduced production: As stated, approximately 50 per cent of caustic soda is supplied from Asia and would be the likely source for the additional supply should our facility close. Under current geopolitical uncertainty causing instability in the energy sector, many caustic soda producers in Asian countries like Taiwan, Korea, Japan, Thailand have declared force majeure – meaning they cannot meet their contracts. Governments in those countries are implementing energy rationing programs for citizens and asking large energy consumers like chlor-alkali facilities to run lower rates to conserve energy consumption, thereby limiting supply available for export to Western Canada or elsewhere.

Hydrochloric Acid (HCl): A majority of our HCl production stays in Canada. While some is used in water treatment, the vast majority is used by the energy sector (oil and gas) in Western Canada to help extract oil and gas. The current expansions of LNG Canada and the Trans Mountain Pipeline targeting further oil and gas export capabilities and increasing Canadian GDP, all are fed from energy projects that have HCl as a key material consumable material.

HCl Alternatives if Chemtrade site closes: other Canadian chlor-alkali facilities could add HCl burner capacity, albeit they are smaller in overall capacity to Chemtrade's facility. We represent 40 per cent of chlor-alkali capacity in Canada.

Myth Busting: Chemtrade could simply produce bleach to meet Canada's water treatment needs

The main disinfectant in bleach is chlorine. Bleach is what is used at municipalities to treat drinking water. Only one large municipality (Los Angeles) that we are aware of in the U.S. still uses liquid chlorine directly due to the size of population). You cannot create bleach without chlorine. Bleach, also known as sodium hypochlorite, is created when you combine liquid or gas chlorine, caustic soda, and water. This resulting product is significantly less shelf stable and breaks down quickly – making it unfeasible to ship long distances.



