AGENDA FOR THE **REGULAR** MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, JUNE 1, 2026** AT **6:00 PM**

Watch Livestream at cnv.org/LiveStreaming
View complete Agenda Package at cnv.org/CouncilMeetings

The City of North Vancouver respectfully acknowledges that this Council meeting is held on the traditional and unceded territories of the Sḵwx̱wú7mesh (Squamish) and səl̓ílwətaɬ (Tsleil-Waututh) Nations.

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, June 1, 2026

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, May 25, 2026

PUBLIC INPUT PERIOD

CONSENT AGENDA

Items *3 and *4 are listed in the Consent Agenda and may be considered separately or in one motion.

BYLAW – ADOPTION

*3. "Drinking Water Conservation Plan Bylaw, 2018, No. 8627, Amendment Bylaw, 2026, No. 9197" (Water Restrictions)

REPORT

*4. Metro 2050 Proposed Amendments – City of Surrey (Hazelmere) and City of Maple Ridge (North 256 Street Industrial Lands Area Plan)

PRESENTATION

Lonsdale Energy Annual General Meeting and 2025 Annual Report – Manager, Finance; Communications Officer; and Chief Executive Officer, Lonsdale Energy

REPORT

5. Lonsdale Energy 2026 Annual General Meeting

PRESENTATION

CNV Accessibility Plan – Annual Progress Report – Diversity, Equity and Inclusion Leader

Information Report, May 13, 2026 – "CNV Accessibility Plan Annual Progress Report"

PRESENTATION

The Shipyards – Current State Report and The Shipyards Plan Look Ahead – Director, Parks and Public Spaces, and Manager, The Shipyards and Waterfront

Information Report, May 13, 2026 – "The Shipyards – Current State Report and The Shipyards Plan Look Ahead"

REPORT

6. Housekeeping Bylaw Amendments

BYLAWS – FIRST, SECOND AND THIRD READINGS

7. "Business Licence Bylaw, 2018, No. 8640, Amendment Bylaw, 2026, No. 9163" (Housekeeping Amendments and *Offence Act* Fine Limits)

8. "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2026, No. 9164" (Housekeeping Amendments)

9. "Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2026, No. 9165" (Housekeeping Amendments and *Offence Act* Fine Limits)

10. "Consumption of Liquor in Public Places Bylaw, 2020, No. 8781, Amendment Bylaw, 2026, No. 9166" (Housekeeping Amendments)

11. "Cosmetic Pesticide Use Control Bylaw, 2009, No. 8041, Amendment Bylaw, 2026, No. 9167" (Housekeeping Amendments)

12. "Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2026, No. 9168" (Housekeeping Amendments)

13. "Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2026, No. 9169" (Housekeeping Amendments)

14. "Fireworks Regulation Bylaw, 2005, No. 7677, Amendment Bylaw, 2026, No. 9170" (Housekeeping Amendments and *Offence Act* Fine Limits)

15. "Graffiti Bylaw, 1995, No. 6696, Amendment Bylaw, 2026, No. 9171" (*Offence Act* Fine Limits)

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

16. "Heritage Conservation Procedures Bylaw, 2013, No. 8292, Amendment Bylaw, 2026, No. 9172" (Housekeeping Amendments)

17. "City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2026, No. 9173" (Housekeeping Amendments)

18. "Minimum Maintenance Standards Bylaw, 1978, No. 5124, Amendment Bylaw, 2026, No. 9174" (*Offence Act* Fine Limits)

19. "Noise Control Bylaw, 2021, No. 8885, Amendment Bylaw, 2026, No. 9175" (*Offence Act* Fine Limits)

20. "City of North Vancouver Nuisance Abatement Bylaw, 1986, No. 5659, Amendment Bylaw, 2026, No. 9176" (Housekeeping Amendments and *Offence Act* Fine Limits)

21. "Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2026, No. 9177" (Housekeeping Amendments and *Offence Act* Fine Limits)

22. "Properties Involving Controlled Substances Bylaw, 2004, No. 7598, Amendment Bylaw, 2026, No. 9178" (Housekeeping Amendments)

23. "Radio Amplification Bylaw, 2021, No. 8853, Amendment Bylaw, 2026, No. 9179" (Housekeeping Amendments)

24. "Real Property Regulation Bylaw, 2006, No. 7831, Amendment Bylaw, 2026, No. 9180" (*Offence Act* Fine Limits)

25. "Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931, Amendment Bylaw, 2026, No. 9181" (Housekeeping Amendments and *Offence Act* Fine Limits)

26. "Rodent Control Bylaw, 1998, No. 5899, Amendment Bylaw, 2026, No. 9182" (*Offence Act* Fine Limits)

27. "Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2026, No. 9183" (Housekeeping Amendments)

28. "Sign Bylaw, 1992, No. 6363, Amendment Bylaw, 2026, No. 9184" (Housekeeping Amendments)

29. "Slingshots and Dangerous Devices Bylaw, 1976, No. 4945, Amendment Bylaw, 2026, No. 9185" (Housekeeping Amendments)

30. "Smoking Regulation Bylaw, 1998, No. 7026, Amendment Bylaw, 2026, No. 9186" (*Offence Act* Fine Limits)

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

31. "Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2026, No. 9187" (Housekeeping Amendments)

32. "City of North Vancouver Stream and Drainage System Protection Bylaw, 2003, No. 7541, Amendment Bylaw, 2026, No. 9188" (Housekeeping Amendments and *Offence Act* Fine Limits)

33. "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2026, No. 9189" (*Offence Act* Fine Limits)

34. "Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2026, No. 9190" (Housekeeping Amendments)

35. "Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2026, No. 9191" (Housekeeping Amendments)

36. "Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2026, No. 9192" (Housekeeping Amendments and *Offence Act* Fine Limits)

37. "Obsolete Bylaw Repeal Bylaw, 2026, No. 9193"

PUBLIC CLARIFICATION PERIOD

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

CALL TO ORDER

APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, June 1, 2026

ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, May 25, 2025

PUBLIC INPUT PERIOD

The Public Input Period is addressed in sections 12.20 to 12.28 of "Council Procedure Bylaw, 2015, No. 8500." The time allotted for each speaker addressing Council during the Public Input Period is 2 minutes, with the number of speakers set at 5 persons. Speakers' comments will be audio recorded, as well as live-streamed on the City's website, and will form part of the public record.

Speakers may only speak on the same matter once in a 3-month period.

Speakers during the Public Input Period are permitted to join the meeting in person in the Council Chamber or electronically via Webex. There are 2 ways to sign up to speak during the Public Input Period.

1) IN PERSON: Speakers who choose to participate in person must sign the speaker list located outside the Council Chamber between 5:30 and 5:50 pm on the day of the Council meeting.

2) ELECTRONICALLY VIA WEBEX: Speakers who choose to participate electronically must pre-register by 12:00 pm on the day of the Council meeting by completing the online form at cnv.org/PublicInputPeriod, or by phoning 604-990-4234. These pre-registrants will receive instructions by email or phone on the afternoon before the Council meeting.

If a speaker has written material to accompany their comments, the material must be sent to the Corporate Officer at clerks@cnv.org no later than 12:00 pm on the day of the Council Meeting.

The Public Input Period provides an opportunity for comment only and places the speaker's concern on record, without the expectation of a response from Council. Speakers must comply with the General Rules of Conduct set out in section 5.1 of "Council Procedure Bylaw, 2015, No. 8500" and may not speak with respect to items as listed in section 12.25(2), including Zoning Bylaws for which a Public Hearing will not be held or is prohibited under section 464 of the *Local Government Act*.

Speakers are requested not to address matters that refer to items from a concluded Public Hearing/Public Meeting or to Public Hearings, Public Meetings and Committee meetings when those matters are scheduled on the same evening's agenda, as an opportunity for public input is provided when the particular item comes forward for discussion.

Please address the Mayor as "Your Worship" or "Mayor, followed by their surname". Councillors should be addressed as "Councillor, followed by their surname".

CONSENT AGENDA

Items *3 and *4 are listed in the Consent Agenda and may be considered separately or in one motion.

RECOMMENDATION:

THAT the recommendations listed within the "Consent Agenda" be approved.

START OF CONSENT AGENDA

BYLAW – ADOPTION

*3. "Drinking Water Conservation Plan Bylaw, 2018, No. 8627, Amendment Bylaw, 2026, No. 9197" (Water Restrictions)

RECOMMENDATION:

THAT "Drinking Water Conservation Plan Bylaw, 2018, No. 8627, Amendment Bylaw, 2026, No. 9197" (Water Restrictions) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

REPORT

*4. Metro 2050 Proposed Amendments – City of Surrey (Hazelmere) and City of Maple Ridge (North 256 Street Industrial Lands Area Plan)
– File: 01-0400-60-0006/2026

Report: Manager, City Design and Planning, May 13, 2026

RECOMMENDATION:

PURSUANT to the report of the Manager, City Design and Planning, dated May 13, 2026, entitled "Metro 2050 Proposed Amendment – City of Surrey (Hazelmere) and City of Maple Ridge (North 256 Street Industrial Lands Area Plan)":

THAT staff be directed to respond to Metro Vancouver's correspondence to Council, dated March 31, 2026, entitled "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere) and City of Maple Ridge (North 256 Street Industrial Lands Area Plan)" outlining indirect impacts to the City of North Vancouver, as outlined in the "Proposed Response";

AND THAT a copy of the correspondence to Metro Vancouver be distributed to Council.

END OF CONSENT AGENDA

PRESENTATION

Lonsdale Energy Annual General Meeting and 2025 Annual Report – Manager, Finance; Communications Officer; and Chief Executive Officer, Lonsdale Energy

Item 5 refers.

REPORT

5. Lonsdale Energy 2026 Annual General Meeting – File: 01-0510-20-0004/2026

Report: Manager, Finance, Lonsdale Energy, May 13, 2026

RECOMMENDATION:

PURSUANT to the report of the Manager, Finance, Lonsdale Energy, dated May 13, 2026, entitled "2026 Annual General Meeting":

THAT the 2025 Financial Statements be received and filed;

THAT the proposed "Unanimous Consent Resolution of the Shareholder of Lonsdale Energy Corp." be endorsed;

AND THAT the Mayor and Corporate Officer be authorized to sign and seal the resolution.

PRESENTATION

CNV Accessibility Plan – Annual Progress Report – Diversity, Equity and Inclusion Leader

Information Report, May 13, 2026 – "CNV Accessibility Plan Annual Progress Report"

PRESENTATION

The Shipyards – Current State Report and The Shipyards Plan Look Ahead – Director, Parks and Public Spaces, and Manager, The Shipyards and Waterfront

Information Report, May 13, 2026 – "The Shipyards – Current State Report and The Shipyards Plan Look Ahead"

REPORT

6. Housekeeping Bylaw Amendments – File: 01-0110-01-0001/2026

Report: City Solicitor, May 21, 2026

RECOMMENDATION:

PURSUANT to the report of the City Solicitor, dated May 21, 2026, entitled "Housekeeping Bylaw Amendments":

THAT the following bylaws be considered for readings:

- "Business Licence Bylaw, 2018, No. 8640, Amendment Bylaw, 2026, No. 9163" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2026, No. 9164" (Housekeeping Amendments);
- "Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2026, No. 9165" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Consumption of Liquor in Public Places Bylaw, 2020, No. 8781, Amendment Bylaw, 2026, No. 9166" (Housekeeping Amendments);
- "Cosmetic Pesticide Use Control Bylaw, 2009, No. 8041, Amendment Bylaw, 2026, No. 9167" (Housekeeping Amendments);
- "Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2026, No. 9168" (Housekeeping Amendments);
- "Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2026, No. 9169" (Housekeeping Amendments);
- "Fireworks Regulation Bylaw, 2005, No. 7677, Amendment Bylaw, 2026, No. 9170" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Graffiti Bylaw, 1995, No. 6696, Amendment Bylaw, 2026, No. 9171" (*Offence Act* Fine Limits);
- "Heritage Conservation Procedures Bylaw, 2013, No. 8292, Amendment Bylaw, 2026, No. 9172" (Housekeeping Amendments);
- "City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2026, No. 9173" (Housekeeping Amendments);
- "Minimum Maintenance Standards Bylaw, 1978, No. 5124, Amendment Bylaw, 2026, No. 9174" (*Offence Act* Fine Limits);
- "Noise Control Bylaw, 2021, No. 8885, Amendment Bylaw, 2026, No. 9175" (*Offence Act* Fine Limits);
- "City of North Vancouver Nuisance Abatement Bylaw, 1986, No. 5659, Amendment Bylaw, 2026, No. 9176" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2026, No. 9177" (Housekeeping Amendments and *Offence Act* Fine Limits);

Continued…

REPORT – Continued

6. Housekeeping Bylaw Amendments – File: 01-0110-01-0001/2026 – Continued

- "Properties Involving Controlled Substances Bylaw, 2004, No. 7598, Amendment Bylaw, 2026, No. 9178" (Housekeeping Amendments);
- "Radio Amplification Bylaw, 2021, No. 8853, Amendment Bylaw, 2026, No. 9179" (Housekeeping Amendments);
- "Real Property Regulation Bylaw, 2006, No. 7831, Amendment Bylaw, 2026, No. 9180" (*Offence Act* Fine Limits);
- "Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931, Amendment Bylaw, 2026, No. 9181" (Housekeeping Amendments and *Offence Act* Fine Limits);
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- "Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2026, No. 9183" (Housekeeping Amendments);
- "Sign Bylaw, 1992, No. 6363, Amendment Bylaw, 2026, No. 9184" (Housekeeping Amendments);
- "Slingshots and Dangerous Devices Bylaw, 1976, No. 4945, Amendment Bylaw, 2026, No. 9185" (Housekeeping Amendments);
- "Smoking Regulation Bylaw, 1998, No. 7026, Amendment Bylaw, 2026, No. 9186" (*Offence Act* Fine Limits);
- "Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2026, No. 9187" (Housekeeping Amendments);
- "City of North Vancouver Stream and Drainage System Protection Bylaw, 2003, No. 7541, Amendment Bylaw, 2026, No. 9188" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2026, No. 9189" (*Offence Act* Fine Limits);
- "Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2026, No. 9190" (Housekeeping Amendments);
- "Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2026, No. 9191" (Housekeeping Amendments);
- "Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2026, No. 9192" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Obsolete Bylaw Repeal Bylaw, 2026, No. 9193".

Items 7-37 refer.

BYLAWS – FIRST, SECOND AND THIRD READINGS

7. "Business Licence Bylaw, 2018, No. 8640, Amendment Bylaw, 2026, No. 9163" (Housekeeping Amendments and *Offence Act* Fine Limits)

RECOMMENDATION:

THAT "Business Licence Bylaw, 2018, No. 8640, Amendment Bylaw, 2026, No. 9163" (Housekeeping Amendments and *Offence Act* Fine Limits) be given first, second and third readings.

8. "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2026, No. 9164" (Housekeeping Amendments)

RECOMMENDATION:

THAT "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2026, No. 9164" (Housekeeping Amendments) be given first, second and third readings.

9. "Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2026, No. 9165" (Housekeeping Amendments and *Offence Act* Fine Limits)

RECOMMENDATION:

THAT "Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2026, No. 9165" (Housekeeping Amendments and *Offence Act* Fine Limits) be given first, second and third readings.

10. "Consumption of Liquor in Public Places Bylaw, 2020, No. 8781, Amendment Bylaw, 2026, No. 9166" (Housekeeping Amendments)

RECOMMENDATION:

THAT "Consumption of Liquor in Public Places Bylaw, 2020, No. 8781, Amendment Bylaw, 2026, No. 9166" (Housekeeping Amendments) be given first, second and third readings.

11. "Cosmetic Pesticide Use Control Bylaw, 2009, No. 8041, Amendment Bylaw, 2026, No. 9167" (Housekeeping Amendments)

RECOMMENDATION:

THAT "Cosmetic Pesticide Use Control Bylaw, 2009, No. 8041, Amendment Bylaw, 2026, No. 9167" (Housekeeping Amendments) be given first, second and third readings.

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

12. "Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2026, No. 9168" (Housekeeping Amendments)

RECOMMENDATION:

THAT "Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2026, No. 9168" (Housekeeping Amendments) be given first, second and third readings.

13. "Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2026, No. 9169" (Housekeeping Amendments)

RECOMMENDATION:

THAT "Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2026, No. 9169" (Housekeeping Amendments) be given first, second and third readings.

14. "Fireworks Regulation Bylaw, 2005, No. 7677, Amendment Bylaw, 2026, No. 9170" (Housekeeping Amendments and *Offence Act* Fine Limits)

RECOMMENDATION:

THAT "Fireworks Regulation Bylaw, 2005, No. 7677, Amendment Bylaw, 2026, No. 9170" (Housekeeping Amendments and *Offence Act* Fine Limits) be given first, second and third readings.

15. "Graffiti Bylaw, 1995, No. 6696, Amendment Bylaw, 2026, No. 9171" (*Offence Act* Fine Limits)

RECOMMENDATION:

THAT "Graffiti Bylaw, 1995, No. 6696, Amendment Bylaw, 2026, No. 9171" (*Offence Act* Fine Limits) be given first, second and third readings.

16. "Heritage Conservation Procedures Bylaw, 2013, No. 8292, Amendment Bylaw, 2026, No. 9172" (Housekeeping Amendments)

RECOMMENDATION:

THAT "Heritage Conservation Procedures Bylaw, 2013, No. 8292, Amendment Bylaw, 2026, No. 9172" (Housekeeping Amendments) be given first, second and third readings.

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

17. "City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2026, No. 9173" (Housekeeping Amendments)

RECOMMENDATION:

THAT "City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2026, No. 9173" (Housekeeping Amendments) be given first, second and third readings.

18. "Minimum Maintenance Standards Bylaw, 1978, No. 5124, Amendment Bylaw, 2026, No. 9174" (*Offence Act* Fine Limits)

RECOMMENDATION:

THAT "Minimum Maintenance Standards Bylaw, 1978, No. 5124, Amendment Bylaw, 2026, No. 9174" (*Offence Act* Fine Limits) be given first, second and third readings.

19. "Noise Control Bylaw, 2021, No. 8885, Amendment Bylaw, 2026, No. 9175" (*Offence Act* Fine Limits)

RECOMMENDATION:

THAT "Noise Control Bylaw, 2021, No. 8885, Amendment Bylaw, 2026, No. 9175" (*Offence Act* Fine Limits) be given first, second and third readings.

20. "City of North Vancouver Nuisance Abatement Bylaw, 1986, No. 5659, Amendment Bylaw, 2026, No. 9176" (Housekeeping Amendments and *Offence Act* Fine Limits)

RECOMMENDATION:

THAT "City of North Vancouver Nuisance Abatement Bylaw, 1986, No. 5659, Amendment Bylaw, 2026, No. 9176" (Housekeeping Amendments and *Offence Act* Fine Limits) be given first, second and third readings.

21. "Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2026, No. 9177" (Housekeeping Amendments and *Offence Act* Fine Limits)

RECOMMENDATION:

THAT "Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2026, No. 9177" (Housekeeping Amendments and *Offence Act* Fine Limits) be given first, second and third readings.

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

22. "Properties Involving Controlled Substances Bylaw, 2004, No. 7598, Amendment Bylaw, 2026, No. 9178" (Housekeeping Amendments)

RECOMMENDATION:

THAT "Properties Involving Controlled Substances Bylaw, 2004, No. 7598, Amendment Bylaw, 2026, No. 9178" (Housekeeping Amendments) be given first, second and third readings.

23. "Radio Amplification Bylaw, 2021, No. 8853, Amendment Bylaw, 2026, No. 9179" (Housekeeping Amendments)

RECOMMENDATION:

THAT "Radio Amplification Bylaw, 2021, No. 8853, Amendment Bylaw, 2026, No. 9179" (Housekeeping Amendments) be given first, second and third readings.

24. "Real Property Regulation Bylaw, 2006, No. 7831, Amendment Bylaw, 2026, No. 9180" (*Offence Act* Fine Limits)

RECOMMENDATION:

THAT "Real Property Regulation Bylaw, 2006, No. 7831, Amendment Bylaw, 2026, No. 9180" (*Offence Act* Fine Limits) be given first, second and third readings.

25. "Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931, Amendment Bylaw, 2026, No. 9181" (Housekeeping Amendments and *Offence Act* Fine Limits)

RECOMMENDATION:

THAT "Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931, Amendment Bylaw, 2026, No. 9181" (Housekeeping Amendments and *Offence Act* Fine Limits) be given first, second and third readings.

26. "Rodent Control Bylaw, 1998, No. 5899, Amendment Bylaw, 2026, No. 9182" (*Offence Act* Fine Limits)

RECOMMENDATION:

THAT "Rodent Control Bylaw, 1998, No. 5899, Amendment Bylaw, 2026, No. 9182" (*Offence Act* Fine Limits) be given first, second and third readings.

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

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RECOMMENDATION:

THAT "Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2026, No. 9183" (Housekeeping Amendments) be given first, second and third readings.

28. "Sign Bylaw, 1992, No. 6363, Amendment Bylaw, 2026, No. 9184" (Housekeeping Amendments)

RECOMMENDATION:

THAT "Sign Bylaw, 1992, No. 6363, Amendment Bylaw, 2026, No. 9184" (Housekeeping Amendments) be given first, second and third readings.

