DISTRICT OF NORTH VANCOUVER
SPECIAL MEETING OF COUNCIL

Minutes of the Special Meeting of Council for the District of North Vancouver held at 6:07 p.m. on Tuesday, September 8, 2026 in the Council Chambers of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor Mike Little
Councillor Jordan Back (via Zoom)
Councillor Betty Forbes
Councillor Jim Hanson
Councillor Herman Mah
Councillor Lisa Muri (via Zoom)
Councillor Catherine Pope

Staff: Mike Fox, Chief Administrative Officer
Dan Milburn, General Manager – Planning, Properties and Permits
Genevieve Lanz, Director – Legislative Services and Corporate Officer
Carol Walker, Chief Bylaw Officer
Cheryl Archer, Confidential Council Clerk
Amanda Day, Administration Clerk
Natalie Priestley, Administration Clerk

1. ADOPTION OF THE AGENDA

1.1. September 8, 2026 Special Meeting Agenda

MOVED by Councillor FORBES
SECONDED by Councillor MAH
THAT the agenda for the September 8, 2026 Special Meeting of Council for the District of North Vancouver is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. May 25, 2026 Regular Meeting of Council

MOVED by Councillor FORBES
SECONDED by Councillor MAH
THAT the minutes of the May 25, 2026 Regular Meeting of Council are adopted.

CARRIED

2.2. June 22, 2026 Regular Meeting of Council

MOVED by Councillor FORBES
SECONDED by Councillor MAH
THAT the minutes of the June 22, 2026 Regular Meeting of Council are adopted.

CARRIED

2.3. June 29, 2026 Special Meeting of Council

MOVED by Councillor FORBES
SECONDED by Councillor MAH
THAT the minutes of the June 29, 2026 Special Meeting of Council are adopted.

CARRIED

2.4. July 6, 2026 Regular Meeting of Council

MOVED by Councillor FORBES
SECONDED by Councillor MAH
THAT the minutes of the July 6, 2026 Regular Meeting of Council are adopted.

CARRIED

2.5. July 13, 2026 Regular Meeting of Council

MOVED by Councillor FORBES
SECONDED by Councillor MAH
THAT the minutes of the July 13, 2026 Regular Meeting of Council are adopted.

CARRIED

3. PUBLIC INPUT

Nil

4. RECOGNITIONS

Nil

5. DELEGATIONS

Nil

6. RELEASE OF CLOSED MEETING DECISIONS

Nil

7. COMMITTEE OF THE WHOLE REPORT

Nil

8. REPORTS FROM COUNCIL OR STAFF

8.1. Remedial Action Requirement - Nuisance Property at 4418 Cove Cliff Rd
File No. CODE2025-01379

MOVED by Councillor MURI
SECONDED by Mayor LITTLE
THAT Council resolve that:

1. Pursuant to Section 74 of the *Community Charter*, Council considers that the abandoned and unsecured house, dilapidated sheds, graffiti, accumulated discarded and strewn garbage, overgrown or dead vegetation, and broken fencing on the property at 4418 Cove Cliff Rd, legally described as:

   PID: 012-216-615
   LOT 22 BLOCK 12 DISTRICT LOT 543 PLAN 3766

   (the "Property")

   are so dilapidated and unclean as to be offensive to the community and Council therefore declares that the abandoned and unsecured house, dilapidated sheds, graffiti and the accumulated discarded and strewn garbage, and overgrown or dead vegetation and broken fencing as shown in the photographs attached as **Attachment 1** to the Council Report prepared by the Chief Bylaw Officer and dated August 20, 2026 (collectively the "Accumulated Debris or Materials") constitute a nuisance.

2. Pursuant to section 72(2)(b) of the *Community Charter*, Council orders that 1508249 BC Ltd., Director Hao Liu, the registered owner of the Property (the "Owner"), must:

   (a) submit to the District a complete application for a demolition permit by **October 6, 2026**; and

   (b) demolish and remove the abandoned and unsecured house, the dilapidated sheds and the Accumulated Debris or Materials from the Property and leave the Property in a neat and tidy condition by **December 1, 2026** to the satisfaction of the Chief Bylaw Officer, which work will include:

(a) Demolishing the house and removing all house demolition materials from the Property;

(b) Removing all strewn garbage, including, but not limited to, broken glass, light bulbs, rubbish, discarded items;

(c) Removing old asphalt of the abandoned tennis court;

(d) Removing the dilapidated metal shed on the east side of the house;

(e) Demolishing and removing the wooden shed on the northwest corner of the Property and which is encroaching on adjacent District property;

(f) Demolishing and removing the wooden fence on the perimeter of the Property;

(g) Removing the fence encroaching on the adjacent District property on the north side of the Property; and

(h) Removing overgrown and dead vegetation and leaving the Property level, neat and tidy.

(collectively, the "Remedial Action Requirement")

3. In the event that the Owner fails to fully comply with the Remedial Action Requirement by the dates stipulated:

(a) the District, by its staff, agents and contractors, may enter onto the Property and take all the necessary actions to fulfil the Remedial Action Requirement at the expense of the Owner in accordance with section 17 of the *Community Charter*; and

(b) the costs of such actions shall be a debt owed to The Corporation of the District of North Vancouver which, if unpaid at the end of the calendar year, will be added to the property taxes for the Property for the next calendar year, pursuant to s. 258 of the *Community Charter*.

CARRIED

9. REPORTS

9.1. Mayor

Nil

9.2. Chief Administrative Officer

Nil

9.3. Councillors

Nil

9.4. Metro Vancouver Committee Appointees

Nil

10. ADJOURNMENT

MOVED by Councillor MURI
SECONDED by Mayor LITTLE
THAT the September 8, 2206 Special Meeting of Council for the District of North Vancouver is adjourned.

CARRIED
(6:13 p.m.)

Mayor

Corporate Officer