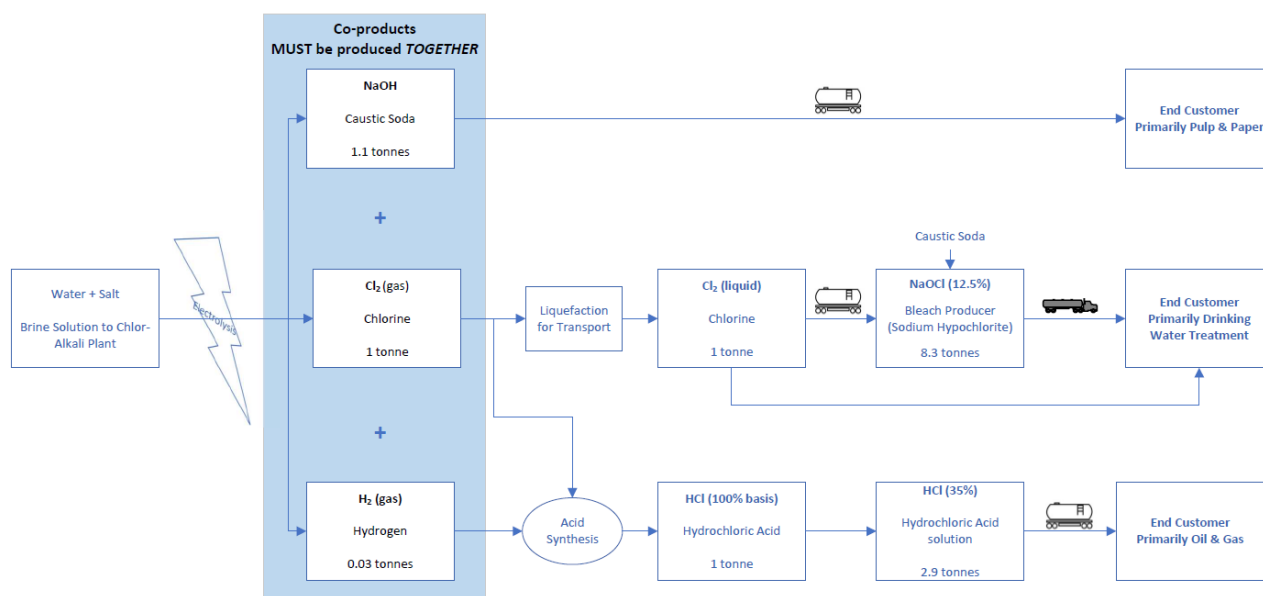


It also has a significantly higher water content, making it difficult and more expensive to transport – requiring approximately 34 transport trucks to deliver the equivalent of one rail car of liquid chlorine. As a result, it would be unrealistic and unfeasible to transport and supply communities and areas outside of the immediate Lower Mainland and southwest British Columbia, meaning current customers in Northern BC, Alberta, California, Washington, and Oregon would need to identify alternate sources.

For areas that have bleach production, like K2 Pure Solutions in California, and the chlor-alkali facility of Westlake in Washington state, this would be feasible. But, for rural and remote communities in Western Canada, this is not an easy task – making them reliant on potentially increased production from other Canadian producers, or for imports from the U.S. Given the increasing geopolitical uncertainty, and lessons learned during the Covid-19 pandemic, Canada does not want to find itself reliant on others or fragile supply chains for materials critical for the health of our citizens and economic sovereignty.

Myth busting: Chemtrade could continue to operate without the production of liquid chlorine

There has been an assumption made that Chemtrade's facility could continue to operate with reduced or no production of liquid chlorine. While it may be possible in theory, the business case to support this is limited; not only would it reduce the amount of available liquid chlorine, but it would also significantly impact the production of our other products – caustic soda and hydrochloric acid (HCl).



Above: A closer look at chlor-alkali products

As shown above, chlorine and caustic soda are coproducts, meaning they are dependent on each other for production, so reducing the production of one – such as chlorine – will have significant impacts on the production of caustic. It is a reality of the chemistry involved in the chlor-alkali process that for every metric tonne of chlorine produced, 1.1 metric tonnes of caustic needs to be produced.





If we were to reduce or eliminate our production of liquid chlorine, there would be significant knock-on effects to the other products we produce, creating uncertainty in the supply chain of several key Canadian industries. Adding a bleach facility to our plant would consume approximately five per cent of our capacity due to the limitations of shipping bleach long distances.

Technology exists to make a higher purity bleach with higher chlorine content to extend the shipping radius, however, this requires significant changes to handling and equipment for both manufacturers and end-users, such as municipalities.

In full transparency, this would also put the site at a huge economic disadvantage for participation in Western U.S. K2 Pure Solutions and their supporters understand this and is likely the driving motive to make statements in regards to not wanting Chemtrade to shut down, but look for safer production options, such as bleach production. Ultimately, K2 Pure Solutions and their supporters understand the limitations and competitive disadvantage this would create leading to an economically unfeasible plant – which would ultimately be forced to shut down.

Myth busting: The QRA does not include rail shipments or rail car containment, and that the safety benefits are being overstated, or are simply not enough

K2 Pure Solutions and its supporters are asserting that the QRA is not comprehensive as it does not include off-site transportation of our products.

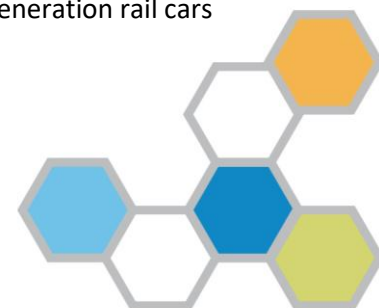
The scope of the risk assessment is aligned with the land use decision under consideration by the District of North Vancouver, as transportation of our products falls under the regulatory guidance and framework of Transport Canada. Broader rail network considerations fall within federal jurisdiction and are subject to separate, robust, and mature regulatory frameworks.

To clarify – the presence of liquid chlorine rail cars at site awaiting shipment **was** included in the QRA study, and is accounted for in the results, showing that following the completion of the safety improvements, the risk will be reduced to either at, or near our property line.

Contrary to the above theory, that our QRA was not thorough enough, there is also the assertion by some that our QRA is overstated, and that the benefits associated with the planned safety improvements have been overstated.