29. "Slingshots and Dangerous Devices Bylaw, 1976, No. 4945, Amendment Bylaw, 2026, No. 9185" (Housekeeping Amendments)

RECOMMENDATION:

THAT "Slingshots and Dangerous Devices Bylaw, 1976, No. 4945, Amendment Bylaw, 2026, No. 9185" (Housekeeping Amendments) be given first, second and third readings.

30. "Smoking Regulation Bylaw, 1998, No. 7026, Amendment Bylaw, 2026, No. 9186" (*Offence Act* Fine Limits)

RECOMMENDATION:

THAT "Smoking Regulation Bylaw, 1998, No. 7026, Amendment Bylaw, 2026, No. 9186" (*Offence Act* Fine Limits) be given first, second and third readings.

31. "Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2026, No. 9187" (Housekeeping Amendments)

RECOMMENDATION:

THAT "Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2026, No. 9187" (Housekeeping Amendments) be given first, second and third readings.

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

32. "City of North Vancouver Stream and Drainage System Protection Bylaw, 2003, No. 7541, Amendment Bylaw, 2026, No. 9188" (Housekeeping Amendments and *Offence Act* Fine Limits)

RECOMMENDATION:

THAT "City of North Vancouver Stream and Drainage System Protection Bylaw, 2003, No. 7541, Amendment Bylaw, 2026, No. 9188" (Housekeeping Amendments and *Offence Act* Fine Limits) be given first, second and third readings.

33. "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2026, No. 9189" (*Offence Act* Fine Limits)

RECOMMENDATION:

THAT "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2026, No. 9189" (*Offence Act* Fine Limits) be given first, second and third readings.

34. "Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2026, No. 9190" (Housekeeping Amendments)

RECOMMENDATION:

THAT "Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2026, No. 9190" (Housekeeping Amendments) be given first, second and third readings.

35. "Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2026, No. 9191" (Housekeeping Amendments)

RECOMMENDATION:

THAT "Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2026, No. 9191" (Housekeeping Amendments) be given first, second and third readings.

36. "Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2026, No. 9192" (Housekeeping Amendments and *Offence Act* Fine Limits)

RECOMMENDATION:

THAT "Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2026, No. 9192" (Housekeeping Amendments and *Offence Act* Fine Limits) be given first, second and third readings.

BYLAWS – FIRST, SECOND AND THIRD READINGS – Continued

37. "Obsolete Bylaw Repeal Bylaw, 2026, No. 9193"

RECOMMENDATION:

THAT "Obsolete Bylaw Repeal Bylaw, 2026, No. 9193" be given first, second and third readings.

PUBLIC CLARIFICATION PERIOD

The Public Clarification Period is limited to 10 minutes in total and is an opportunity for the public to ask a question regarding process or clarification on an item on the Regular Council Agenda.

COUNCIL INQUIRIES

NEW ITEMS OF BUSINESS

NOTICES OF MOTION

RECESS TO CLOSED SESSION

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Section 90(1)(b) [personal information – award].

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

ADJOURN

MINUTES OF THE **REGULAR** MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, MAY 25, 2026**

PRESENT:

Mayor L. Buchanan
Councillor H. Back
Councillor D. Bell
Councillor A. Girard
Councillor J. McIlroy*
Councillor S. Shahriari
Councillor T. Valente

**participated electronically*

The meeting was called to order at 6:00 pm.

APPROVAL OF AGENDA

Moved by Councillor Valente, seconded by Councillor Back

1. Regular Council Meeting Agenda, May 25, 2026

CARRIED UNANIMOUSLY
R2026-05-25/1

ADOPTION OF MINUTES

Moved by Councillor Valente, seconded by Councillor Shahriari

2. Special Council Meeting Minutes, May 11, 2026

CARRIED UNANIMOUSLY
R2026-05-25/2

Moved by Councillor Valente, seconded by Councillor Shahriari

3. Regular Council Meeting Minutes, May 11, 2026

CARRIED UNANIMOUSLY
R2026-05-25/3

PUBLIC INPUT PERIOD

- Richard Short, North Vancouver, spoke regarding the transportation network.
- Louisa Bridgman, North Vancouver, spoke in support of Item 8 – Reciprocal Financial Assistance Program for Persons with Disabilities.
- Parastoo Kosari, West Vancouver, spoke in support of Item 8 – Reciprocal Financial Assistance Program for Persons with Disabilities.
- Dennis Hilton, North Vancouver, spoke regarding collector roads in the City.
- Ron Patrickson, North Vancouver, spoke regarding the bike lane on Grand Boulevard.

CONSENT AGENDA

Moved by Councillor Bell, seconded by Councillor Girard

THAT the recommendation listed within the "Consent Agenda" be approved.

CARRIED UNANIMOUSLY

START OF CONSENT AGENDA

REPORT

4. Municipal Approving Officer Appointment – File: 01-0400-20-0010/2026

Report: Director, Development, May 6, 2026

Moved by Councillor Bell, seconded by Councillor Girard

PURSUANT to the report of the Director, Development, dated May 6, 2026, entitled "Municipal Approving Officer Appointment":

THAT Somayeh Kazemiyekta be appointed as a Municipal Approving Officer, in accordance with the *Land Title Act*, until her appointment as Manager, Development Services with the City ceases.

(CARRIED UNANIMOUSLY BY CONSENT)
R2026-05-25/4

END OF CONSENT AGENDA

DELEGATION

Mark Friesen, Executive Director, and Kevin Evans, Board Member, Hollyburn Community Services Society

Re: Hollyburn Community Services Society

Mark Friesen and Kevin Evans, Hollyburn Community Services Society, provided a PowerPoint presentation regarding the "Hollyburn Community Services Society" and responded to questions from Council.

CORRESPONDENCE

5. Louise Aronsson, Community Engagement Manager, Hollyburn Community Services Society, February 10, 2026 – File: 01-0230-01-0001/2026

Re: Hollyburn Community Services Society

Moved by Councillor Valente, seconded by Councillor Back

THAT the correspondence from Louise Aronsson, Community Engagement Manager, Hollyburn Community Services Society, dated February 10, 2026, regarding "Hollyburn Community Services Society", be received for information with thanks.

CARRIED UNANIMOUSLY
R2026-05-25/5

REPORT

6. 2026 Drinking Water Conservation Plan Bylaw Amendments and Water Restrictions Update – File: 11-5240-01-0001/2026

Report: Director, Infrastructure Management, May 19, 2026

Moved by Councillor Bell, seconded by Councillor Valente

PURSUANT to the report of the Director, Infrastructure Management, dated May 19, 2026, entitled "2026 Drinking Water Conservation Plan Bylaw Amendments and Water Restrictions Update":

THAT "Drinking Water Conservation Plan Bylaw, 2018, No. 8627, Amendment Bylaw, 2026, No. 9197" (Water Restrictions) be considered for readings.

CARRIED UNANIMOUSLY
R2026-05-25/6

BYLAW – FIRST, SECOND AND THIRD READINGS

7. "Drinking Water Conservation Plan Bylaw, 2018, No. 8627, Amendment Bylaw, 2026, No. 9197" (Water Restrictions)

Moved by Councillor Bell, seconded by Councillor Valente

THAT "Drinking Water Conservation Plan Bylaw, 2018, No. 8627, Amendment Bylaw, 2026, No. 9197" (Water Restrictions) be given first, second and third readings.

CARRIED UNANIMOUSLY
R2026-05-25/7

NOTICE OF MOTION

8. Reciprocal Financial Assistance Program for Persons with Disabilities – File: 01-0530-12-0001/2026

Submitted by Councillor Shahriari

Moved by Councillor Shahriari, seconded by Councillor Bell

WHEREAS the City of North Vancouver, the District of North Vancouver, and the District of West Vancouver collaborate across a range of shared and coordinated services, including regional initiatives such as North Shore Emergency Management, library systems that provide reciprocal access to residents, and the tri-municipal North Shore Accessibility Advisory Committee (NSAAC), which provides advice on identifying and removing barriers, reviewing municipal plans and capital projects, and advancing consistent accessibility practices across the North Shore;

Continued…

NOTICE OF MOTION – Continued

8. Reciprocal Financial Assistance Program for Persons with Disabilities – File: 01-0530-12-0001/2026 – Continued

WHEREAS the City of North Vancouver and the District of North Vancouver collaborate on recreation and cultural services delivered through North Vancouver Recreation and Culture (NVRC) Commission;

WHEREAS the District of West Vancouver and NVRC Commission each provide financial assistance programs to support access to recreation for low-income residents, including individuals with disabilities;

WHEREAS individuals with disabilities often rely on municipal recreation programs, including aquatic services, as an essential support for health, rehabilitation, and social inclusion;

WHEREAS individuals with disabilities may require access to specific facilities or programs – such as an aquatic environment with a specific temperature, depth, or design features, which are not always available in every municipality;

WHEREAS the NVRC Commission and West Vancouver's financial assistance programs are both intended to improve equitable access to recreation services, but eligibility and benefits are currently limited to the municipality in which they are issued, which can inadvertently impact access for vulnerable individuals with unique recreational needs;

AND WHEREAS the lack of transferability of financial assistance or discounted access between North Shore municipalities creates barriers for people with disabilities, preventing them from meaningfully accessing the services they require;

NOW THEREFORE BE IT RESOLVED THAT the Chief Administrative Officer direct North Vancouver Recreation and Culture staff to assess the feasibility of creating a reciprocal financial assistance program, which would allow eligible individuals with disabilities on the North Shore to access any of the North Shore recreation facilities, and report back to Council on proposed next steps including an implementation timeline and resource requirements.

CARRIED UNANIMOUSLY
R2026-05-25/8

PUBLIC CLARIFICATION PERIOD

Nil.

COUNCIL INQUIRIES

9. West Grand Boulevard – File: 01-0220-01-0001/2026

Inquiry by Councillor Bell

Councillor Bell requested information on the changes to West Grand Boulevard in relation to the OCP.

R2026-05-25/9

COUNCIL REPORTS

Councillor Bell expressed kudos to staff on the Public Works Open House held at the City's Operations Centre, North Vancouver, on May 23, 2026.

NEW ITEMS OF BUSINESS

Nil.

NOTICES OF MOTION

Nil.

RECESS TO CLOSED SESSION

Moved by Councillor Back, seconded by Councillor Valente

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter,* Section 90(1)(e) [land matter].

CARRIED UNANIMOUSLY

The meeting recessed to the Committee of the Whole, Closed Session at 7:30 pm and reconvened at 8:50 pm with all members of Council present.

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)

Moved by Councillor Girard, seconded by Councillor Bell

THAT the actions directed regarding the following items from the Committee of the Whole (Closed Session) of May 25, 2026, be ratified:

10. Land Matter – File: 08-3220-01-0001/2026

Report: General Manager, Planning, Development and Real Estate, and Manager, Real Estate, May 6, 2026

PURSUANT to the report of the General Manager, Planning, Development and Real Estate, and the Manager, Real Estate, dated May 6, 2026, regarding a land matter:

THAT the wording of the resolution and the report of the General Manager, Planning, Development and Real Estate, and the Manager, Real Estate, dated May 6, 2026, remain in the Closed session.

R2026-05-25/10

REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION) – Continued

11. Land Matter – File: 06-2260-01-0001/2026

Report: General Manager, Planning, Development and Real Estate, and Manager, Real Estate, May 6, 2026

PURSUANT to the report of the General Manager, Planning, Development and Real Estate, and the Manager, Real Estate, dated May 6, 2026, regarding a land matter:

THAT the wording of the resolution and the report of the General Manager, Planning, Development and Real Estate, and the Manager, Real Estate, dated May 6, 2026, remain in the Closed session.

R2026-05-25/11

CARRIED UNANIMOUSLY

ADJOURN

Moved by Councillor Back, seconded by Councillor Valente

THAT the meeting adjourn.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:51 pm.

"Certified Correct by the Corporate Officer"

_____

CORPORATE OFFICER

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9197

A Bylaw to amend the Drinking Water Conservation Plan Bylaw

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

1. This Bylaw shall be known and cited for all purposes as **"Drinking Water Conservation Plan Bylaw, 2018, No. 8627, Amendment Bylaw, 2026, No. 9197" (Water Restrictions).**

2. "Drinking Water Conservation Plan Bylaw, 2018, No. 8627" is amended as follows:

   A. In Section 2, Definitions, delete the following definitions:

      (1) ""Engineer" means the Director of Engineering, Parks, and Environment or his or her designate."

      (2) ""Water Management Plan" means a plan proposed by the owner or operator of a golf course, soil-based playing field, and sand-based playing field operators and approved by the City of North Vancouver. The plan sets out terms such as water use targets during the different stages of the DWCP, restrictions to reduce water use, and reporting requirements for the owner or operator."

   B. In Section 2, Definitions, add the following definitions:

      (1) ""Delegate" means a person with the delegated power of "Approval of Water management plans" in Table 17, Column A of the Delegation Bylaw."

      (2) ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time."

      (3) ""Water Management Plan" means a plan submitted by an applicant and approved by the Delegate, which provides a clear assessment of current water use, establishes water-use targets for each Restriction Stage, outlines measures to reduce water use, and specifies reporting requirements for the applicant."

   C. In each of sections 3.C., 6.A., and 6.B., delete the word "Engineer" wherever it appears, and replace it with the word "Delegate".

   D. Delete section 7 "Water Management Plan" in its entirety and replace it with the following:

      "7. Water Management Plan

         A. An owner or operator of a golf course, playing field, park, cemetery, landscaped public space that provides a benefit or a business requiring water for construction or operating purposes (e.g. dust suppression, concrete curing, soil compaction) may apply in writing to the Delegate for approval of a Water Management Plan which indicates:

(1) the volume of water historically consumed from May 1st to October 15th of each year;

(2) the estimated volume of water to be consumed from May 1st to October 15th for the year under the proposed Water Management Plan;

(3) the measures to be followed by the operation to conserve water and to reduce the use of Water;

(4) the schedule for water use for the specified activities and areas within the operation for each Restrictions Stage;

(5) reporting of actual water use to the Delegate as per the specific requirement of the Water Management Plan but not less than once per month when Stage 1 Restrictions or Stage 2 Restrictions are in force, and not less than once every two weeks when Stage 3 Restrictions or Stage 4 Restrictions are in force; and

(6) any other information, commitments, conditions or restrictions the Delegate may require.

B. The Delegate may:

(1) approve the Water Management Plan in whole or in part;

(2) amend the Water Management Plan; or

(3) impose additional commitments, conditions and restrictions that the Delegate considers advisable to ensure the Water Management Plan aligns with current water conservation practices and objectives.

C. If an applicant agrees to adopt the Water Management Plan as approved by the Delegate and to comply with the commitments, conditions and restrictions in the Water Management Plan, the applicant will indicate his or her consent in writing and will specify the date on which the applicant will adopt the Water Management Plan.

D. The Water Management Plan will come into effect on the date specified in the written consent under section 7.C., or on the date on which the Delegate receives the written consent, whichever is later.

E. If an applicant does not agree to adopt the Water Management Plan as approved by the Delegate, the Water Management Plan is not in force and the Restriction Stages in this bylaw apply.

F. The Delegate may terminate or suspend a Water Management Plan by notifying the owner or operator in writing at least seven days before the termination or suspension date.

G. The applicant may terminate a Water Management Plan by notifying the Delegate in writing on the date specified in the written termination or the

date on which the Delegate receives the written termination, whichever is later.

H. Any and all Water Management Plan noncompliance issues will be considered an infraction under this bylaw."

E. Delete section 8 "Lawn Watering Permit" in its entirety and replace it with the following:

"8. Lawn Watering Permit

A. No person is permitted to water lawn outside of the conditions imposed at each Restriction Stage without a valid Lawn Watering Permit.

B. A person who:

(1) installs a new lawn, either by seeding or by placing sod or turf; or

(2) wishes to apply nematodes for pest infestations to an existing lawn;

may apply to the Delegate prior to Stage 2 Restrictions for a Lawn Watering Permit authorizing the applicant to water during the times and for the duration specified in the permit.

C. The Delegate may issue a Lawn Watering Permit to the applicant upon payment of the applicable fee as set out in the City's Fees and Charges Bylaw, together with proof of purchase of sod, seed or nematodes.

D. The Lawn Watering Permit issued under 8.C. will expire 21 days after the date of issue unless the person has received an extension for the permit.

E. Before or after the expiration of a Lawn Watering Permit issued under section 8.B.(1), a person may apply during Stage 1 Restrictions for one 21 day extension of the permit on the same terms and conditions as may be imposed under section 8.C.

F. A Lawn Watering Permit issued under section 8.B.(2) for nematode application shall expire and be of no force or effect 14 days after the date of its issue. Permits issued for nematode application may not be renewed.

G. In the event that Stage 2 Restrictions are announced, any issued Lawn Watering Permit will be in effect until the permit expires. No new permits or permit extensions will be issued in Stage 2.

H. A person who has a Lawn Watering Permit is subject to the Stage 3 and Stage 4 Restrictions. No permits will remain in effect in Stage 3 or Stage 4, and no permits will be issued or extended during Stage 3 or Stage 4 restrictions.

I. A person who has a Lawn Watering Permit must fix the Permit to a post on the premises facing the street, so that it is visible from the street at all times when watering is occurring.

J. The Delegate may revoke a permit issued under this section for any reason."

F. Delete Schedule "A" in its entirety and replace it with the new Schedule "A" attached to this bylaw.

G. Delete Schedule "B" in its entirety and replace it with the new Schedule "B" attached to this bylaw.

READ a first time on the 25th day of May, 2026.

READ a second time on the 25th day of May, 2026.

READ a third time on the 25th day of May, 2026.

ADOPTED on the <> day of <>, 2026.

MAYOR

CORPORATE OFFICER

Schedule "A"

GENERAL RESTRICTIONS FOR ALL STAGES (1 THROUGH 4)

1. All hoses must have an automatic shut-off device.

2. Water must not unnecessarily run off on impermeable surfaces such as driveways, curbs, pathways, or gutters when watering lawns and plants.

3. Artificial playing turf and outdoor tracks must not be watered except for a health or safety reason.

4. Hoses and taps must not run unnecessarily.

5. Irrigation systems must not be faulty, leaking, or misdirected.

STAGE 1 WATER RESTRICTIONS

Stage 1 comes into effect automatically each year on May 1 until October 15.

Notwithstanding anything to the contrary below, water uses covered by an approved Water Management Plan are permitted to operate in accordance with that Water Management Plan.

User	Water Use	Restriction
RESIDENTIAL	Watering lawns	Even-numbered civic addresses on Saturdays: - Automatic watering from 5 am to 7 am - Manual watering 6 am to 9 am Odd-numbered civic addresses on Sundays: - Automatic watering from 5 am to 7 am - Manual watering 6 am to 9 am
	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a City issued Lawn Watering Permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 5 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation

Stage 1 continued

User	Water Use	Restriction
NON-RESIDENTIAL	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non-residential watering times)	Even-numbered civic addresses on Mondays: - Automatic watering from 4am to 6 am - Manual watering 6 am to 9 am Odd-numbered civic addresses on Tuesdays: - Automatic watering from 4am to 6 am - Manual watering 6 am to 9 am
	Watering new lawns or lawns being treated for European Chafer Beetle	Outside restricted lawn watering times if in compliance with a City issued Lawn Watering Permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 4 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation

User	Water Use	Restriction
GOVERNMENTS/ SCHOOLS/PARKS	Watering lawns and grass boulevards	Even-numbered civic addresses on Mondays: - Automatic watering from 4am to 6 am - Manual watering 6 am to 9 am Odd-numbered civic addresses on Tuesdays: - Automatic watering from 4am to 6 am - Manual watering 6 am to 9 am
	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a City issued Lawn Watering Permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 4 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
	Watering soil-based playing fields	On any day from 7 pm to 9 am, except if watering newly over-seeded fields if in compliance with a City issued Lawn Watering Permit
	Watering sand-based playing fields	On any day from 7 pm to 9 am, except if watering newly over-seeded fields if in compliance with a City issued Lawn Watering Permit
	Flushing water mains	Prohibited

STAGE 2 WATER RESTRICTIONS

Notwithstanding anything to the contrary below, water uses covered by an approved Water Management Plan are permitted to operate in accordance with that Water Management Plan.

User	Water Use	Restriction
RESIDENTIAL	Watering lawns	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	City Lawn Watering Permit remains in effect until permit expires No new permits issued or renewed
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 5 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
	Washing impermeable surfaces	Prohibited except if: - For a health or safety reason - Preparing a surface for painting or similar treatment - Aesthetic cleaning by a commercial cleaning operation
	Topping up or filling aesthetic features	Prohibited

User	Water Use	Restriction
NON-RESIDENTIAL	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non-residential watering times)	Prohibited
	Watering new lawns or lawns being treated for European Chafer Beetle	City Lawn Watering Permit issued in Stage 1 remains in effect until permit expires No new permits issued or renewed
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 4 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
	Watering golf courses	Fairways watering anytime on any one day in a 7 day period

Stage 2 continued

	Washing impermeable surfaces	Prohibited except if: - For a health or safety reason - Preparing a surface for painting or similar treatment - Aesthetic cleaning by a commercial cleaning operation
	Topping up or filling aesthetic features	Prohibited

User	Water Use	Restriction
GOVERNMENTS/ SCHOOLS/PARKS	Watering lawns and grass boulevards	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	City Lawn Watering Permit remains in effect until permit expires No new permits issued or renewed
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 4 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
	Watering soil-based playing fields	No more than 4 days in a 7-day period from 7 pm to 9 am, except if watering newly over-seeded fields if in compliance with a City issued Lawn Watering Permit
	Watering sand-based playing fields	On any day from 7 pm to 9 am, except if watering newly over-seeded fields if in compliance with a City issued Lawn Watering Permit
	Flushing water mains	Prohibited
	Operating water play parks and pools	Prohibited except water play parks with user-activated switches
	Topping up or filling aesthetic features	Prohibited

STAGE 3 WATER RESTRICTIONS

Notwithstanding anything to the contrary below, water uses covered by an approved Water Management Plan are permitted to operate in accordance with that Water Management Plan.

User	Water Use	Restriction
RESIDENTIAL	Watering lawns	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	All City issued Lawn Watering Permits are invalidated
	Watering trees, shrubs, and flowers excluding edible plants	Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation
	Washing impermeable surfaces	Prohibited except if: - For a health or safety reason - Preparing a surface for painting or similar treatment by a commercial cleaning operation
	Topping up or filling aesthetic features	Prohibited
	Topping up or filling pools or hot tubs	Prohibited
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, license plates and boat engines for safety

Stage 3 continued

User	Water Use	Restriction
NON-RESIDENTIAL	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non-residential watering times)	Prohibited
	Watering new lawns or lawns being treated for European Chafer Beetle	All City issued Lawn Watering Permits are invalidated
	Watering trees, shrubs, and flowers excluding edible plants	Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation
	Watering golf courses	Fairways watering prohibited
	Washing impermeable surfaces	Prohibited except if: - For a health or safety reason - Preparing a surface for painting or similar treatment by a commercial cleaning operation
	Topping up or filling aesthetic features	Prohibited
	Topping up or filling pools or hot tubs	Prohibited except for pools and hot tubs with a permit to operate in accordance with health authorities having jurisdiction over pool and hot tub regulation
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, license plates and boat engines for safety
	Commercial vehicle washing	Prohibited except if: - A facility that installed an automatic vehicle wash system before November 1, 2017 is operating on a basic wash and rinse cycle only - A facility that installed an automatic vehicle wash system after November 1, 2017 is operating using a water recycling system that achieves a minimum 60% water recovery rate over the full wash cycle. - A hand wash and self-service facility is operating using high-pressure wands or brushes that achieve a maximum flow rate of 11.4 litres per minute.

Stage 3 continued

User	Water Use	Restriction
GOVERNMENTS/ SCHOOLS/PARKS	Watering lawns and grass boulevards	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	All City issued Lawn Watering Permits are invalidated
	Watering trees, shrubs, and flowers excluding edible plants	Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation
	Watering soil-based playing fields	No more than 3 days in a 7-day period from 7 pm to 9 am
	Watering sand-based playing fields	No more than 5 days in a 7-day period from 7 pm to 9 am
	Flushing water mains	Prohibited
	Operating water play parks and pools	Prohibited except water play parks with user-activated switches
	Topping up or filling aesthetic features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited except for pools and hot tubs with a permit to operate in accordance with health authorities having jurisdiction over pool and hot tub regulation
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, licence plates and boat engines for safety

STAGE 4 WATER RESTRICTIONS

Notwithstanding anything to the contrary below, water uses covered by an approved Water Management Plan are permitted to operate in accordance with that Water Management Plan.

User	Water Use	Restriction
RESIDENTIAL	Watering lawns	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	All City issued Lawn Watering Permit are invalidated
	Watering trees, shrubs, and flowers excluding edible plants	Prohibited
	Washing impermeable surfaces	Prohibited except if ordered by a regulatory authority having jurisdiction for a health or safety reason
	Topping up or filling aesthetic features	Prohibited
	Topping up or filling pools or hot tubs	Prohibited
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, license plates and boat engines for safety

Stage 4 continued

User	Water Use	Restriction
NON-RESIDENTIAL	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non-residential watering times)	Prohibited
	Watering new lawns or lawns being treated for European Chafer Beetle	All City issued Lawn Watering Permits are invalidated
	Watering trees, shrubs, and flowers excluding edible plants	Prohibited
	Watering golf courses	Prohibited
	Washing impermeable surfaces	Prohibited except if ordered by a regulatory authority having jurisdiction for a health or safety reason
	Topping up or filling aesthetic features	Prohibited
	Topping up or filling pools or hot tubs	Prohibited
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, license plates and boat engines for safety
	Commercial vehicle washing	Prohibited

Stage 4 continued

User	Water Use	Restriction
GOVERNMENTS/ SCHOOLS/PARKS	Watering lawns and grass boulevards	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	All City issued Lawn Watering Permits are invalidated
	Watering trees, shrubs, and flowers excluding edible plants	Prohibited
	Watering soil-based playing fields	Prohibited
	Watering sand-based playing fields	Prohibited
	Flushing water mains	Prohibited
	Operating water play parks	Prohibited
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, license plates and boat engines for safety

Schedule "B"

LAWN WATERING PERMIT APPLICATION FORM

(under authority of Bylaw Nos. 8627 and 9000)

[Bylaw 9051, July 22, 2024]

Application for a special permit to use drinking water for watering newly laid sod and turf during the Drinking Water Conservation Plan activation period

APPLICANT: *(please print)*

Name:

- ☐ **Mr.**
- ☐ **Mrs.**
- ☐ **Ms.**_____

Address: _____**, City of North Vancouver**

Postal Code:_____

Tel:_____ **Fax:**_____ **E-mail:**_____

LAWN LOCATION:

- ☐ **Front**
- ☐ **Side**
- ☐ **Back**
- ☐ **Other:**

FEE TYPE:

- ☐ **Single Family / Duplex**
- ☐ **Multi-Family**
- ☐ **Commercial / Industrial**
- ☐ **Nematodes application for European Chafer beetles**

PURPOSE:

- ☐ **Nematode Application for European Chafer beetles**
- ☐ **New Lawn**
- ☐ **New Lawn with Clover**

STARTING DATE:_____

PERMIT EXPIRY DATE:_____

Signature of Applicant:_____**Date:**_____

LAWN WATERING PERMIT CONDITIONS

Nematode Application for European Chafer Beetles

When treating your lawn with nematodes as a biological control for European Chafer beetles, the following permit conditions apply:

1. Lawn watering is only permitted between the hours of 4 am – 9 am, any day of the week.

2. Permit expires two weeks from the date of issue and is revocable at any time, without prior notice, entirely at the discretion of the General Manager, Infrastructure, Transportation, and Parks. The two week period must occur prior to August 15th.

3. Permit must be prominently displayed at the premises.

4. **NO PERMIT FEE FOR NEMATODE APPLICATION.**

New Lawns

When installing a new lawn, the following permit conditions apply:

1. Permits may be applied for and will ONLY be issued for new lawns planted prior to Stage 2 Restrictions. Lawn Watering Permits are not required outside of a Restriction Stage.

2. Lawn watering is only permitted between the hours of 4 am – 9 am.

3. Permit does not authorize unlimited watering. Common sense must apply. Sprinkler must not be left unattended.

4. "Excessive Watering" is considered to be watering that leaves the intended surface or exceeds (2.5 cm) of water per week as this is adequate for freshly laid sod.

5. Permit expires three weeks from the date of issue and is revocable at any time, without prior notice, entirely at the discretion of the General Manager, Infrastructure, Transportation, and Parks. Three weeks of appropriate watering should be sufficient to establish your healthy new lawn.

6. Permit must be prominently displayed at the premises.

7. **Fee:** As per "Fees and Charges Bylaw, 2024, No. 9000".

8. The General Manager, Infrastructure Transportation, and Parks may revoke a permit for Excessive Watering or deviation from allowed watering times.

A/Director	General Manager	CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**
PLANNING, DEVELOPMENT & REAL ESTATE DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Daniella Fergusson, Manager, City Design and Planning

Subject: METRO 2050 PROPOSED AMENDMENTS – CITY OF SURREY (HAZELMERE) AND CITY OF MAPLE RIDGE (NORTH 256 STREET INDUSTRIAL LANDS AREA PLAN)

Date: May 13, 2026 File No: 01-0400-60-0006/2026

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION

PURSUANT to the report of the Manager, City Design and Planning, dated May 13, 2026, entitled “Metro 2050 Proposed Amendment – City of Surrey (Hazelmere) and City of Maple Ridge (North 256 Street Industrial Lands Area Plan)”:

THAT staff be directed to respond to Metro Vancouver’s correspondence to Council, dated March 31, 2026, entitled “Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere) and City of Maple Ridge (North 256 Street Industrial Lands Area Plan)” outlining indirect impacts to the City of North Vancouver, as outlined in the “Proposed Response”;

AND THAT a copy of the correspondence to Metro Vancouver be distributed to Council.

ATTACHMENTS

1. Letter from Metro Vancouver to Council titled “Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)” dated March 31, 2026 (CityDocs 2801381)
2. Letter from Metro Vancouver to Council titled “Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)” dated March 30, 2026 (CityDocs 2801380)
3. City of Surrey 'Hazelmere' – Existing & Proposed Regional Land Use Designations (CityDocs 2804282)
4. City of Maple Ridge 'North 256 Street Industrial Lands Area Plan' - Existing & Proposed Regional Land Use Designations (CityDocs 2804283)

SUMMARY

Metro 2050 is Metro Vancouver's Regional Growth Strategy; a long-range land use and transportation plan to guide and manage how the region approaches population, housing, and employment growth over the next 30 years. Occasionally, Metro Vancouver receives requests to amend *Metro 2050* from member municipalities, as part of those municipalities' instream development applications.

In December 2025, the City of Surrey wrote to the Metro Vancouver Regional District (MVRD) Board to request an amendment to *Metro 2050* to accommodate a development proposal for a 23.7-hectare area known as "Hazelmere". The proposal would redesignate the regional land use of the properties from Rural to General Urban to accommodate a 145-lot subdivision and create a non-contiguous extension of the Urban Containment Boundary (UCB).

In January 2026, the City of Maple Ridge wrote to the MVRD Board to request an amendment to *Metro 2050* for the "North 256 Street Industrial Lands Area Plan". The proposed amendment would redesignate the regional land uses in the area from Rural and Industrial lands to Industrial and Conservation & Recreation lands to accommodate a light industrial hub and expand the UCB.

Metro Vancouver has reviewed these requests and has written directly to Councils of member municipalities to seek further feedback to inform a recommendation to the MVRD Board. Since Metro Vancouver correspondence was directed to Council, this report seeks Council's direction to respond to Metro Vancouver staff.

BACKGROUND

Metro 2050 is an integrated land use and transportation plan for managing population and job growth in the Metro Vancouver region. As development takes place in the region, amendments to *Metro 2050* may be required.

Metro 2050 Amendment Application from City of Surrey

On December 17, 2025, the City of Surrey submitted a request to Metro Vancouver to amend *Metro 2050* to accommodate the "Hazelmere" development. As shown in Attachment 3, the subject area is located outside the UCB. The requested amendment would change the regional land use designation for the 23.7-hectare subject area from Rural to General Urban and extend the UCB to accommodate the development. The "Hazelmere" development would see the subject area divided into 145 single family lots, several park lots, a detention pond, and a remainder lot remaining in the Agricultural Land Reserve.

The subject area is currently designated as Agricultural in the City of Surrey Official Community Plan (OCP) and zoned for Agricultural and Golf Course in the City of Surrey Zoning Bylaw. The regional land use designation in *Metro 2050* is Rural, with Agricultural designated lands (Agricultural Land Reserve) to the north and west, Rural designated lands to the east, and the US border to the south.

The "Hazelmere" application was previously submitted to Metro Vancouver in 2017 and 2024. The 2017 proposal was declined at third reading by the MVRD Board. The 2024 application was referred back to the City of Surrey for additional information on the implications of new housing legislation, updated information on hydrology and public and First Nation engagement, and clarification regarding the proposed General Urban designation for a portion of the site to be included in the ALR. With the exception of responding to the referral request from 2024, the 2025 application remains largely unchanged from the previous applications.

Regional planning analysis conducted by Metro Vancouver staff have concluded that the 'Hazelmere' development is not aligned with the regional goals of *Metro 2050* and recommends that the MVRD Board decline the proposed amendment.

Metro 2050 Amendment Application from City of Maple Ridge

On January 28, 2026, the City of Maple Ridge submitted a request to Metro Vancouver to amend *Metro 2050* to expand industrial land uses in the North 256 Street Industrial Lands Area, as illustrated in Attachment 4. This 301-hectare area currently hosts a range of industrial land uses including: gravel extraction and aggregate processing, institutional operations like correctional and training facilities, various resource or rural industrial uses, and a newer industrial business park in the southeastern portion. The requested amendment would redesignate regional land uses within the area to:

- Reduce Rural-designated lands by 277 hectares;
- Increase Industrial-designated lands by 198 hectares;
- Increase Conservation & Recreation-designated lands by 79 hectares; and
- Extend the Urban Containment Boundary to include all the Industrial-designated lands in the area as well as a small portion of Conservation & Recreation lands.

The subject area is currently designated as Industrial, Industrial Reserve, Rural Resource, and Institutional in the City of Maple Ridge's OCP. Under the City of Maple Ridge's Zoning Bylaw, the subject area contains Industrial, Institutional, various Agricultural, and Single Detached (Medium Density) Urban Residential zones. The regional land use designations in *Metro 2050* for the area are Rural and Industrial.

Regional planning analysis conducted by Metro Vancouver staff for the "North 256 Street Industrial Lands Area Plan" development concluded that while the proposal has several important trade-offs to be considered, the proposal is supportable and recommends that the MVRD Board initiate the amendment process.

In March 2026, Metro Vancouver sent correspondence to the Councils of affected local governments seeking feedback for these applications. This correspondence was circulated in the April 2, 2026, Information Package.

DISCUSSION

Metro 2050 is intended to be a stable 30-year vision. Recognizing that the plan may need to be changed from time to time, it has a built-in amendment process. Through that process, three types of amendments to *Metro 2050* are possible and they have differing approval thresholds depending on the level of regional significance the change would have.

The amendment process is set up this way so that all member municipalities can discuss the regional implications of a proposed land use change. Issues include the impact of a proposed change on:

- Water, sewage, and drainage capacity, capital planning, and operational requirements;
- The supply and quality of industrial, conservation/natural, and agricultural lands;
- The supply of residential and employment lands and how those lands contribute to the region's estimated growth in population, housing, and jobs; and,
- The regional transportation network, including the Major Road Network, transit provision, and truck routes.

The City of Surrey and the City of Maple Ridge applications are both Type 2 amendments. Requiring an affirmative two-thirds weighted vote of the MVRD Board, a Type 2 amendment can allow an:

- Amendment to the Urban Containment Boundary (UCB);
- Amendment of Agricultural or Conservation & Recreation regional land use designations; and
- Amendment from Rural to Industrial, Employment, or General Urban regional land use designations.

The UCB is intended to protect Agricultural, Conservation & Recreation, and Rural lands from development requiring utility infrastructure and from auto-oriented dispersed development patterns by constraining development to more urban areas. The UCB was established in 1996 (*Livable Region Strategic Plan*), reaffirmed in 2011 (*Metro 2040*), and maintained in 2023 (*Metro 2050*).

IMPLICATIONS

The City of North Vancouver is indirectly affected by both applications to amend *Metro 2050.* In reviewing the City of Surrey "Hazelmere" development, Metro Vancouver staff have identified challenges with the "Hazelmere" development and recommend that the MVRD Board decline the proposed amendment. For example, the non-contiguous expansion of the UCB would redesignate Rural lands to General Urban, introducing leapfrog residential development. Leapfrog development is new urban growth that skips over or "leaps" over available adjacent land, thereby creating a fragmented land use pattern that contributes to incompatible adjacent land uses, increased utility costs, and challenges providing public services. In this area, leapfrog development can add wastewater flows to a segment of the regional sewer system which already experiences

wet-weather overflows, potentially increasing pressure on regional infrastructure and servicing costs. The proposal's location is distant from existing urban areas, transit, and regional utility infrastructure, potentially increasing pressure on existing infrastructure and prompting further infrastructural investment. For the City of North Vancouver, the financial burden of these infrastructural costs may be borne by the City under the current apportionment framework.

In reviewing the City of Maple Ridge "North 256 Street Industrial Lands Area" development, Metro Vancouver staff have evaluated trade-offs and recommend that the MVRD Board support the request. The non-contiguous expansion of the UCB would encompass and expand upon the existing industrial area – redesignating Rural and Industrial lands to Industrial and Conservation & Recreation lands to accommodate a light industrial hub. The proposal's distance from urban areas and transit service, as well as the areas susceptibility to natural hazards, could increase pressure on existing infrastructure and require significant infrastructural investment to support the area. For the City of North Vancouver, the financial burden of these infrastructural costs may be borne by the City under the current apportionment framework.

In both cases, the redesignation of Rural lands to other regional land use designations can set a precedent in which Metro Vancouver municipalities may face increased speculation and pressure to convert Rural lands.

PROPOSED RESPONSE

If directed by Council, staff will respond to Metro Vancouver staff with the following:

> The City of North Vancouver supports *Metro 2050*'s goals to develop our region in a socially, economically, and environmentally healthy way that makes efficient use of public facilities and services, land, and other resources. The City recognizes that Metro Vancouver staff have conducted an in-depth regional planning analysis, assessing the proposals against the goals, strategies, and policies set out in *Metro 2050*. Considerations to the implied benefits and challenges have also been outlined in the analyses. The City has reviewed Metro Vancouver's analyses and has no objections to the recommendations provided by Metro Vancouver staff for the proposals from the City of Surrey (Hazelmere) and the City of Maple Ridge (North 256 Street Industrial Lands Area Plan).

RESPECTFULLY SUBMITTED:



Daniella Fergusson
Manager, City Design and Planning

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Office of the Chair
Tel. 604-432-6215 or via Email
CAOAdministration@metrovancouver.org

March 31, 2026

File: CR-07-16
Ref: RD 2026 03 27

Mayor Linda Buchanan and Council
City of North Vancouver
141 West 14th Street
North Vancouver, BC V7M 1H9
VIA EMAIL: citycouncil@cnv.org

Dear Mayor Linda Buchanan and Council:

Re: Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)

You are invited to provide written comments on a proposed amendment to *Metro 2050*, the regional growth strategy. The City of Surrey is requesting an amendment to *Metro 2050* for a 23.7-hectare area known as Hazelmere, for portions of three properties at 18115 – 0 Ave, 18147 – 0 Ave, and 18253 – 0 Ave. The proposed amendment would redesignate the regional land use of the property from Rural to General Urban to accommodate a 145-lot subdivision and extend the Urban Containment Boundary to include the subject property.

The proposed amendment was submitted to Metro Vancouver in 2017 and in 2024. The 2017 proposal was declined at third reading by the MVRD Board. The 2024 application was referred back to the City for additional information on: the implications of new housing legislation, updated information on hydrology and public and First Nation engagement, and clarification regarding the proposed General Urban designation for a portion of the site to be included in the ALR. Surrey responded on December 17, 2025 with additional information and requested that the updated amendment be considered by the MVRD Board.

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The submitted proposal is largely unchanged, and the staff assessment of the proposal's consistency with *Metro 2050* goals and policies concluded with a recommendation that the MVRD Board decline the application due of the site's location outside the Urban Containment Boundary far from existing urban areas, transit and the Fraser Sewerage Area, concerns about wastewater flows to an already constrained sewer segment increasing pressure on regional infrastructure, increased pressure for conversion of adjacent Rural and Agricultural lands, and the impact of new provincial housing legislation that would permit up to four times the number of homes on the proposed subdivision.

At its meeting on March 5, 2026, the Regional Planning Committee considered the staff report and, notwithstanding the staff recommendation, resolved to recommend that the proposed amendment advance to the Metro Vancouver Regional District Board for consideration.

At its March 27, 2026 regular meeting, the Metro Vancouver Regional District (MVRD) Board passed the following resolution:

THAT the MVRD Board:

a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Rural to General Urban for the lands located at 18115, 18147 and 18253 – 0 Avenue as described in the report dated February 3, 2026, titled "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)";

b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393, 2026";

c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050; and

d) direct staff to commence an enhanced public engagement process, including hosting a regional public information meeting.

Metro 2050 is the regional federation's plan for managing growth coming to Metro Vancouver in a way that: protects important lands like agricultural, ecologically important and industrial lands; contains growth within an Urban Containment Boundary and directs it to transit oriented locations; and supports the efficient provision of utilities and transit. *Metro 2050* contains six regional and parcel-based land use designations that support those objectives. By signing on to *Metro 2050*, if a member jurisdiction aspires to change the land use designation for a site, then, as part of the process, they have agreed to have the MVRD Board consider the regional implications of the proposed amendment. *Metro 2050* outlines the process for proposed amendments.

The proposed amendment is a Type 2 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by an affirmative two-thirds weighted vote. For more information on amendment procedures, please refer to *Metro 2050* Sections 6.3 and 6.4. Enclosed is a Metro Vancouver staff report dated February 3, 2026, titled "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)" providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050.*

Following the MVRD Board's initial readings, Metro Vancouver staff will notify affected local governments and host a public information meeting to provide the opportunity to comment on the proposed amendment. Feedback will be compiled and brought to the MVRD Board with the opportunity to give final reading and adopt of the amendment bylaw, which must receive at least a two-thirds weighted vote of the MVRD Board.