In developing the QRA, the BakerRisk team struggled to find current data to support release scenarios from a chlorine rail car, as modern next generation rail cars, such as Chemtrade uses, have not been involved in any significant release events so assigning probabilities becomes difficult. This makes both the risk and likelihood portion of determining a release from a rail car very hard to accurately calculate.

In fact, the QRA is conservative in nature due to the fact that the rail car release probability was based on historical release data that would have reflected older rail car design. The next generation rail cars



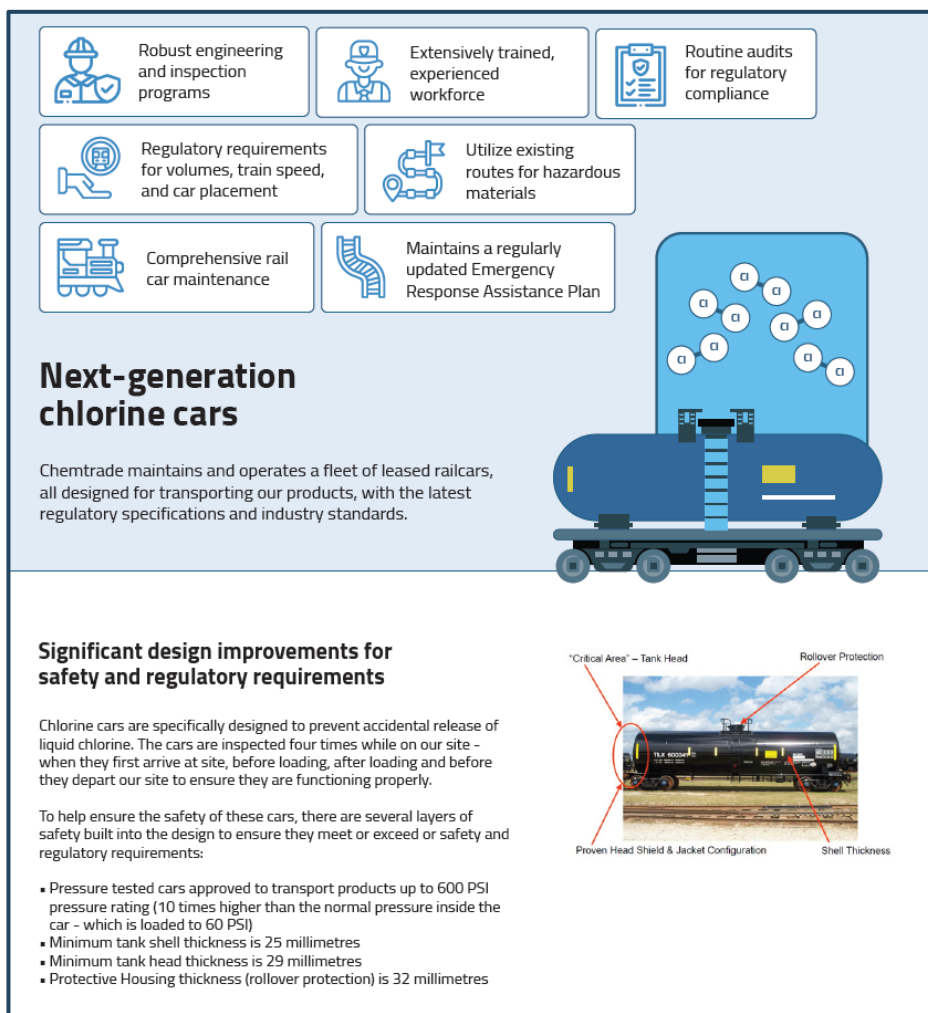


are significantly safer but limited data is available for releases from them because there has never been a release from a next generation car during transport.