If you have any questions or wish to comment with respect to the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391 or by email at jonathan.cote@metrovancouver.org by **May 18, 2026**.

Yours sincerely,



Mike Hurley
Board Chair

MH/JC/vc

cc: Leanne McCarthy, Chief Administrative Officer, City of North Vancouver
Amelia Cifarelli, Corporate Officer, City of North Vancouver
Jerry W. Dobrovolny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: MVRD Board report dated March 5, 2026, titled "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)" (pg. 313)

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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Office of the Chair
Tel. 604-432-6215 or via Email
CAOAdministration@metrovancouver.org

March 30, 2026

File: CR-07-16
Ref: RD 2026 03 27

Mayor Linda Buchanan and Council
City of North Vancouver
141 West 14th Street
North Vancouver, BC V7M 1H9
VIA EMAIL: citycouncil@cnv.org

Dear Mayor Linda Buchanan and Council:

Re: Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)

You are invited to provide written comments on a proposed amendment to *Metro 2050*, the Regional Growth Strategy. The City of Maple Ridge is requesting an amendment to *Metro 2050* for a 301-hectare site comprising numerous properties, primarily located along 256 Street, north of 128 Avenue. The proposed amendment would redesignate regional land uses in the area from Rural and Industrial to Industrial and Conservation & Recreation to accommodate a light industrial hub and to expand the Urban Containment Boundary. Roughly half of the subject area is already designated Industrial within *Metro 2050*, and the majority of the subject area is already within the Fraser Sewerage Area. The area contains existing industrial operations and the City notes that industrial lands have long been intended for this area through various industrial and employment lands studies. Regional Planning analysis concluded that, on balance, the proposed amendment is supportable, however, it does involve several trade-offs that were highlighted for MVRD Board consideration.

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At its March 27, 2026 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) passed the following resolutions:

THAT the MVRD Board:

a) initiate the Metro 2050 amendment process for the City of Maple Ridge's requested amendment from Rural and Industrial to Industrial and Conservation and Recreation for the North 256 Street Industrial Lands Area Plan and to expand the Urban Containment Boundary as described in the report dated February 12, 2026, titled "Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)";

b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1451, 2026";

c) notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of Metro 2050; and

d) direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment.

The proposal would:

- Add 198 net hectares of Industrial designated lands, expanding the regional supply of industrial lands and supporting long-term economic resilience.
- Add 79 hectares of Conservation and Recreation lands, securing mature forested areas that provide ecological services and establishing a buffer between industrial and adjacent rural or agricultural lands.
- Apply Area Plan Development Permit Area (DPA) guidelines to address industrial land edge planning, interface design, buffering, tree planting, and wildfire resilience.

Challenges include:

- The expansion of the Urban Containment Boundary in an area that is not contiguous to the current urban area or transit service will increase pressure on infrastructure.
- The area's location is susceptible to hazards and requires significant infrastructure investment.
- The redesignation of 222 ha of Rural lands to Industrial will potentially increase speculation to convert Rural lands elsewhere in the region, and *Metro 2050* stipulates that Rural lands are not intended to be an Urban Reserve.
- There will be regional tree canopy target and ecosystem connectivity loss as with any conversion of Rural lands to Industrial uses.

Metro 2050 is the regional federation's plan for managing growth coming to the Metro Vancouver region in a way that: protects important lands like agricultural, ecologically important and industrial lands; contains growth within an Urban Containment Boundary and directs it to transit oriented locations; and supports the efficient provision of regional utilities and transit. *Metro 2050* contains six regional and parcel-based land use designations that support those objectives. By signing on to *Metro 2050*, if a member jurisdiction aspires to change the land use designation for a site, then, as part of the process, they have agreed to have the MVRD Board consider the regional implications of the proposed amendment. *Metro 2050* outlines the process for proposed amendments.

The proposed amendment is a Type 2 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by an affirmative two-thirds weighted vote. For more information on Regional Growth Strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2050*. Enclosed is a Metro Vancouver staff report dated February 12, 2026, titled "Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)" providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050.*

If you have any questions or wish to comment with respect to the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391 or by email at jonathan.cote@metrovancouver.org by **May 18, 2026**.

Yours sincerely,

Mike Hurley
Board Chair

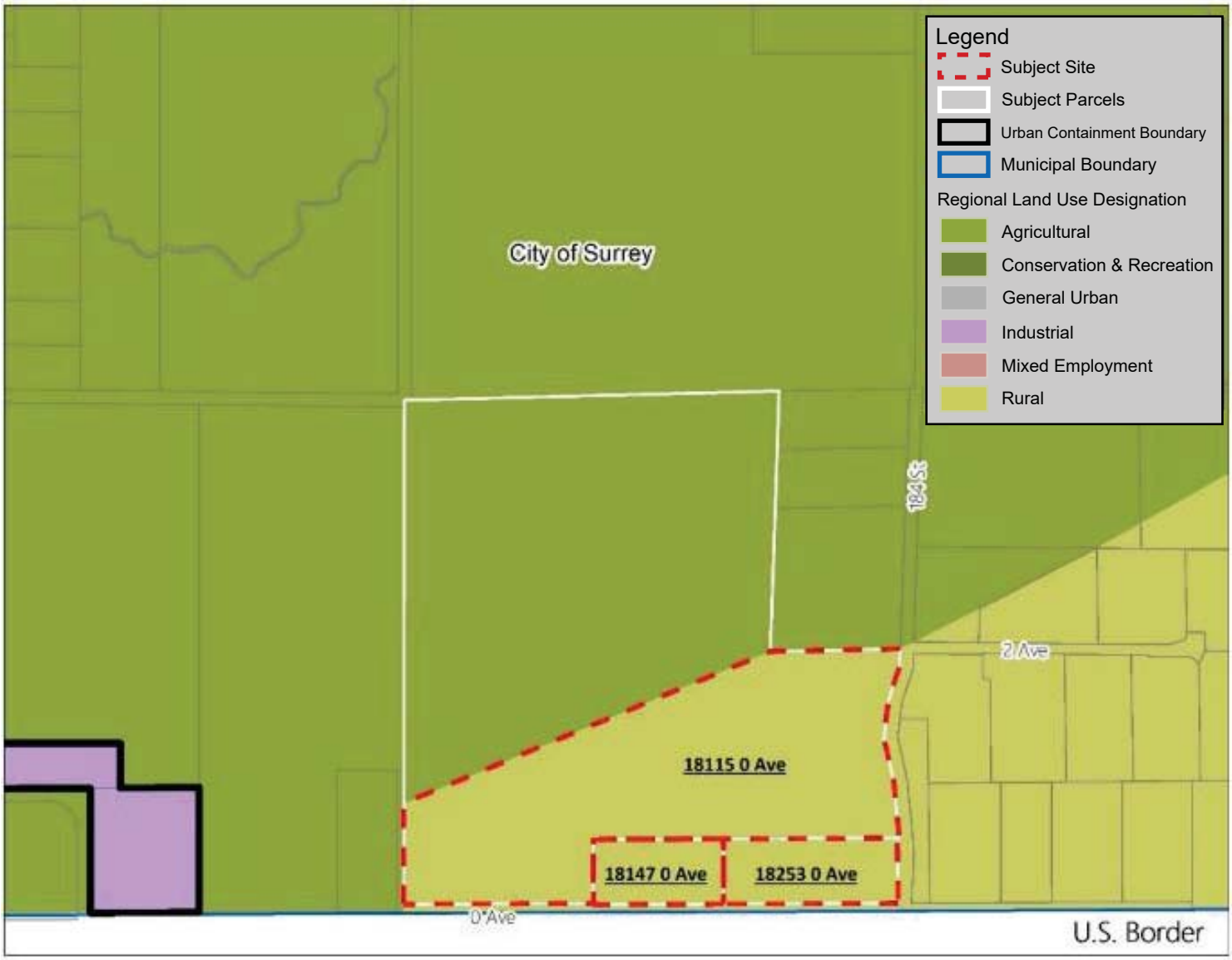
MH/JC/cp

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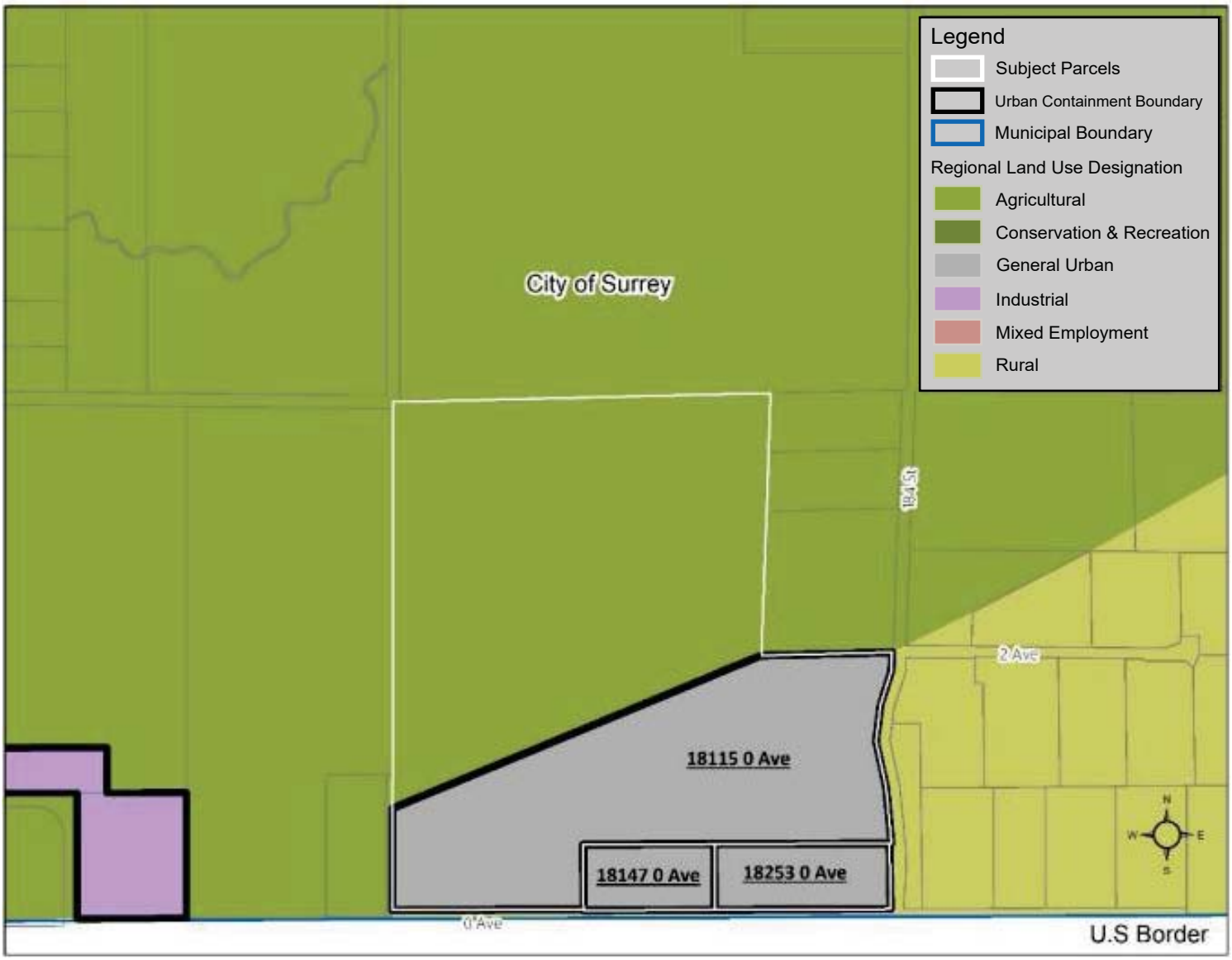
Encl: MVRD Board report dated February 12, 2026, titled "Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)" (pg. 262)

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City of Surrey – 'Hazelmere' Development Proposal

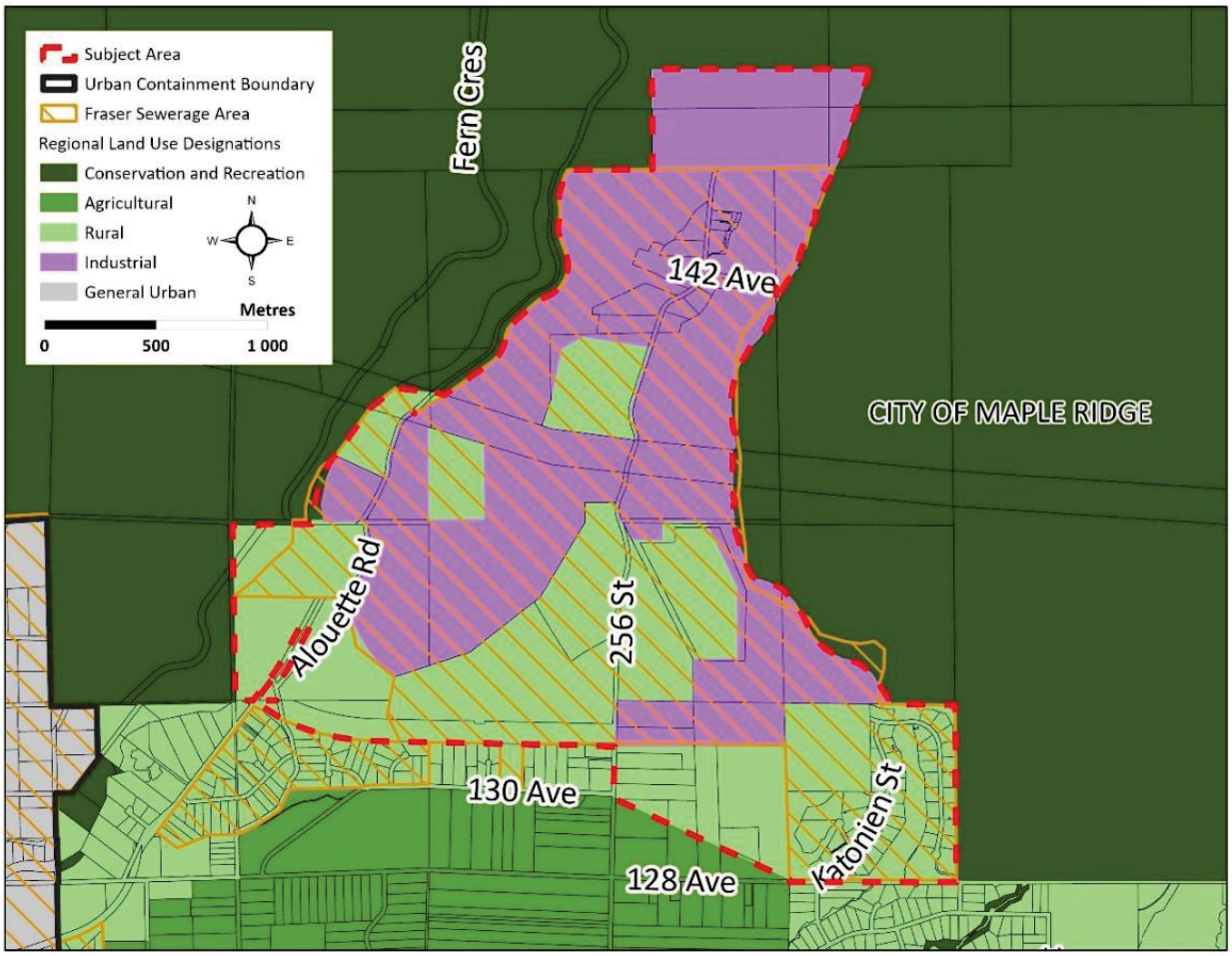


Existing Regional Land Use Designation

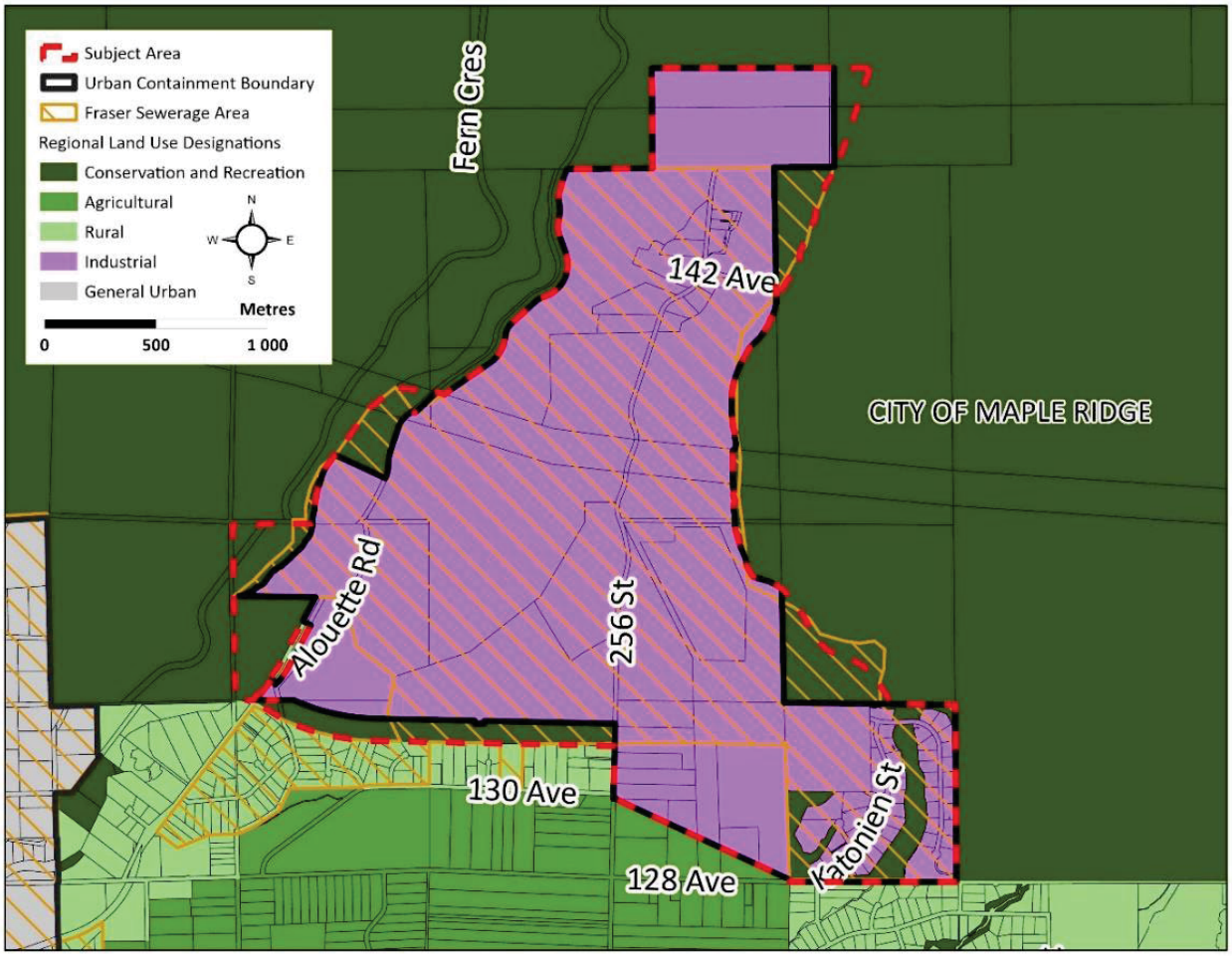


Proposed Regional Land Use Designation

City of Maple Ridge – 'North 256 Street Industrial Lands Area Plan' Development Proposal



Existing Regional Land Use Designation



Proposed Regional Land Use Designation

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LONSDALE energy

AGM and 2025 Annual Report

Karsten Veng, Joanna Linsangan, and Sean Wood

June 1, 2026

Highlights from 2025

Community recognition



NORTH VANCOUVER CHAMBER

Winner: Environmental Initiative
Finalist: Innovation

2025 Business Excellence Awards, North Vancouver Chamber of Commerce

Industry recognition



Bronze: Number of Buildings Committed (2024)

Awarded in 2025 - District Energy Space Awards, North America category, International District Energy Association

Low-carbon rate approved

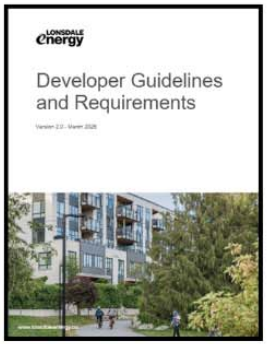
New, low-carbon energy commodity rate introduced

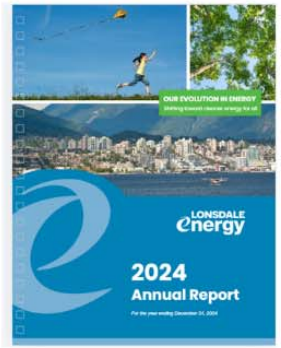
- Optional rate offered to customers
- Allows customers to receive the full greenhouse gas (GHG) reduction benefits of our energy supply
- Set at a higher price point to reflect the increased costs tied with procuring and operating low-carbon energy
- City has committed to opt-in all owned buildings

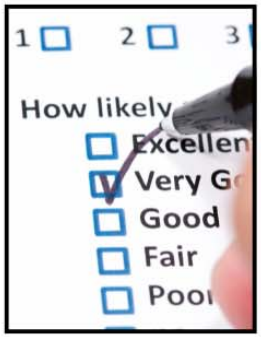


Improving communication

- Developed internal process to track customer queries
- Conducted first customer satisfaction survey
- Published and promoted first publicly focussed annual report
- Developed a comprehensive guide to support developers connecting to Lonsdale Energy







Investing in our people

- Peer-to-peer recognition program introduced
- Professional development policy introduced
- Staff turnover in 2025: 10% (on par with national average voluntary turnover rate of 10.2%*).