It needs to be highlighted that a QRA evaluates three core components:

- **Consequence** (the severity of the outcome of an incident): using receptor or occupancy data to convert consequences into exposure vulnerabilities
- **Risk** (there is an element of risk to all human activities): risk is calculated based on frequency estimates (likelihood) and consequence results
- **Likelihood** (how likely is the event to occur): the team estimates release frequencies and conditional probabilities for weather conditions, wind direction, ignition probability, and time of day

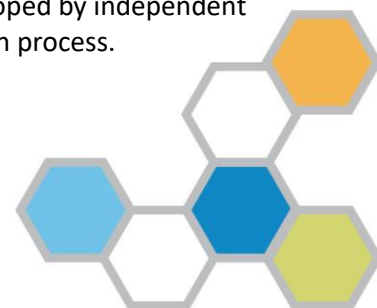
We stand by the thoroughness of our QRA completed by BakerRisk. It was developed using internationally recognized standards and techniques, and was peer reviewed as part of the formal rezoning application process by Risktec.



Above: Information panel sharing rail safety information, used at all of our public house meetings and at Community Day in September 2025

Myth busting: Even with the proposed improvements, the site will not be able to withstand extreme events like earthquake and flood.

During the public hearing process, questions were raised regarding the ability of the facility and rail cars to withstand an earthquake, as well as a flood. Below is information that was developed by independent consultants engaged to complete studies as part of the rigorous rezoning application process.





Flood impacts:

The Flood Hazard Study completed by Northwest Hydraulic Consultants in 2025 identified a range of Flood Construction Levels (FCLs) between 4.3 and 4.7 metres elevation, reflecting the higher of the riverine and coastal flood levels. In the region of the East Rail Yard identified, the FCL is 4.3-4.4 metres, which is approximately 0.65 metres above the current grade.

Using these elevations, and the fact current rail lines sit about 0.2 metres (20 centimeters) above grade – this means that in either worst case scenario – a river flood or an ocean event, the water levels in the rail area would rise to no more than 0.45 metres above grade.

Diving further into this, rail car wheels are 0.9 metres (90 centimeters) in diameter, and the bottom of the tank sits at the same elevation as the top of the wheels. In either case (river or ocean event) the flood waters would rise to about halfway up the wheels, and below the tank level – meaning there is a very low potential for any type of significant impact to rail cars. Even if these water levels were capable of dislodging a rail car, the tank shell and rollover protection would help to prevent any potential release.

Earthquake risk:

In developing the QRA, the experts looked at the impact of every potential release point of liquid chlorine across the full scope of our operations – including releases from the production process, the loading of rail cars, and the release from a loaded rail car, regardless of the cause, whether it be from an earthquake, human error, or equipment failure. The cause is irrelevant as the modeling is based on what would happen in a worst-case scenario release from the various areas of risk.

Earthquake effects were addressed in the QRA by incorporating their potential impacts within conservative, standard release scenarios, rather than modeling earthquakes as separate events. The assessment evaluates worst-case loss-of-containment scenarios using assumptions that bound damage to equipment and infrastructure, including impacts that could result from seismic activity. This approach ensures earthquake-related risks are appropriately captured without overstating or duplicating scenarios and is consistent with standard QRA methodology.

It should also be noted that following the planned capital improvements, all of the liquid chlorine-containing equipment and piping will be new – all of the piping, vessels, and even the rail cars will be newly built to the most current design standards, including the latest earthquake standards of the BC Building Code. As an added safety measure, the entire liquid chlorine process will be enclosed in buildings that will not only contain any potential release but will also be connected to an emergency vent scrubber designed to neutralize that release.





Myth busting: We are misrepresenting the reduction in inventory because we do not include the 32 rail cars in the calculation.

The largest release risk for a potential chlorine release is at the plant level. A rail car sitting in the yard has an extremely low probability of releasing chlorine. The site has not had a single loss of chlorine from a rail car in the yard in the known history of the plant.

It is true that we do not count rail cars in our onsite inventory calculation for reducing storage, however rail cars are not actual storage, they are how we ship our finished product to market. Storage inventory is considered what is held in storage tanks and within the process. Once the liquid chlorine is loaded into rail cars, it is shipped as quickly as possible to the end user.

At times, loaded rail car storage will be low as cars are shipped as quickly as they are loaded, other times more rail cars may be sitting in the yard for several days or even weeks before they are shipped to customers. On average, rail car storage is limited to 32 loaded cars, but this number will fluctuate from month to month. From a risk perspective, the focus is on reducing storage inventory within the process because this is where the greatest chance of a release to occur exists.