*2025 Canada Mercer Turnover Survey

Expanding outreach

2025 Shipyards Festival













Key Statistics

Service Area



	Service Area	Distribution Network	Energy Centres
Added in 2025	333,627 ft²	1.1 km	1
Total	**10,266,430 ft²**	**16.3 km**	**9**

The total service area grew by 3% in 2025. To connect new buildings, about 1km of piping was added to our underground distribution network. To ensure we are able to meet demand, a new energy centre came online in the Marine-Hamilton neighbhourhood.

Customer Connections



	Buildings	Suites	Residents
Added in 2025	5	487	1,022
Total	**124**	**9,023**	**18,948**

Five new buildings joined our community energy system. With 487 additional residential suites connected to Lonsdale Energy, we anticipate about 1,022 more City of North Vancouver residents became customers in 2025.

Source: 2021 Census; average household size 2.1; City of North Vancouver population 58,120

Service Delivery



	2021	2022	2023	2024	2025
Heating energy delivered (MWh)	74,783	78,704	74,453	82,702	87,333
Cooling energy delivered (MWh)	1,858	2,221	2,215	2,239	2,445

Demand for heating and cooling services continues to trend in line with system growth.

Customer Support



Number of queries	General feedback for info request	Service issue, LE system	Service issue, building system	Billing
82	23	39*	15	5

In 2025, Lonsdale Energy began formally tracking customer queries as a new operational metric.

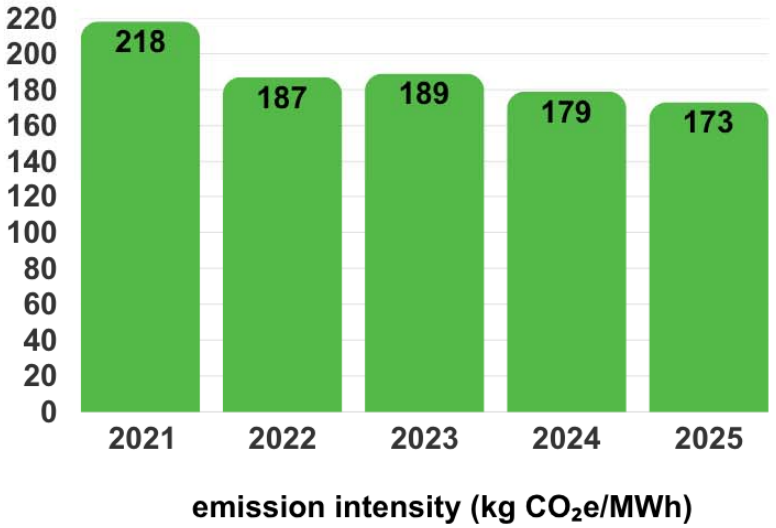
**In June 2025, a construction-related issue caused several buildings to lose service for 24–36 hours. This rare event accounted for about half of all queries related to Lonsdale Energy's system.*

Emissions

GHG Emission Intensity

Since 2021, emission intensity declined by 26%. Progress is being carefully paced to support our 2027 target of supplying 40% low-carbon energy, while maintaining affordability and overall system performance.

The figures in the table are measured as kilograms of carbon dioxide equivalent per megawatt-hour (kg CO_2e/MWh). This accounts for all greenhouse gases, expressed as an equivalent amount of CO_2.

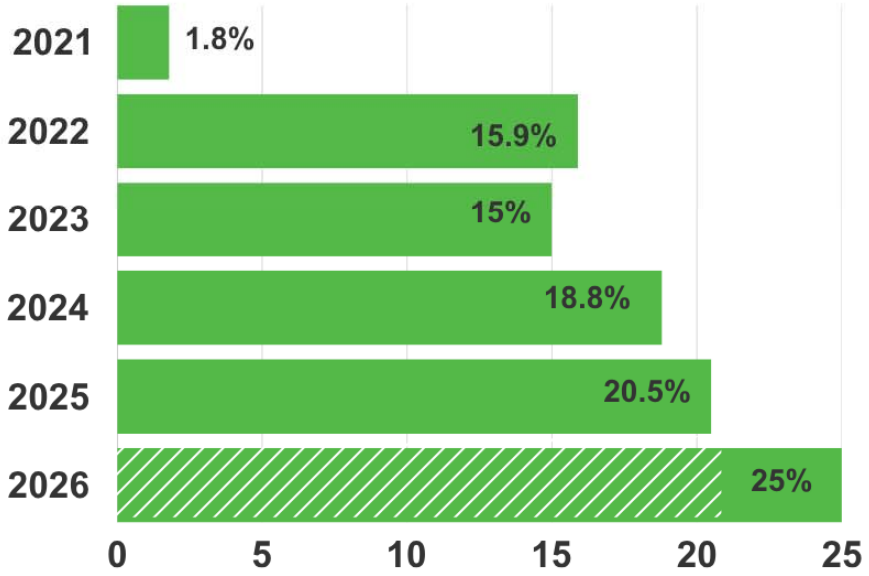


Energy Sources

Percentage of energy from low-carbon energy sources

In 2022, Council directed Lonsdale Energy to reduce emissions by integrating new renewable or low-carbon energy sources.

The City of North Vancouver has committed to adopting the new low-carbon energy rate, which we anticipate will help increase our low-carbon energy use by about 4.5% in the coming year.



Looking to 2026

- Commissioning of electric boiler energy centre
- Start of construction on the Urban Heat Recovery Centre
- The completion of our Clean Energy Action Roadmap and updated cooling policy
- Implementation of new business software system



Rendering of the Urban Heat Recovery Centre



LONSDALE energy

2025 Financial Statements

Presented by Sean Wood, Manager - Finance

Corporate Business

Re-appointment of Directors

Jessica McIlroy
Leanne McCarthy
Larry Sawrenko
Karsten Veng

Re-appointment of Officers

Larry Sawrenko as President
Karsten Veng as Chief Executive Officer
Sean Wood as Secretary-Treasurer

Re-appointment of Auditor for 2026

BDO Canada LLP

Income Statement



	2025	2024
Revenue	$10,526,000	$9,508,000
Net Income	$392,000	$297,000
Energy Sales (MWh)	89,778	84,941

- Revenue growth was driven by 5 new connections and 2024 rate adjustments
- Return on equity increased from 6% to 7%
  - BCUC benchmark ROE is 9.65% (based on FortisBC)
  - Lower ROE is acceptable given environmental and affordability considerations
- Financing costs increased due to commercial financing

Balance Sheet



	2025	2024
Assets	$63,897,000	$56,275,000
Liabilities	33,387,000	24,887,000
Shareholders' Loans	25,098,000	26,318,000
Shareholders' Equity	5,412,000	5,070,000

- $7.6M added in new assets – UHRC development, EC9 construction, EC10 construction and infrastructure for new customer connections
- New assets have primarily been financed by debt
  - Transitioning from shareholder loans (CNV) to commercial loans

Financial Obligations



Debt Servicing	2025	2024
Principal Paid to City	$1,220,000	$1,020,000
Interest Paid to City	$922,343	$949,358
Funded Debt to Total Capital	0.30	0.20
Debt Service Coverage Ratio	1.4	1.5

- Lonsdale Energy met its financial obligations to the City and its commercial bank
- Covenanted not exceed 0.65 funded debt to total capital
- LE's debt service coverage ratio demonstrates ability to meet debt obligations
  - Per Moody's Rating Methodology for Regulated Electric and Gas Networks, a ratio of 1.5 aligns with an "A" credit rating



Thank you

CEO	Board Chair	CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**
LONSDALE ENERGY CORPORATION

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Sean Wood, Manager, Finance, Lonsdale Energy

SUBJECT: 2026 ANNUAL GENERAL MEETING

Date: May 13, 2026 File: 01-0510-20-0004/2026

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION

PURSUANT to the report of the Manager, Finance, Lonsdale Energy, dated May 13, 2026, entitled "2026 Annual General Meeting":

THAT the 2025 Financial Statements be received and filed;

THAT the proposed "Unanimous Consent Resolution of the Shareholder of Lonsdale Energy Corp." be endorsed;

AND THAT the Mayor and Corporate Officer be authorized to sign and seal the resolution.

ATTACHMENTS

1. Lonsdale Energy's 2025 Annual Report (CityDocs 2808920)
2. Financial Statements of Lonsdale Energy Corp. for the period ended December 31, 2025 (CityDocs 2808924)
3. Proposed Unanimous Consent Resolution of the Shareholder of Lonsdale Energy Corp. in lieu of the annual general meeting (CityDocs 2808928)
4. Historical Income Statement for Years of Operation: 2021-2025 (CityDocs 2808931)

PURPOSE

This report presents Lonsdale Energy Corp's ("Lonsdale Energy" or "LE") Annual Report (**Attachment 1**) which summarizes the Company's activities during 2025. It also carries out the corporate business of the Company, which includes presenting the audited Financial Statements for the year ended December 31, 2025 (**Attachment 2**) and recommendation that a resolution (**Attachment 3**) be adopted by the City of North Vancouver (CNV), the sole shareholder, in lieu of holding an Annual General Meeting.

BACKGROUND

Commencing operations in 2004, Lonsdale Energy provides hydronic (water-based) space heating, domestic hot water, and cooling services to multi-family, commercial, and institutional buildings in the city of North Vancouver. Lonsdale Energy operates the community energy system to provide reliable and competitively priced thermal energy across four interconnected service areas within the city. Approximately 1 in 4 residents of the city are serviced by Lonsdale Energy. Based on its ambitious GHG targets (culminating in reaching net-zero carbon emissions by 2050), Lonsdale Energy has been increasingly focused on exploring and implementing methods to reduce its carbon emissions.

As a municipally owned corporation (also known as a government business enterprise), Lonsdale Energy is required to operate for profit, while also carrying out government policy. Additionally, it is required to report its financial statements under the International Financial Reporting Standards ("IFRS"), as well as carry out regular corporate business, including holding an Annual General Meeting.

DISCUSSION

Annual Report

Lonsdale Energy is proud to present its 2025 Annual Report (**Attachment 1**). This report provides Council and stakeholders with a clear, concise, and engaging summary of 2025's activities, as well as a summary of Lonsdale Energy and its history, a 2026 outlook, and key statistics.

2025 was another year of growth for Lonsdale Energy (5 buildings and 2.5 MW of demand capacity), punctuated by numerous other achievements. Lonsdale Energy continued on its decarbonization journey through the construction of a new electric boiler energy centre at 128 W 15th Street, as well as development of its Urban Heat Recovery Centre, which will begin construction in 2026. Additionally, a new optional low-carbon rate was established allowing customers to receive the full GHG reduction benefit of Lonsdale Energy's low-carbon energy sources. Lonsdale Energy also received the Environmental Initiative award from the North Vancouver Chamber of Commerce recognizing leadership and measurable impact advancing environmental sustainability. Lonsdale Energy also conducted its inaugural customer satisfaction survey and introduced its developer guidelines, providing a new resource for developers to clarify responsibilities and optimize building connections. Please see **Attachment 1** for more details on the year's activities.

Financial Performance Overview

It is important that Lonsdale Energy's financial performance be viewed through a lens that balances return on investment with reducing carbon emissions and maintaining affordability to customers. Prioritizing only one of these initiatives will reduce Lonsdale Energy's ability to achieve the others. Additionally, Lonsdale Energy remains committed to providing a reliable and safe utility service.

Due to higher capital and operating costs (compared to a base case of natural gas boilers) of low-carbon energy sources, as these sources are added, the effective price to customers (cost per unit of energy delivered) is expected to increase. This trend is evident across thermal energy providers in the Lower Mainland and Canada where we see that systems with lower emissions also have higher prices of energy. However, Lonsdale Energy strives to limit the impact on rates through strategic planning aimed at reaching emission goals in the most economical way possible, seeking financial support through grants (and other funding opportunities), and using innovative and alternative approaches to limit the capital and operating costs of low-carbon sources.

Table 1.0: Lonsdale Energy 5-Year Performance Figures

	2021	2022	2023	2024	2025
Effective Price	$97	$108	$108	$111	$118
GHG Emission Intensity*	218	187	189	179	173
Low-Carbon Heat Sales	1%	15%	14%	19%	21%
Net Income	$700k	$267k	$157k	$297k	$392k

*kg CO_2e/MWh

In 2025, Lonsdale Energy met all of its financial obligations to lenders and increased profits to $391,874, all while progressing on its decarbonization journey. Furthermore, Lonsdale Energy has limited the financial impact of its next significant low-carbon energy source, the Urban Heat Recovery Centre, by achieving a grant of $17.5M. Staff will continue to assess future low-carbon energy projects with consideration for providing a reasonable return on investment to its shareholder, the City, and maintaining affordable prices to customers.

For details on the historical performance, a summary of Lonsdale Energy's financial results over the past 5 years is provided in **Attachment 4**.

Financial Obligations

During 2025, Lonsdale Energy satisfied all of its loan obligations to the City per the agreed upon debt repayment schedule endorsed by Council on November 25, 2024. Key figures as of December 31, 2025, include:

Table 2.0: Key Debt Obligation Figures

	2025	2024
Principal Paid	$1,220,000	$1,020,000
Interest Paid	$922,343	$949,358
Debt Service Coverage Ratio	1.4	1.5

At the end of 2025, Lonsdale Energy has a Debt Service Coverage Ratio (Earnings Before Interest, Taxes, Depreciation and Amortization [EBITDA] / Total Debt Service) of 1.4, which is indicative of its ability to meet its debt obligations. This ratio means that Lonsdale Energy could adequately cover its debt obligations approximately 1.4 times. Per Moody's Rating Methodology for Regulated Electric and Gas Networks (dated April 13, 2022), a ratio of 1.5 aligns with an "A" credit rating, meaning of high quality and subject to very low credit risk. Lonsdale Energy also hit this mark in 2024. Additionally, $51,000 in dividends were declared to the City, and profits of $391,874 were contributed to retained earnings in shareholder's equity.

Financial Statement Analysis – Statement of Net and Comprehensive Income
The Statement of Net and Comprehensive Income (or the Income Statement) provides a summary of the revenues, expenses, and financing activities contributing towards a profit (or loss). Lonsdale Energy's Revenue is earned from utility services while its Cost of Sales are the inputs (natural gas, renewable natural gas, and electricity) necessary to provide the services. Operating costs are made up of the servicing and maintenance contracts to operate the District Energy System, as well as the General and Administrative expenses. Contributions are the portion of deferred revenue being recognized for the current year. Contributions are received from various sources and made towards Lonsdale Energy's assets and are recognized over the life of these assets.

A vertical analysis of the Income Statement displays Lonsdale Energy's expenses as a function of revenue, allowing for a proportional comparison to the prior year. It also provides the Gross Margin and Profit Margin.

Table 3.0: Vertical Analysis of the 2025 Income Statement

Income Statement	2025	% of Revenue	2024	% of Revenue
Revenue	$ 10,526,001	100%	$ 9,508,282	100%
Less: Cost of Sales	4,221,927	40%	4,352,167	46%
Gross Margin	**6,304,074**	**60%**	**5,156,115**	**54%**
Less: Operating Expenses	5,813,932	55%	4,949,109	52%
Net: Contributions & Financing Costs	- 98,268	-1%	89,881	1%
Net Income ($) / Profit Margin (%)	**$ 391,874**	**4%**	**$ 296,887**	**3%**

Table 4.0: Income Statement Ratios

Ratios	2025	2024	Description
Gross Margin	60%	54%	Revenue available after paying direct costs
Profit Margin	4%	3%	Revenue available to increase equity
Return on Equity	7%	6%	Profit related to shareholder investment

The following are key takeaways from the Income Statement:

1. Gross Margin increased from 54% to 60%.
   Management Analysis: As the company moves towards more complex operations driven by its decarbonization targets, costs are shifting from cost of

sales (energy inputs) to operations and financing tied to more complex systems and capital-intensive equipment. Additionally, general costs in support of decarbonization initiatives are increasing, including staffing, consulting/research, and legal costs.

2. Bottom line operating expenses grew proportionately with revenues, and within operating expenses, plant operation and maintenance expenses increased to $697,000 from $305,000 in 2024.
   Management Analysis: Most of the operating cost increases are organic as the system grows and ages, however approximately $209,000 of plant operation expenses include staff and consulting costs related to long-term research and planning of operations to reach net-zero emissions by 2050.

3. Financing costs have exceeded contributions recognized during the year by $(98,268).
   Management Analysis: In 2025, Lonsdale Energy solely used commercial financing for expansion of infrastructure, as well as the design and pre-construction work of the Urban Heat Recovery Centre. The combination of higher interest rates on commercial lending (compared to the City's shareholder loans) and larger capital spending has increased financing costs. Contributions are made up of contributions from developers, utilities, and the government through one-time fees, incentives, and grants. These are tied to assets and therefore are recognized over the life of the related asset. Contributions recognition remained consistent year-over-year and therefore did not offset the increased cost of financing.

Revenue growth combined with consistent operations resulted in an increase in Net Income to $391,874, which also increased Lonsdale Energy's profit margin to 4%. Additionally, return on equity ("ROE") increased from 6% to 7%. For comparison, British Columbia Utilities Commission's ("BCUC") benchmark ROE is 9.65%, which is anchored to FortisBC (established in BCUC's Generic Cost of Capital Stage 1 decision). BCUC notes that this is a benchmark, and ROEs will vary based on specific utility classes and risk profiles. While Lonsdale Energy has a marginally lower ROE, this is understandable given the necessary spending on research and development of decarbonization projects being driven by decarbonization targets. Income levels and profit margins are expected to remain consistent while the company continues to focus on decarbonizing the community energy systems and prioritizing affordability to customers during a period of economic instability.

Financial Statement Analysis – Statement of Financial Position

The Statement of Financial Position (or Balance Sheet) is a summary of Lonsdale Energy's assets, liabilities and shareholder's equity. It provides a snapshot of Lonsdale Energy's assets, and the proportion financed from liabilities or investment from the shareholder. The asset base is primarily made up of the Plant, Equipment and underground pipes used to generate and deliver energy to customers, as well as the materials for construction of future infrastructure. Additionally, liquid assets (cash, accounts receivable and prepaid expenses) are held to operate Lonsdale Energy. A shareholder's loan from the City for construction of infrastructure is a significant portion

of Lonsdale Energy's financing. With additional loans from a Canadian Bank, Lonsdale Energy continues transitioning to commercial lending. Deferred contributions from government entities, utilities, developers, etc. for asset construction are also a significant portion of liabilities, as Lonsdale Energy recognizes these contributions over the life of the corresponding asset. Current liabilities represent the outflow of resources due within one year.

A vertical analysis of the Balance Sheet displays Lonsdale Energy's Assets, Liabilities and Shareholder's Equity as a function of total assets, allowing for a proportional comparison to the prior year.

Table 5.0: Vertical Analysis of the 2025 Balance Sheet

Balance Sheet	2025	% of Assets	2024	% of Assets
Current Assets	$ 7,059,192	11%	$ 5,088,859	9%
Long-term Assets	56,837,832	89%	51,186,408	91%
Total Assets	**63,897,024**	**100%**	**56,275,267**	**100%**
Current Liabilities	9,974,357	16%	6,529,789	12%
Long-term Liabilities	48,510,981	76%	44,674,667	79%
Shareholder's Equity	5,411,686	8%	5,070,811	9%
Total Liability & Shareholder's Equity	**$ 63,897,024**	**100%**	**$ 56,275,267**	**100%**

Table 6.0: Balance Sheet Ratios

Ratios	2025	2024	Description
Current Ratio	0.72	0.78	Measures liquidity
Debt-to-Assets	0.92	0.91	Assets purchased through debt, including shareholder's loans
Funded Debt to Total Capital	0.30	0.20	A measure of debt to the commercial bank in comparison to total capital. Per the credit agreement, it cannot be 0.65 or greater.

The following are key takeaways from the Balance Sheet:

1. Long-term assets increased by approximately $5.7M and current assets by $2.0M with the proportion of current assets increasing from 9% to 11% compared to 2024.
   Management Analysis: This trend is indicative of capital investment remaining high year-over-year as Lonsdale Energy continues to expand infrastructure to connect new buildings. This includes over $12M in active construction, such as for the electric boiler energy centre and development of the Urban Heat Recovery Plant. A significant portion of current assets is cash, which is being held to cover operating costs and financial obligations, or is cash drawn from financing sources for construction of assets.

2. The year-end current ratio is less than 1.0.
   Management Analysis: A current ratio below 1.0 may indicate that there are not enough liquid assets on hand to settle current liabilities. However, the Company carries some project costs in working capital before drawing on its debt facilities

in order to limit borrowing costs. Management updates detailed 24-month cash flow forecasts quarterly and regularly monitors its cash balance to ensure that it can meet its obligation. Staff are confident in the organization's ability to meet its current liabilities. Lonsdale Energy also has a $2M line of credit that it can draw on for temporary cash flow needs or cash flow smoothing.