Concerns have also been voiced about product chlorine remnants (called a heel) which is left in tanks after unloading. While it is true you can't fully unload all product from any rail car, in order for these small amounts to be potentially released, it would require multiple failure points, in multiple cars. Again, the safest place for liquid chlorine to be is in liquid chlorine rail cars which have been purpose designed and built to eliminate the risk of accidental release.

Myth busting: Chemtrade isn't responding to questions or issues raised in a public forum.

Since mid-2023, Chemtrade has been actively engaging the community and has hosted three public information open houses, presented to several community associations and special interest groups, attended dozens of meetings, launched a public tour program, launched a public website open for comments, and hosted a Community Day in September 2025 where we invited to community to come and see our facility, ask questions, and learn more about what we do, and our commitment to safe and responsible production. Throughout this process, we have heard very few concerns, and instead received overwhelming support for our continued operations, and planned safety improvements.

During the February public hearing, there was a very small number of North Vancouver residents who spoke, many of which were in support of our continued operations.

Of the speakers who did speak against our application, there were concerns raised, which we feel we have addressed through our proposed changes to our rezoning application.



Poll results:

[View related story](#)

151 total votes Added: Apr 17, 2026 4:53 PM

I agree with council's decision to reject the proposal. The safety concerns are too great to ignore. An incident there could be catastrophic. 377 votes 24.95%

I'm not sure, I see both sides of the argument. 191
votes 12.64%

I don't support council's decision. Chemtrade has been a good corporate citizen for many years, was set to make safety upgrades, and the chlorine produced is important for the Canadian supply chain. 943 votes 62.41%

Comments (4)

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Myth busting: Asking questions about the motives of some of the opposition.

Personal Information

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PUBLIC HEARING

100 Amherst Avenue

ZONING BYLAW AMENDMENTS

When: Tuesday, June 16, 2026, at 7pm

Where: Council Chambers, 355 West Queens Road, North Vancouver, BC

What: A Public Hearing for Bylaw 8778, proposed amendments to the Zoning Bylaw, to permit the manufacturing, processing, liquefaction, handling, storage, loading and shipping of chlorine, on the lands located at 100 Amherst Avenue.

What Changes: Bylaw 8778 proposes to amend the District's Zoning Bylaw, in general terms, by adding an exception to the prohibition of the manufacture of hazardous substances in all zones for the subject site to permit the manufacturing, processing, liquefaction, handling, storage, loading and shipping of chlorine.



How: The Public Hearing will be held in a hybrid format with a combination of in-person and electronic participation by some or all members of council, or by staff and the public. The public are invited to attend at the Council Chambers where they will be

able to see and hear the entire proceedings. Those wishing to view or to participate in the meeting electronically may do so at <https://dnv.org.zoom.us/j/64484156494> or by phone by dialling 1-778-907-2071 and entering webinar ID 644 8415 6494.

When and How can I provide input?

We welcome your input on June 16, 2026, at 7pm. You may sign up to speak at the hearing by contacting the Corporate Officer at signup@dnv.org prior to 3pm, Tuesday, June 16, 2026. You may also provide a written submission at any time prior to the close of the public hearing by sending it to the Corporate Officer at input@dnv.org or by mail to Corporate Officer, 355 West Queens Road, District of North Vancouver, BC, V7N 4N5. After the speakers list has been exhausted, there will be an opportunity for additional speakers who had not signed up in advance to make submissions. *Please note that Council may not receive further submissions from the public concerning this bylaw after the conclusion of the public hearing.*

Need more info? Copies of the bylaw are available for review at 355 West Queens Road, North Vancouver, BC, between 8:00am and 4:30pm Monday to Friday (except holidays), starting June 2, 2026, or online at [DNV.org/agenda](https://dnv.org/agenda).



Questions?
Yan Zeng, Manager of Development Planning
zengy@dnv.org 604-990-2316

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