3. Funded Debt to Total Capital increased to 0.30 and is covenanted to stay below 0.65
   Management Analysis: This ratio increased as Lonsdale Energy solely used commercial lending to fund its capital projects in 2025. This ratio will continue to increase as Lonsdale Energy primarily uses commercial lending in the short-term. Lonsdale Energy regularly forecasts its capital expenditures and their funding source and expects to remain within the covenanted amount in 2026. This ratio and Lonsdale Energy's commercial lenders consider shareholder loans from the City as equity and funded debt is specific to the Canadian Bank's debt.

Shareholder's equity has increased with the addition of 2025's Net Income (less dividends), but has proportionally decreased from 9% to 8%. Net Income is expected to continue to be limited as Lonsdale Energy focuses on decarbonization and maintaining affordability. Commercial debt, as well as government grants, will be the primary source of funding in the short-term with staff closely monitoring the funded-debt-to-capital ceiling of 0.65. Long-term capital structure will be assessed by management and the Board as new projects are considered.

Annual General Meeting
As the City is Lonsdale Energy's sole shareholder, a Unanimous Consent Resolutions of the Shareholder (**Attachment 3**) has been submitted so the shareholder may consent to the resolutions of the AGM as required by Provincial legislation.

The consent resolution reappoints Jessica McIlroy, Leanne McCarthy, Karsten Veng, and Larry Sawrenko as the directors of the Company and appoints the following officers:

Name	Office
Larry Sawrenko	President
Karsten Veng	Chief Executive Officer
Sean Wood	Secretary-Treasurer

Additionally, the resolution names BDO Canada LLP as auditors of the Company until the next annual reference date or until a successor is appointed. The City and Lonsdale Energy issued a Request for Proposal for Professional Audit Services related to the Company's financial statements from 2021-2025 and BDO was the successful proponent. If a new auditor is appointed for audit services in 2026, the resolution will be amended.

SUMMARY

2025 was a successful year for Lonsdale Energy in which it significantly grew the community energy system, continued to progress on its decarbonization journey, achieved awards for leadership in environmental sustainability and system growth, and introduced new engagement initiatives for customers and developers. Lonsdale Energy also increased Net Income and maintained financial stability, while it balanced financial return with environmental goals and affordability to customers. In addition to updating Council on 2025 activity and presenting the financial statements, staff are recommending that Council endorse the Unanimous Consent Resolution of the Shareholder to conduct the business required of the shareholder in lieu of an AGM.

FINANCIAL IMPLICATIONS

Discussed throughout the report.

STRATEGIC PLAN IMPLICATIONS

Lonsdale Energy's goals align with the 2022-2026 Council Strategic Plan, more specifically, Council's Resilient City Priority that leads the way in climate action and acts as a steward of the environment for future generations by implementing the following initiative:

- Supporting Lonsdale Energy Corporation in advancing its decarbonization strategy in order to transition to a net-zero emissions system.

RESPECTFULLY SUBMITTED:

Sean Wood, CPA
Manager, Finance, Lonsdale Energy

LONSDALE energy



2025 Annual Report

A Year of Progress

Designing the next phase of community energy

Board and CEO Message



Larry Sawrenko
Chair, Lonsdale Energy Board

On behalf of the Board of Directors, I'm pleased to present Lonsdale Energy's 2025 Annual Report. This past year marked continued progress as the organization advanced its transition to lower-carbon energy while maintaining the reliable service our customers depend on.

The Board remained actively engaged in guiding Lonsdale Energy through a period of growth and transformation. In 2025, we saw meaningful advancement on key projects, including the design of the Urban Heat Recovery Centre, which will play an important role in expanding our low-carbon energy capacity.

We were also proud to see Lonsdale Energy recognized with environmental and industry awards, reflecting the strength of the organization and its leadership in community energy.

Financial performance remained stable, supporting continued investment in infrastructure and long-term system resilience.

Thank you to the Lonsdale Energy team, our partners, and Mayor and Council for their continued commitment and support. We look forward to building on this momentum in 2026.



Karsten Veng
CEO, Lonsdale Energy

As I reflect on 2025, I'm proud of the continued progress made by the Lonsdale Energy team. It was a year defined by steady growth and meaningful steps forward in our transition to lower-carbon energy.

Throughout the year, we focused not only on advancing our infrastructure, but on strengthening how we serve and engage with our customers and partners. As an example, we launched a customer satisfaction survey to gather feedback on service, pricing, and communications; this is an initiative we plan to conduct regularly. In parallel, we introduced a new developer resource to provide guidance when first connecting to our community energy system.

We also made important strides toward our long-term sustainability goals. This included building a new electric energy centre to support the continued expansion of our low-carbon energy portfolio. In addition, our team advanced the design of the Urban Heat Recovery Centre, laying the groundwork for construction to begin in 2026.

I would like to thank our employees, customers, partners, and Mayor and Council for their continued support. Together, we are building a more sustainable energy future for North Vancouver.

About Us

Lonsdale Energy, a municipally-owned utility, has provided heating and cooling services in the City of North Vancouver since 2003. Operating the community energy system (district energy), we serve thousands of customers daily in the Lower Lonsdale, Central Lonsdale, Marine-Hamilton, and Moodyville neighbourhoods.

On behalf of the City, we also review and inspect projects connecting to Lonsdale Energy, providing oversight during development, permitting, construction, and operation.

Our Mission

We deliver reliable, affordable energy to the City of North Vancouver while improving efficiency and reducing emissions.

Our Vision

A connected, resilient city that's powered by low-carbon energy.

Our Values

- Safety: We protect the well-being of our team, customers, and community.
- Efficiency: We make every unit of energy, time and resource count.
- Reliability: We deliver dependable energy and follow through on our commitments.
- Customer Commitment: We anticipate needs, resolve quickly, and provide reliable support.
- Innovation: We find better ways to work, and improve how energy is produced, shared, and used.
- Environmental Stewardship: We reduce emissions and protect natural resources for future generations.

Efficiency and flexibility

Community energy systems are an efficient way to distribute heating or cooling energy to many buildings. Instead of every building having its own system, heating is centrally produced then distributed through an underground network of pipes to all connected buildings.

Diverse energy sources

Our network is designed for flexibility, allowing us to incorporate a variety of energy sources. Our ultimate goal is to achieve net-zero emissions by 2050. As we transition to cleaner energy, connected building owners benefit from lower long-term costs and a reduced carbon footprint, helping improve local air quality.

Current energy mix



Key benefits of community energy systems

There are many benefits to community energy systems:

- **Energy efficiency:** Community energy systems provide economies of scale and significant efficiencies compared to individual systems, reducing overall energy consumption.
- **Enhanced reliability through redundancy:** With energy centres located throughout the city, Lonsdale Energy is providing more redundancy compared to a single boiler system. This means our customers experience virtually uninterrupted service.
- **Streamlined path to low-carbon energy:** Community energy systems allow buildings to connect to a shared network that integrates multiple low-carbon energy sources. This reduces the need for complex and costly building-specific solutions.
- **Space savings:** Developers can benefit from space savings, as it reduces the capital costs associated with designing and constructing a heat generation system for a building. Energy transfer stations are much more compact compared to traditional heating systems, resulting in space savings within buildings.

Climate Action

City goal of net-zero emissions

In June 2024, Council endorsed the City's Climate and Environment Strategy, which sets out a target of net-zero emissions by 2050.

According to the strategy, natural gas use in buildings accounted for approximately 42% of community GHG emissions in 2020. Buildings connected to Lonsdale Energy represented about 6% of total emissions at that time. As the system grows, Lonsdale Energy will play an increasingly important role in reducing emissions across the community.

Environmental targets

Lonsdale Energy has established the following targets to guide the transition to low-carbon energy and support long-term emissions reductions:

- 2027: 40% of energy delivered to come from low-carbon sources
- 2030: 60% of energy delivered to come from low-carbon sources
- 2040: 80% emissions reduction (2007 baseline)
- 2050: Net-zero emissions (2007 baseline)



2025 in Review

In 2025, Lonsdale Energy advanced its mission to deliver cleaner, more resilient energy in North Vancouver. We strengthened customer support and community engagement by participating in local events and conducting our inaugural customer satisfaction survey.

As the city has grown, so has our energy network, with projects underway to implement low-carbon solutions and reduce greenhouse gas emissions.

Lonsdale Energy wins Environmental Initiative award

In 2025, Lonsdale Energy received the Environmental Initiative Award from the North Vancouver Chamber of Commerce, recognizing leadership in environmental sustainability. The company was also a finalist for the Innovation Award, a nod to our unique approach to identifying low-carbon energy solutions.



Lonsdale Energy wins international award for system growth

The City of North Vancouver continues to advance as a leading example of community energy in North America.

In 2024, Lonsdale Energy earned Bronze for connecting the most buildings in a single year in North America, placed alongside larger U.S. cities like Seattle, WA and Phoenix, AZ. The top international performers included Empower, Tabreed, and EMICOOL, all based in the United Arab Emirates.

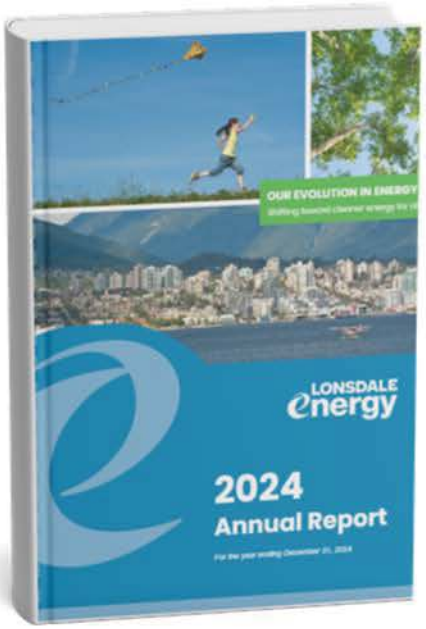
The recognition reflects the rapid expansion of our network and our ongoing commitment to supporting the City's Resilient City priorities and delivering sustainable energy to the community.



Improving transparency and public awareness

To make information more accessible to the public, partners, and customers, Lonsdale Energy published its first public Annual Report, offering a comprehensive overview of operational progress, key milestones, and strategic priorities.

The report was supported by targeted promotional efforts to raise awareness and showcase the organization's achievements.





Low-carbon energy rate introduced

As part of the annual rate review, Lonsdale Energy aligned pricing with its core objectives of supporting the transition to low-carbon energy, maintaining reliable operations, and ensuring affordability for customers.

In 2025, Lonsdale Energy introduced an optional low-carbon energy rate, allowing customers to opt in and receive the full greenhouse gas (GHG) reduction benefits of our energy supply.

The low-carbon energy rate was set higher than the standard rate, reflecting the incremental cost of procuring low-carbon energy (currently renewable natural gas, heat recovery, solar thermal, and geoexchange energy). The rate is expected to change as additional low-carbon sources, such as electrification and sewer heat recovery, are added to the system.

Overall, the optional rate provides customers with greater choice while supporting the continued expansion of Lonsdale Energy's low-carbon energy portfolio.

Listening, tracking and improving the customer experience

In late 2025, Lonsdale Energy conducted a customer satisfaction survey to better understand how customers experience our service, pricing, and communications. The feedback is already helping shape improvements and strengthen how we connect with customers.

This work is supported by a new centralized system that tracks all customer inquiries - from initial contact through to resolution - in one place. With a clearer view of customer needs and outcomes, we can identify trends, improve collaboration across teams, maintain a complete service history, and respond more effectively.

Together, these initiatives strengthen Lonsdale Energy's ability to respond to customers, increase transparency, and deliver a more customer-focused experience.

New guide created to better support developers

The Developer Guidelines and Requirements guide was published in 2025 to better support developers and ensure new developments are optimized to connect to the community energy system. It also serves as a useful resource for the developer's contractors and design consultants.

The guide provides a general overview of the City of North Vancouver's community energy system. It also outlines the responsibilities of developers and of Lonsdale Energy and summarizes the City of North Vancouver's development process as it relates to Lonsdale Energy. Most importantly, the guide also lists critical factors to consider during building installation.



Investing in our people

Since transitioning from contracted operations to a City-run model in 2014, staff turnover has consistently stayed at or below the national average of 10.2% per cent (2025 Mercer Canada Turnover Survey). Over that time, the team has grown thoughtfully, bringing in new expertise while maintaining a strong core of long-term staff.

In 2025, Lonsdale Energy strengthened its commitment to employee growth and recognition through two new initiatives. A new Professional Development Policy was implemented to support ongoing training and role-specific learning opportunities. The organization also introduced the SERVICE Awards, a peer-driven recognition program designed to celebrate employees who exemplify Lonsdale Energy's core values: Safety, Efficiency, Reliability, Customer Commitment, Innovation, and Environmental Stewardship.

Voluntary Staff Turnover

	2021	2022	2023	2024	2025
Annual Rate	10%	0%	7%	0%	10%

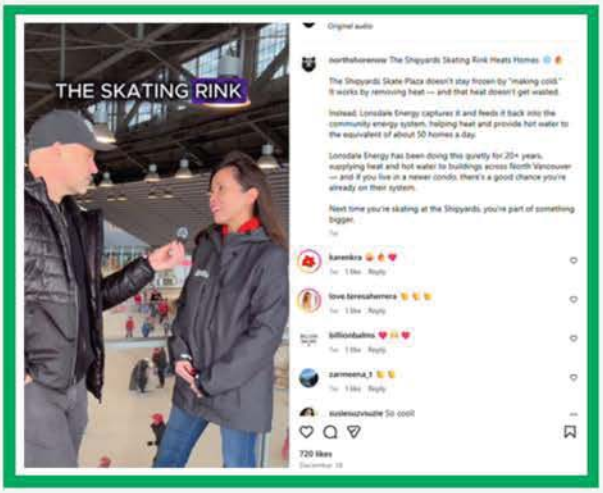


Snapshots from 2025



In October 2025, Lonsdale Energy was recognized by the business community when CEO Karsten Veng accepted the Environmental Initiative Award at the North Vancouver Chamber of Commerce Business Excellence Awards.

The award highlighted Lonsdale Energy's leadership in advancing low-carbon district energy, including investments in renewable energy sources, waste-heat recovery, and long-term decarbonization initiatives.



In 2025, Lonsdale Energy partnered with local community blog, North Shore Now, to produce a video about our work. The piece highlighted how we recover waste heat from the Shipyards skating rink and was shared across their social channels, reaching more than 35,600 views and generating 970 likes and 734 shares across Instagram, Facebook, and TikTok.



Lonsdale Energy added a fully electric Ford F-150 Lightning to its fleet in 2025 for operations and construction work.

Lonsdale Energy at the 2025 Shipyards Festival















"I wanted to give a shout out to the road crew that is at 3rd and St. Andrews right now. Our building parking is sometimes impacted but only for brief moments as they work hard to give us access. They are a great crew.

Super professional, friendly, hard working. Just wanted to point out they're doing an excellent job."

Plans for 2026

Building on the momentum of recent accomplishments, Lonsdale Energy is entering 2026 with a clear focus on growth, innovation, and sustainability.

Key initiatives include:

- **The start of construction on the Urban Heat Recovery Centre**: Lonsdale Energy's first standalone energy centre will officially start construction in 2026. Once commissioned, it will capture and reuse waste heat to provide low-carbon heating to customers.

- **The completion of our Clean Energy Action Roadmap and updated cooling policy**: The Clean Energy Action Roadmap (CLEAR) is our guiding document that outlines our strategic approach to meeting carbon emission reduction targets while ensuring we can reliably serve future energy demand.

  CLEAR will define what infrastructure, technologies, and system capacity are required to support growth and decarbonization, and sets out a clear pathway to achieve net-zero emissions by 2050.

- **Commissioning of new electric boiler energy centre:** The new energy centre located in Central Lonsdale will further strengthen system flexibility and support our transition to low-carbon energy sources.

- **Implement a new software system:** Lonsdale Energy will implement a new Enterprise Resource Planning (ERP) system to integrate core functions including accounting, asset management, customer information, and inventory. Consolidating multiple systems will centralize information across the organization, improve accuracy, and streamline workflows.



A rendering of Lonsdale Energy's first standalone energy centre, the Urban Heat Recovery Centre. Construction is set to begin in 2026.

2025 Statistics

Each year, we track important numbers to monitor our growth, performance, and emissions. The following statistics are effective up to December 31, 2025.

CUSTOMER CONNECTIONS

Connected Buildings

	2021	2022	2023	2024	2025
Residential	48	51	54	58	60
Mixed Use	26	26	28	33	36
Commercial	17	16*	16	16	16
Civic	8	10	10	12	12
TOTAL	**99**	**103**	**108**	**119**	**124**

**2023 - figure adjusted down due a building classification error.*

Building Service Type

	2021	2022	2023	2024	2025
Heating only	93	97	102	113	118
Heating and Cooling	6	6	6	6	6

Residential Customers

	2021	2022	2023	2024	2025
Suites	6,765	7,052	7,430	8,536	9,023
Customers served*	14,207	14,809	15,603	17,926	18,948

Source: 2021 Census; average household size 2.1; City of North Vancouver population 58,120.

Safety

	2021	2022	2023	2024	2025
Serious injuries or fatalities	0	0	0	0	0

2025 Statistics

NETWORK SIZE

	2021	2022	2023	2024	2025
Floor Area Added (sq. ft.)	297,225	249,783	345,998	1,665,774	333,627
Total Floor Area Served (sq. ft.)	7,671,248	7,921,031	8,267,029	9,932,803	10,266,430
Length of distribution network (km)	13.9	14.2	14.7	15.2	16.3
Number of energy centres	8	8	8	8	9

SERVICE DELIVERY

	2021	2022	2023	2024	2025
Heating energy delivered (MWh)	74,783	78,704	74,453	82,702	87,333
Cooling energy delivered (MWh)	1,858	2,221	2,215	2,239	2,445

CUSTOMER SUPPORT

Customer queries is a new metric introduced this year. The count reflects inquiries received through email, the office phone line, or the emergency line. Each initial inquiry, including any follow-up questions, is counted once to represent a complete customer interaction.

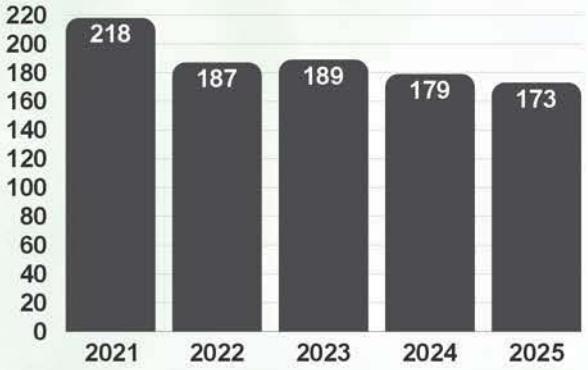
Number of queries	General feedback for info request	Service issue, LE system	Service issue, building system	Billing
82	23	39	15	5

2025 Statistics

GHG EMISSION INTENSITY

This metric shows how much carbon pollution is produced to deliver energy.

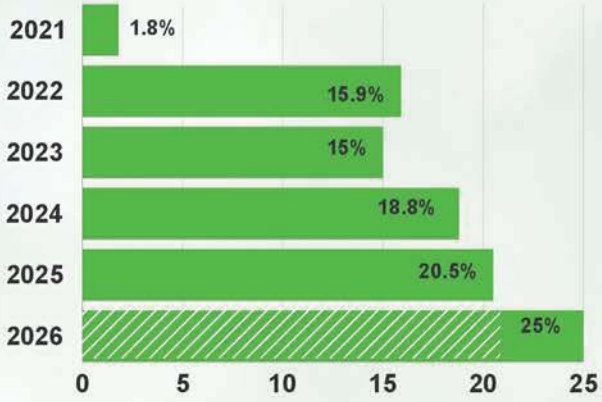
The figures in the table are measured as kilograms of carbon dioxide equivalent per megawatt-hour (kg CO_2e/MWh). This accounts for all greenhouse gases, expressed as an equivalent amount of CO_2.



Since 2021, emission intensity declined by 26%. Progress is being carefully paced to support our 2027 target of supplying 40% low-carbon energy, while maintaining affordability and overall system performance. For comparison, an all-natural-gas system has an emission intensity of approximately 220 kg CO_2e/MWh, while a hydroelectric-based system is 9.9 kg CO_2e/MWh.

PERCENTAGE OF ENERGY FROM LOW-CARBON ENERGY SOURCES

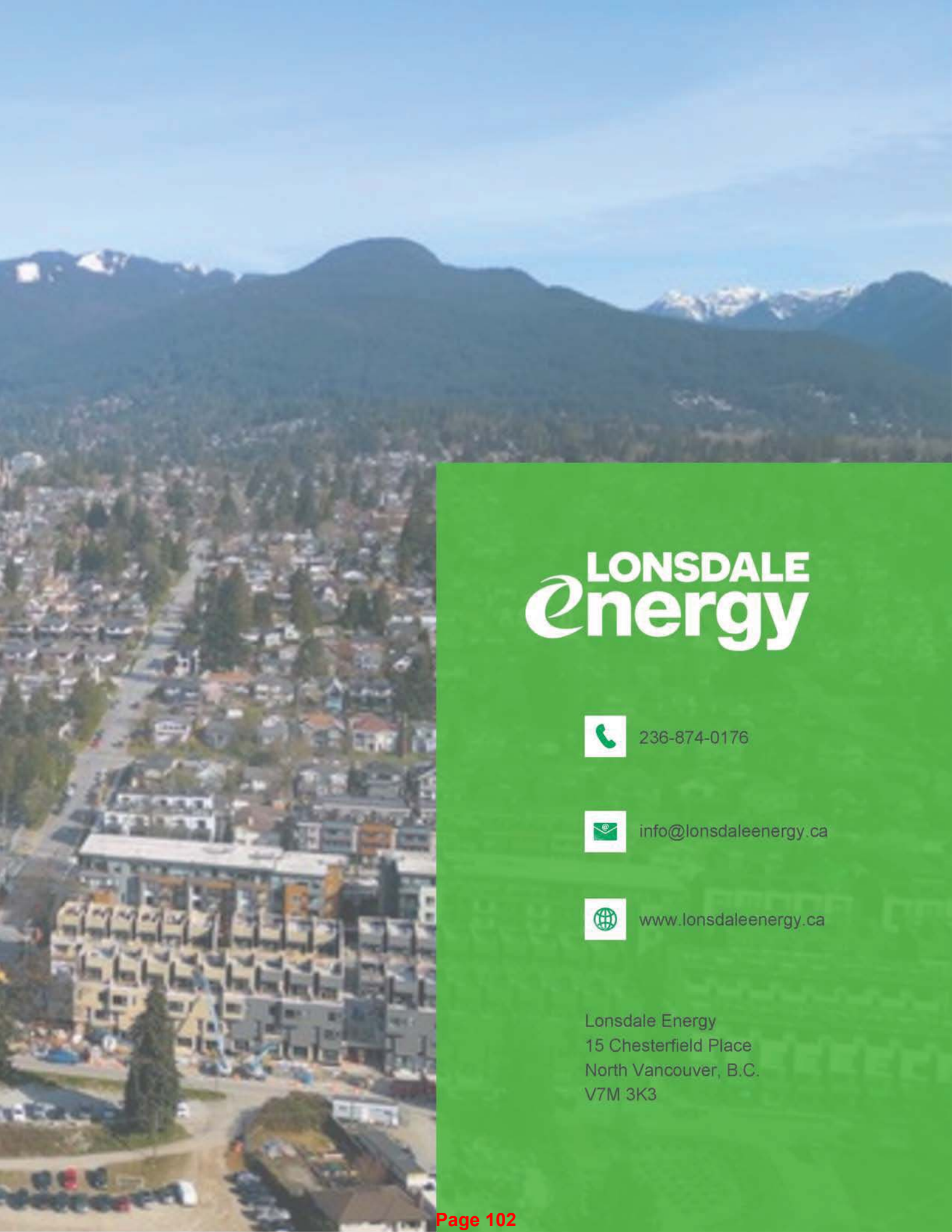
Low-carbon energy refers to energy sources that produce significantly fewer greenhouse-gas (GHG) emissions than conventional natural gas. Lonsdale Energy's low-carbon sources in 2025 included RNG, solar, geothermal, and heat recovery via an outdoor skating rink.



In 2022, Council directed Lonsdale Energy to reduce emissions by integrating new renewable or low-carbon energy sources. Lonsdale Energy introduced renewable natural gas (RNG) in 2022 as an initial tool to reduce emissions.

More low-carbon sources are being added in the near future – electric boilers (2026) and sewer heat recovery through the construction of the Urban Heat Recovery Centre (2027).

The City of North Vancouver has committed to adopting the new low-carbon energy rate, which we anticipate will help increase our low-carbon energy use by about 4.5% in the coming year.



LONSDALE energy

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Financial Statements of

LONSDALE ENERGY CORP.

Year ended December 31, 2025

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Independent Auditor's Report

To the Shareholders of Lonsdale Energy Corporation

Opinion

We have audited the financial statements of Lonsdale Energy Corporation (the "Corporation"), which comprise the Statement of Financial Position as at December 31, 2025, and the Statements of Net and Comprehensive Income, Changes in Equity and Cash Flows for the year then ended, and notes to the financial statements, including material accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at December 31, 2025, and its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IASB).

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Corporation in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with IFRS Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Corporation or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Corporation's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

BDO Canada LLP, a Canadian limited liability partnership, is a member of BDO International Limited, a UK company limited by guarantee, and forms part of the international BDO network of independent member firms.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

BDO Canada LLP
Chartered Professional Accountants

Vancouver, British Columbia
April 20, 2026

LONSDALE ENERGY CORP.

Statement of Financial Position

December 31, 2025, with comparative information for 2024

	Note	2025	2024
Assets			
Current assets:			
Cash		$ 4,530,671	$ 2,006,235
Accounts receivable	5	2,342,531	2,945,376
Prepaid expenses		185,990	137,248
		7,059,192	5,088,859
Plant and equipment	6(a)	43,281,746	40,006,619
Plant and equipment under construction	6(b)&7(b)	12,215,172	10,004,790
Supplies for the distribution system and general equipment	6(c)	771,469	583,365
Intangible assets	7	233,628	179,783
Right of use assets	8	335,817	411,851
		$ 63,897,024	$ 56,275,267
Liabilities and Shareholder's Equity			
Current liabilities:			
Accounts payable and accrued liabilities		$ 1,909,310	$ 2,350,552
Due to the City of North Vancouver	9(a)	1,248,413	1,036,415
Indebtedness to Canadian bank	10	2,900,000	-
Security deposits		1,357,500	997,500
Current portion of loan from City of North Vancouver	9(b)	1,520,000	1,255,000
Current portion of deferred contributions	11	968,964	890,322
Current portion of lease liability	8	70,170	65,110
		9,974,357	6,594,899
Loan - City of North Vancouver	9(b)	23,577,804	25,062,804
Loans - Canadian bank	10	12,795,138	8,040,000
Deferred contributions	11	11,848,463	11,147,007
Lease liabilities	8	289,577	359,746
		58,485,339	51,204,456
Shareholder's equity:			
Share capital	12	2,000,010	2,000,010
Contributed surplus	13	2,299	2,299
Retained earnings		3,409,376	3,068,502
		5,411,685	5,070,811
Commitments and contingencies (Note 17)			
		$ 63,897,024	$ 56,275,267

See accompanying notes to financial statements.

Approved on behalf of the Board:

Director

Director

LONSDALE ENERGY CORP.

Statement of Net and Comprehensive Income

Year ended December 31, 2025, with comparative information for 2024

	Note	2025	2024
Revenue	*14 & 15*	$ 10,526,001	$ 9,508,282
Cost of sales		4,221,927	4,352,167
		6,304,074	5,156,115
Operating expenses:			
Plant operation and maintenance		697,077	305,209
Depreciation		2,240,529	1,979,442
General and administrative	*16*	2,876,326	2,664,458
		5,813,932	4,949,109
Contributions and financing costs:			
Contributions	*15*	920,339	973,051
Finance income		93,099	169,091
Finance costs	*9(b) & 10*	(1,111,706)	(1,052,261)
		(98,268)	89,881
Net income and comprehensive income		$ 391,874	$ 296,887

See accompanying notes to financial statements.

LONSDALE ENERGY CORP.

Statement of Changes in Equity

Year ended December 31, 2025, with comparative information for 2024

	Share capital	Contributed surplus	Retained earnings	Shareholder's equity
Balance, December 31, 2023	$ 2,000,010	$ 3,669	$ 2,825,615	$ 4,829,294
Net income and comprehensive income	-	-	296,887	296,887
Cash dividends	-	-	(54,000)	(54,000)
Contributed Surplus funded initiatives (Note 13)	-	(1,370)	-	(1,370)
Balance, December 31, 2024	2,000,010	2,299	3,068,502	5,070,811
Net income and comprehensive income	-	-	391,874	391,874
Cash dividends (Note 12)	-	-	(51,000)	(51,000)
Contributed Surplus funded initiatives (Note 13)	-	-	-	-
Balance, December 31, 2025	$ 2,000,010	$ 2,299	$ 3,409,376	$ 5,411,685

See accompanying notes to financial statements.

LONSDALE ENERGY CORP.

Statement of Cash Flows

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Cash provided by (used in)		
Operations:		
Net income	$ 391,874	$ 296,887
Adjustments for:		
Depreciation	2,239,699	2,008,573
Recognition of deferred contributions	(920,339)	(973,288)
Net finance cost	1,018,608	883,170
Loss on disposal of plant and equipment	3,484	23,745
Change in non-cash operating working capital:		
Accounts receivable	602,846	(652,966)
Prepaid expenses	(48,742)	3,959
Accounts payable and accrued liabilities	(441,242)	577,657
Due to the City of North Vancouver	211,998	(71,340)
Security deposits	360,000	200,000
Net cash from operating activities	3,418,186	2,296,397
Investing:		
Purchase of plant and equipment (including supplies for the distribution system put into use)	(7,259,913)	(10,860,874)
Change in supplies for distribution system	(188,103)	(102,217)
Purchase of intangible assets	(446,591)	(252,668)
Interest received	93,098	169,091
Net cash used in investing activities	(7,801,509)	(11,046,668)
Financing:		
Contributions received	1,700,437	4,388,343
Repayment of loans from Canadian bank	(194,862)	-
Proceeds from loans from Canadian bank	4,950,000	8,040,000
Proceeds from Canadian bank indebtedness	2,900,000	-
Line of credit	-	(2,000,000)
Repayments of loans from the City of North Vancouver	(1,220,000)	(1,020,000)
Proceeds from loans from the City of North Vancouver	-	715,000
Dividends paid to the City of North Vancouver	(51,000)	(54,000)
Payments of lease liability	(82,530)	(26,595)
Interest paid	(1,094,286)	(1,044,342)
Net cash from financing activities	6907,759	8,998,406
Increase in cash	2,524,436	248,135
Cash, beginning of year	2,006,235	1,758,100
Cash, end of year	$ 4,530,671	$ 2,006,235

See accompanying notes to financial statements.

1. Reporting entity:

Lonsdale Energy Corp. (the "Company") is domiciled in Canada and was incorporated under the Business Corporations Act (British Columbia) on July 7, 2003 and commenced development activities thereafter and commercial operations on March 1, 2004. Since inception, the efforts of the Company have been devoted to the development and operation of a district energy system in the City of North Vancouver which generates and distributes thermal energy to its customers. The Company is also dedicated to lowering greenhouse gas emissions in the community. The address of the Company's registered office is Suite E, 15 Chesterfield Place, North Vancouver, British Columbia, V7M 3K3.

The Company is a wholly owned subsidiary of The Corporation of the City of North Vancouver (the "City"), the parent organization. The full financial statements of the City are produced and made publicly available by the City.

Under Section 149(1)(d) of the Income Tax Act, the Company is exempt from income and capital taxes by virtue of the fact that it is a wholly owned subsidiary of the City.

2. Basis of presentation:

(a) Statement of compliance:

The financial statements have been prepared in accordance with International Financial Reporting Standards and International Accounting Standards as issued by the International Accounting Standards Board (IASB) and Interpretations (collectively IFRS Accounting Standards).

The financial statements were authorized for issue by the Board of Directors on April 16, 2026.

(b) Basis of measurement:

The financial statements have been prepared on the historical cost and a going concern basis. The going concern basis of presentation assumes the Company will continue in operation for the foreseeable future and will be able to realize its assets and settle its liabilities and commitments in the normal course of business.

Management believes that, based on its current cash flow forecasts and the continued and on-going availability of financing, when and if required, to fund future capital requirements that the Company will be able to operate for the foreseeable future.

(c) Functional and presentation currency:

These financial statements are presented in Canadian dollars, which is the Company's functional currency.

2. Basis of presentation (continued):

(d) Critical accounting judgements and estimates:

The preparation of the financial statements in conformity with IFRS Accounting Standards requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment within the next financial year are included in the following notes:

Note 5 and 18 - valuation of accounts receivable

Note 4(a), 4(h), and 6 - useful lives of plant and equipment and valuation of plant and equipment

Note 4(b) and 7 - useful lives of intangible assets

3. Adoption of new accounting standards:

The following amendments are effective for the period beginning January 1, 2025:

Lack of exchangeability (Amendment to IAS 21 *The Effects of Changes in Foreign Exchange Rates*)

On 15 August, 2023, the IASB issued *Lack of Exchangeability* which amended IAS 21 *The Effects of Changes in Foreign Exchange Rates* (the Amendments). The Amendments introduce requirements to assess when a currency is exchangeable into another currency and when it is not. The amendments require an entity to estimate the spot exchange rate when it concludes that a currency is not exchangeable into another currency.

4. Material accounting policies:

(a) Plant and equipment, supplies for the distribution system:

(*i*) Recognition and measurement:

Items of plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses.

Cost includes expenditures that are directly attributable to the acquisition of the asset. The cost of self-constructed assets include the cost of materials and direct labour, any other costs directly attributable to bringing the assets to a working condition for their intended use, the costs of dismantling and removing the items and restoring the site on which they are located, and borrowing costs on qualifying assets.

4. Material accounting policies (continued):

(a) Plant and equipment, supplies for the distribution system (continued):

The supplies for the distribution system are capital items, not for resale, which have yet to be used in the construction of the distribution system infrastructure, and accordingly, are not amortized until installed and available for use.

Purchased software that is integral to the functionality of the related equipment is capitalized as part of that equipment.

When significant parts of an item of plant and equipment have different useful lives, they are accounted for as separate items (major components) of plant and equipment.

Gains and losses on disposal of an item of plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of plant and equipment and are recognized net within other income in profit or loss.

(*ii*) Depreciation:

Depreciation is calculated over the depreciable amount, which is the cost of an asset less its residual value.

Depreciation is recognized in profit or loss on a straight-line basis over the estimated useful lives of each part of an item of plant and equipment, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset.

Depreciation of the various components of the general equipment and sections of the distribution system starts once a component/section is available for use at the following rates on a straight-line basis for the current and comparative periods:

Asset	Rate
Distribution system	2.5%
Communication system	4.0%
General equipment	5.0%
Computer and office equipment	20.0%

Depreciation methods, useful lives and residual values are reviewed at each financial year end and adjusted if appropriate.

4. Material accounting policies (continued):

(b) Software assets:

Software assets, less their estimated residual values, are amortized on a straight-line basis. Depreciation of the software assets starts once the software is available for use at the following rate on a straight-line basis for the current and comparative periods:

Asset	Rate
Software	10.0%

The estimated useful lives, amortization method, and residual value of each asset are evaluated annually or more frequently if required, and are adjusted, if appropriate.

(c) Right of use assets and lease liabilities:

For contracts that contain a lease longer than 12 months, the Company recognizes a right-of-use asset and a lease liability on the Statement of Financial Position. The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs, any costs to dismantle and remove the asset, and any payments made prior to the commencement of the lease net of any incentives received. The Company depreciates a right-of-use asset on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. Depreciation of the right-of-use asset is recognized in profit or loss.

At the commencement date, the Company measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the Company's incremental borrowing rate. Subsequent to initial measurement, the liability will be reduced for payments made and increased for interest. It will be remeasured to reflect any reassessment or modification, or if there are changes in in-substance fixed payments. Interest costs related to the lease liability are recognized in profit or loss.

(d) Revenue recognition:

The Company recognizes revenue when it transfers control over a promised good or service, which constitutes a performance obligation under the contract, to a customer and where the Company is entitled to consideration as a result of completion of the performance obligation. Depending on the terms of the contract with the customer, revenue recognition can occur at a point in time or over time. When a performance obligation is satisfied, revenue is measured at the transaction price that is allocated to that performance obligation. Revenue is recognized over time generally using output as a measure of progress (i.e. kilowatt hours delivered) as the Company's customers simultaneously receive and consume energy. Energy sales are based on fixed rates and variable rates which are based on monthly meter readings and are billed on a cyclical basis. Revenue is accrued for energy delivered but not yet billed where collection of the relevant receivable is probable, persuasive evidence of an arrangement exists

4. Material accounting policies (continued):

(d) Revenue recognition (continued):

and the sales price is fixed or determinable and it is highly probable that a subsequent change in its estimate would result in a significant revenue reversal.

Application fees are calculated based on a percentage of the value of a development. Revenue is earned and recognized annually on an accrual basis over the three-year period services are provided.

Connection fee revenues are determined based on the capacity requirements planned for a development and are initially deferred and recognized in profit or loss on a systematic basis consistent with the depreciation of the asset.

(e) Government grants:

Government grants are recognized initially as deferred contributions at fair value when there is reasonable assurance that they will be received, and the Company will comply with the conditions associated with the grant. Grants that compensate the Company for operating expenses incurred are initially deferred and recognized in statement of net and comprehensive income as other income in the same periods in which the expenses are recognized. Grants that compensate the Company for the cost of an asset are initially deferred and recognized in profit or loss on a systematic basis consistent with the depreciation of the asset, over the useful life of the asset when put into use.

(f) Finance income and finance costs:

Finance income comprises of interest on funds invested. Interest income is recognized as it accrues in profit or loss, using the effective interest method.

Finance costs comprise interest expense on borrowings, unwinding of the discount on provisions, and impairment losses recognized on financial assets. Borrowing costs that are not directly attributable to the acquisition, construction, or production of a qualifying asset are recognized in profit or loss using the effective interest method.

(g) Financial instruments:

(*i*) Financial assets:

The Company has the following financial assets: cash and trade receivables.

The Company initially recognizes cash and accounts receivable on the date on which they are originated. Cash and trade receivable are initially measured at fair value and are subsequently classified and measured at amortized cost, using the effective interest rate method, because they solely meet the payments of principal and interest criterion and are held within a business model whose objective is to hold financial assets in order to collect contractual cash flows. The carrying amount is reduced through the use of a loss allowance and the amount of the related loss allowance is recognized in profit or loss (Note 5(c)). Subsequent recoveries of receivables and unbilled service revenue previously provisioned are credited to profit or loss.

4. Material accounting policies (continued):

(g) Financial instruments (continued):

(*i*) Financial assets (continued):

Due to its short-term nature, the carrying amounts of accounts receivable approximates their fair value.

(*ii*) Financial liabilities:

The Company initially recognizes financial liabilities on the date that they are originated. All other financial liabilities are recognized initially on the trade date at which the Company becomes a party to the contractual provisions of the instrument.

Such financial liabilities are recognized initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition these financial liabilities are measured at amortized cost using the effective interest method.

The Company derecognizes a financial liability when its contractual obligations are discharged, cancelled or expire.

The Company has the following financial liabilities: accounts payable and accrued liabilities, due to the City of North Vancouver, security deposits, a line of credit, a loan from City of North Vancouver, and a loan from a Canadian bank.

Financial assets and liabilities are offset, and the net amount presented in the statement of financial position when, and only when, the Company has a legal right to offset the amounts and intends either to settle on a net basis or to realize the asset and settle the liability simultaneously.

(h) Impairment of long-lived assets:

The carrying amounts of the Company's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit, or CGU").

The Company's corporate assets do not generate separate cash inflows. If there is an indication that a corporate asset may be impaired, then the recoverable amount is determined for the CGU to which the corporate asset belongs.

4. Material accounting policies (continued):

(h) Impairment of long-lived assets (continued):

An impairment loss is recognized if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognized in profit or loss.

An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. The impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

(i) New standards and interpretations not yet adopted:

At the date of authorization of these financial statements, certain new standards, amendments and interpretations to existing standards have been published by the IASB but are not yet effective and have not been adopted early by the Company. Management anticipates that all the relevant pronouncements will be adopted in the Company's accounting policies for the first period beginning after the effective date of the pronouncement.

The following amendments are effective for the annual reporting period beginning January 1, 2026:

(i) Amendments to the Classification and Measurement of Financial Instruments (Amendments to IFRS 7 *Financial Instruments: Disclosures* and IFRS 9 *Financial Instruments*)

(ii) Contracts Referencing *Nature-dependent Electricity* (Amendments to IFRS 7 and IFRS 9)

The following standards and amendments are effective for the annual reporting period beginning January 1, 2027:

(iii) IFRS 18 *Presentation and Disclosure in Financial Statements*

(iv) IFRS 19 *Subsidiaries without Public Accountability: Disclosures*

5. Accounts receivable:

	2025	2024
Trade receivables	$ 2,411,109	$ 2,947,331
Sales tax receivable	(68,578)	(1,955)
	$ 2,342,531	$ 2,945,376

The Company settles the receivables due from the City separate from its payment of the amounts due to the City (Note 9(a)). As a result, the outstanding receivables and payables due from/to the City are recorded on a gross basis. Included in trade receivables is a balance of $46,174 (2024 - $251,427) for amounts due to the Company for contracts for energy sales to City buildings and one-time contributions.

5. Accounts receivable (continued):

The aging of trade receivables at the reporting date was:

	2025	2024
(a) Utilities		
Current	$ 1,256,092	$ 1,554,902
Past due 30-60 days	13,025	157,496
Past due 61-90 days	1,192	9,156
Past due greater than 90 days	28,869	39,941
(b) Application fees		
Current	$ 32,948	$ -
Past due 30-60 days	-	-
Past due 61-90 days	-	65,002
Past due greater than 90 days	-	-
(c) Other		
Current	$ 1,027,647	$ 900,831
Past due 30-60 days	-	220,003
Past due 61-90 days	-	-
Past due greater than 90 days	51,336	-
	$ 2,411,109	$ 2,947,331

(a) Utilities

Included in utilities are trade receivables for the monthly provision of space heating, space cooling and domestic hot water services.

(b) Application fees

Included in application fees are trade receivables for 0.15% of the construction value of new developments connecting to the Company's district energy system. These trade receivables cover multiple phases of developments, and the developers are offered the option of paying fees separately by phase. Phased payments can result in the potential for longer aging of trade receivables. These trade receivables are still expected to be collected within one year.

(c) Other

Included in other, are trade receivables such as the connection fees from new customers or contributions from developers for additional infrastructure.

The Company measures the loss allowance using the simplified method at an amount equal to the lifetime expected credit loss (ECL) for trade receivables. The ECL is an estimation of loss in the event of default of the trade receivable arising from default events occurring in the lifetime of the instrument. The lifetime ECL is estimated based on historical default rates and forward-looking trends in the energy and real estate industry.

No loss allowance has been made in relation to the collectability of accounts receivable as at December 31, 2025 and 2024 as the impact is expected to be trivial.

6. Plant and equipment:

(a) The Company's plant and equipment consists of the following:

	Distribution system	General equipment	Total
Cost			
Balance as at December 31, 2024	$ 35,830,181	$ 21,003,710	$ 56,833,891
Additions	2,918,780	2,426,469	5,345,249
Disposal	(1,402)	(2,082)	(3,484)
Balance as at December 31, 2025	$ 38,747,559	$ 23,428,097	$ 62,175,656
Accumulated depreciation			
Balance as at December 31, 2024	$ 7,021,284	$ 9,805,988	$ 16,827,272
Depreciation	979,468	1,087,170	2,066,638
Disposal	-	-	-
Balance as at December 31, 2025	$ 8,000,752	$ 10,893,158	$ 18,893,910
Net book value			
At December 31, 2024	$ 28,808,897	$ 11,197,722	$ 40,006,619
At December 31, 2025	$ 30,746,807	$ 12,534,939	$ 43,281,746

6. Plant and equipment (continued):

(b) The Company's plant and equipment under construction consists of the following:

	Distribution system	General equipment	Total
Cost			
Balance as at December 31, 2024	$ 6,254,458	$ 3,290,257	$ 9,544,715
Additions	4,168,778	3,551,210	7,719,988
Reclassified to plant and equipment	(2,918,780)	(2,426,469)	(5,345,249)
Balance as at December 31, 2025	$ 7,504,456	$ 4,414,998	$ 11,919,454

Assets under construction represent work completed on plant and equipment during the year for assets which have not yet been put into use. Consequently, they are not being amortized.

(c) Supplies for the distribution system and general equipment represent $771,469 (2024 - $583,365) of plant and equipment, which have not yet been installed or used for the district energy system. Consequently, they are not being amortized.

7. Intangible assets:

(a) The Company's intangible assets consist of the following:

Cost		
Balance, at December 31, 2024	$	893,139
Additions		150,873
Balance, at December 31, 2025	$	1,044,012
Accumulated Depreciation		
Balance, at December 31, 2024	$	713,356
Depreciation		97,028
Balance, at December 31, 2025	$	810,384
Net book value		
At December 31, 2024	$	179,783
At December 31, 2025	$	233,628

In 2014, the Company initiated the replacement and upgrade of the central control system in the Lower Lonsdale service area as well as acquiring a new financial reporting system software. The control system was put into service in July 2016 and is being amortized over its estimated useful life of 10 years. In 2017, the Company undertook further controls upgrades for the Harbourside and Central Lonsdale service areas, which were put into service in September 2017 and January 2019, respectively. Since then, new customers have been added to the control system as they have been connected to the district energy system. A new financial reporting system was put into service in March 2015 and is being amortized over its estimated useful life of 10 years. In 2025, the Company began developing an ERP system, which includes asset management, customer management, as well as financial reporting systems. It is expected this system will be put into use in 2026. Historically, intangible assets have primarily been made up of customer software developed for the Company's Supervisory Control and Data Acquisition system (SCADA).

(b) The Company's has $295,718 (2024 - $460,075) in intangible assets under development, which have not been completed. Consequently, they are not being amortized.

8. Right-of-use asset and lease liability:

Right-of-use asset cost		
Balance, at December 31, 2024	$	443,532
Additions		-
Balance, at December 31, 2025	$	443,532
Accumulated Depreciation		
Balance, at December 31, 2024	$	31,681
Depreciation		76,034
Balance, at December 31, 2025	$	107,715
Net book value		
At December 31, 2024	$	411,851
At December 31, 2025	$	335,817

The Company has entered into a lease for its office space at 15 Chesterfield Place. This lease is recognized on the Statement of Financial Position as a right-of-use asset and lease liability. The lease agreement is with the City of North Vancouver and restricts the use of the asset as office space. The lease provides terms to renew on an annual basis and the Company has assessed a 70-month term expiring in 2030 on the basis of five renewal options being exercised. An incremental borrowing rate of 4.35% has been assessed based on the borrowing available to the Company. The lease agreement requires that payments are adjusted annually by the Lower Mainland CPI, which was considered in the calculation of the lease liability.

		2025		2024
Lease liability, beginning of year	$	424,856	$	0
Additions		-		443,532
Interest expense		17,420		7,919
Lease payments		(82,529)		(26,595)
Lease liability, end of year	$	359,747	$	424,856

As at December 31, 2025, the Company is recognizing $70,170 of the lease liability as current portion for next year's interest and payments, with the remaining $289,576 classified as a long-term liability.

9. Due to the City of North Vancouver:

(a) Due to the City of North Vancouver:

The amount due to the City of $1,248,413 (2024 - $1,036,415) arises from operating expenses paid by the City on behalf of the Company. The amounts outstanding as at December 31, 2025 are expected to be repaid as part of the ongoing operations of the Company. The amount due to the City is non-interest bearing, unsecured and due on demand.

(b) Loans from the City of North Vancouver:

	2025	2024
Demand promissory note	$ 25,097,804	$ 26,317,804

On August 1, 2023, a five-year non revolving demand term loan was issued by the City to borrow a maximum of $35,632,966. This Promissory Note replaced and nullified all previous Promissory Notes issued by the City to the Company. The loan matures on August 1, 2028 and bears interest at 3.51% per annum. As at December 31, 2025, an amount of $25,097,804 remains due to the City. During the year, the Company drew $0 (2024 - $715,000) from this promissory note. After considering the principal payments of $6,609,162 made to date, the remaining funding available to the Company under the terms of the agreement is $3,926,000, which the Company expects to draw on for future asset construction.

Although the term loans are due on demand or at loan maturity on August 1, 2028, with the exception of an amount of $1,520,000 (2024 – $1,255,000), the amounts have been classified as a non-current liability as the City has, per Council resolution, committed to providing the Company with a twelve-month notice period for any reimbursements of the loan requested in advance of the planned repayment schedule based on management's forecast.

In 2025, $1,220,000 (2024 - $1,020,000) was repaid to the City towards the principal of the loan. Interest expense of $922,343 (2024 - $949,358) related to amount Due to the City of North Vancouver are included in finance costs in the Statement of Net and Comprehensive Income.

10. Due to Canadian Bank:

In 2023, the Company negotiated a credit agreement with a Canadian Bank which was executed on December 22, 2023. Included in this credit agreement was a line of credit revolving facility. The borrowing purpose of this facility is for general corporate purposes. The Company may borrow, repay and reborrow up to $2,000,000 of the amount of this facility. The line of credit bears an interest rate at bank prime plus 0.30%. Borrowings under this facility are repayable on demand.

10. Due to Canadian Bank (continued):

Additionally, the credit agreement provides a revolving facility up to $29,000,000, which is separated into tranche #1 of $17,000,000 and tranche #2 of $12,000,000. The first tranche provides funding for the Company's Green Projects only, in accordance with the Green Loan Objective established by the Bank within the agreement. The objective is to reduce 8,067 tonnes of CO2 emissions (tCO2e) in 2030 and 207,719 tCO2e over the expected 25-year life of the project related to the first tranche. During the year, the Company drew $3,025,000 (2024 - $1,945,000) from tranche #1. The second tranche provides funding to finance certain other capital expenditures of the Company. During the year, the Company drew $1,925,000 (2024 - $6,095,000) from tranche #2. On December 29, 2025, $2,900,000 was drawn on tranche #2 due to a banking error leading to an indebtedness to the bank, given that this will be settled in 2026, it is being classified as a current liability. The revolving facility bears an interest rate at bank prime plus 0.30%, as at December 31, 2025, the rate was 4.75%. On December 23, 2024, $3,035,000 was converted to a long-term loan with a term of 25 years and currently bears an interest rate of 3.96%. On December 19, 2025, an additional $2,900,000 was converted to a long-term loan with a term of 25 years and an interest rate of 3.96%. Repayment for borrowing under this facility commences at the earlier of 3 years from the advance date or project completion. It is expected that all of the projects related to this facility will be completed by the end of 2028.

Security for the borrowings include a general security agreement constituting a first ranking security interest in all personal property of the Company. The Company has also agreed to a financial covenant with the Bank that it will maintain a ratio of Funded Debt to Total Capital of not greater than 0.65:1. As at December 31, 2025, the Company was in compliance with this covenant. Additionally, the City entered into a subordination agreement in favour of the bank, which permits payments of principal, interest, and dividends to the City by the borrower provided that no default or event of default exists under the Company's agreement with the Bank.

11. Deferred contributions:

	2025	2024
(a) Green Municipal Investment Fund Project Grant	$ 519,014	$ 575,883
(b) Gas Tax Agreement – Innovation Fund	626,855	651,253
(c) Infrastructure Stimulus Fund Grant	67,145	69,228
(d) Solar Water Installation	54,641	68,301
(e) CleanBC Communities Fund Grant	625,730	275,181
(f) Contributions from developers and new customers	10,625,069	10,078,683
(g) Contributions from utility companies	298,973	318,800
	12,817,427	12,037,329
Current portion	(968,964)	(890,322)
Non-current portion	$ 11,848,463	$ 11,147,007

11. Deferred contributions (continued):

(a) Green Municipal Investment Fund Project Grant:

In 2005, the City and the Federation of Canadian Municipalities (FCM) entered into an agreement whereby FCM provides a grant from the Green Municipal Investment Fund. The grant provides for 25% of the eligible costs, to a maximum of $2,000,000, related to the construction of the mini-plants, distribution system and project soft costs such as those related to intangible assets, development costs and pre-operating costs. The Company has received the maximum eligible grant of $2,000,000.

The contribution is recognized over the useful life of the related assets. The portion of the grant that is not recognized as revenue is recorded as deferred contribution.

The following table summarizes the amount recognized as of December 31:

	2025	2024
Deferred contribution - FCM Grant, beginning of year	$ 575,883	$ 657,377
Revenue recognized from grant	(56,869)	(81,494)
Deferred contribution - FCM Grant, end of year	$ 519,014	$ 575,883

(b) Gas Tax Agreement - Innovation Fund:

In 2009, the City and the Union of British Columbia Municipalities (UBCM) entered into an agreement whereby UBCM provided a grant from the Gas Tax Innovation Fund. The grant provides for 100% of the eligible costs, to a maximum of $973,750 related to the construction of a section of the distribution system in Central Lonsdale. The Company has received the maximum eligible grant of $973,750.

The contribution is recognized over the useful life of the distribution system at a rate of 2.5% per year from the date the section covered under the grant is available for use. The portion of the grant that is not recognized as revenue is recorded as deferred contribution.

The following table summarizes the amount recognized as of December 31:

	2025	2024
Deferred contribution - Gas Tax Grant, beginning of year	$ 651,253	$ 675,651
Revenue recognized from grant	(24,398)	(24,398)
Deferred contribution - Gas Tax Grant, end of year	$ 626,855	$ 651,253

11. Deferred contributions (continued):

(c) Infrastructure Stimulus Fund Grant:

In 2011, the City and the Province of British Columbia (Province) entered into an agreement whereby the Province provides a grant from the Infrastructure Stimulus Fund. The grant provides for 66.66% of the eligible costs, to a maximum of $83,332 related to the construction of a section of the distribution system in Central Lonsdale. The maximum contribution of $83,332 was received in 2011.

The contribution is recognized over the useful life of the distribution system at a rate of 2.5% per year from the date the section completed under the grant is available for use. Depreciation of this section of the distribution system started to be recognized as of November 1, 2017 resulting in the commencement of revenue recognition.

The following table summarizes the amount recognized as of December 31:

	2025	2024
Deferred contribution - Infrastructure Stimulus Fund Grant, beginning	$ 69,228	$ 71,311
Revenue recognized from grant	(2,083)	(2,083)
Deferred contribution – Infrastructure Stimulus Fund Grant, end of year	$ 67,145	$ 69,228

(d) Solar Water Installation:

In 2010, the City transferred the ownership of the Solar Panels to the Company which involved the transfer of all costs incurred and contributions received that were associated with the project.

The City had incurred a total of $347,150 in project costs and received two grant contributions from the Federal Government and the Province towards the project for a total of $273,202. The contributions are recognized over the useful life of the solar panels at rate of 5% per year.

The following table summarizes the amount recognized as of December 31:

	2025	2024
Deferred contribution - Solar Water Installation, beginning of year	$ 68,301	$ 81,961
Revenue from contributions recognized	(13,660)	(13,660)
Deferred contribution - Solar Water Installation, end of year	$ 54,641	$ 68,301

11. Deferred contributions (continued):

(e) CleanBC Communities Fund Grant:

In 2024, the Company and the Province of British Columbia (Province) entered into an agreement whereby the Province provides a grant from the Clean BC Communities Fund. The grant provides for 73.33% of the eligible costs, to a maximum of $17,548,602 related to the construction of the North Vancouver Interceptor Sewer Heat Recovery Project.

The contributions will be recognized over the useful life of the plant at a rate of 5.0% per year from the date the plant is put into use.

The following table summarizes the portion of eligible costs that has been contributed as of December 31:

	2025	2024
Deferred contribution – CleanBC Communities Fund Grant, beginning	$ 275,181	$ -
Contributions	350,549	275,181
Revenue recognized from grant	-	-
Deferred contribution – CleanBC Communities Fund Grant, end of year	$ 625,730	$ 275,181

(f) Contributions from developers and new customers:

Prior to connection of a development, the Company receives contributions from developers, in the form of application fees, for engineering services rendered during the permitting process, as well as for a period of eighteen months after occupancy has been achieved to monitor the building system's performance. This period is to ensure the in-building system performs in accordance with the Hydronic Heat Energy Bylaw (Bylaw No. 7575) and meets the Company's district energy system requirements. The contributions are recognized over a three-year period which includes eighteen months for services during the permitting process and eighteen months for performance monitoring and related activities.

The Company also includes the connection fees received as part of the initial connection of a building to the system in the contributions from developers and new customers. These fees and general contributions (see below) are linked to the cost of the initial connection including installation of the building heat exchanger. The contributions are recognized over the useful life of the general equipment at a rate of 5% per year from the date of connection of the building. This amount includes compensation of $98,493 and $23,676 received in 2016 and 2017 respectively, from the City for service connection rebates granted to rental buildings.

The Company recognizes general contributions received as part of initial connection, such as the amounts reimbursed by developers to the Company for costs to construct or acquire property and equipment, in deferred contributions from developer and new customers. Revenue from the contribution is recognized over the useful life of the distribution system (at a

11. Deferred contributions (continued):

rate of 2.5%) or equipment (at a rate of 5%) asset on an annual basis from the date the asset is put into use.

The following table summarizes the amount recognized as of December 31:

	2025	2024
Deferred contribution from developers and new customers, beginning of year	$ 10,078,683	$ 6,930,977
Contributions	1,349,888	3,978,161
Revenue recognized from contributions	(803,502)	(830,455)
Deferred contribution, end of year	$ 10,625,069	$ 10,078,683

(g) Contribution from utility companies:

(i) In 2009, the City received funding under the Efficient Boiler Program administered by Fortis Gas Inc. of $54,586. The contribution is recognized over the useful life of the boilers at a rate of 5% per year.

(ii) In 2023, the Company received funding under the Product Rebate Program administered by FortisBC of $71,964 and $135,000 for boilers added to the district energy system. These contributions are recognized over the useful life of the respective boilers at a rate of 5% per year.

(iii) In 2024, the Company received funding under the Product Rebate Program administered by FortisBC of $135,000 for boiler additions. These contributions are recognized over the useful life of the respective boilers at a rate of 5% per year.

The following table summarizes the amount recognized as of December 31:

	2025	2024
Deferred contribution from utility companies, beginning of year	$ 318,800	$ 203,628
Contributions	-	135,000
Revenue recognized from contributions	(19,827)	(19,828)
Deferred contribution from utility companies, end of year	$ 298,973	$ 318,800

12. Share capital:

The authorized capital of the Company consists of an unlimited number of voting common shares without par value. As of December 31, 2025, a total of 2,001,000 shares were issued and outstanding to the Company's sole shareholder, the City, for a value of $2,000,010 (2024 - $2,000,010). There were no changes in share capital during the year.

Dividends of $51,000 (2024 - $54,000), were approved by the Board on December 4, 2025.

13. Contributed Surplus:

(a) Contributed Surplus – Corporate

In July 2008, the City provided a $100,000 contribution to the Company for the purpose of investigating business opportunities outside the municipality. During 2025, the Company did not spend any money on related activities.

		2025		2024
Contributed surplus - corporate, beginning of year	$	2,299	$	3,669
Revenue from contributions recognized		-		(1,370)
Contributed surplus - corporate, end of year	$	2,299	$	2,299

14. Related parties:

The City has incurred expenses, including sales taxes, on behalf of the Company in the year of approximately $3,564,123 (2024 - $2,976,895) by providing staff, IT support, payroll support, purchasing material, and assisting in installation of the distribution system for the Company's benefit. These expenses are included in plant operation and maintenance, general and administrative, and additions to plant and equipment. Of this amount $358,672 (2024 - $133,688) has been capitalized to plant and equipment. Specifically, City staff has been involved in purchasing materials and backfill, disposal of site waste, and assisting in installation of components of the distribution system. Included in revenue for 2025 is $408,325 (2024 - $309,160) for heating and cooling services rendered by the Company to the City. Included in accounts receivable is a balance of $46,174 (2024 - $251,427) for amounts due to the Company for contracts for energy sales to City buildings and one-time contributions.

Included in the services provided to the Company by the City is key management personnel compensation, comprised of the chief executive officer; deputy director, energy generation; deputy director, energy distribution; manager – engineering; manager – finance; and communications officer. These key management personnel are directly employed by the City and contracted to the Company based on an allocation of their compensation. For the year ended December 31, 2025, key management personnel compensation of $1,189,174 (2024 - $1,133,779) was included in the costs charged to the Company by the City. This includes services by key management personnel necessary to bring assets to working condition. Costs for services to bring assets to working condition have been attributed to the acquisition cost of the asset.

These transactions are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

15. Revenue:

	Note	2025	2024
Revenue from contracts with customers			
Energy sales		$ 10,522,490	$ 9,507,138
Miscellaneous revenue		3,511	1,144
Total revenue		$ 10,526,001	$ 9,508,282
Revenue recognized from contributions			
Contributions from government	*11(a)–(f),13*	$ 97,010	$ 123,004
Contributions from developers	*11(f)*	200,847	108,991
Connection fees	*11(f)*	285,947	256,142
Application fees	*11(f)*	316,708	465,086
Contributions from utility companies	*11(g)*	19,828	19,828
Total revenue recognized from contributions		$ 920,339	$ 973,051
Total revenue and revenue recognized from contributions		$ 11,446,340	$ 10,481,333

16. General and administrative expenses:

	2025	2024
Administrative support	$ 83,836	$ 59,307
Financial services	34,638	58,408
Insurance	256,127	252,153
IT support	109,201	53,010
Miscellaneous	34,667	107,176
Professional services	326,790	189,712
Communications and marketing	51,015	36,819
Rent	-	43,366
Salaries	1,980,052	1,864,507
Total general and administrative expenses	$ 2,876,326	$ 2,664,458

17. Commitments and contingencies:

(a) As at December 31, 2025, the Company has approximately $12,386,927 (2024 - $4,731,955) in open purchase and work orders relating to operation of the district energy system and construction of new assets. There has been a significant increase in open purchase orders, however $9,588,733 are related to the pre-construction services and early procurement of major equipment for the Urban Heat Recovery Centre, which will begin construction in 2026.

(b) On October 5, 2017, the Company entered in an agreement with Greater Vancouver Sewerage and Drainage District for the purchase of thermal energy from the new North Shore wastewater treatment plant currently under construction. Under the agreement, the Company will be obligated to purchase minimal quantities of energy from the new plant at a mutually agreed upon date between both parties when thermal energy will be available. The initial term of the agreement expires on the first of the month following the twentieth anniversary date of the first energy delivery; the agreement may be renewed for up to a maximum of four renewal terms. The cost of this future energy is based on an agreed upon pricing model. Due to delays in construction of the wastewater treatment plant no energy was delivered as at December 31, 2025.

18. Fair values:

Financial Assets and Liabilities:

The Company uses the following hierarchy to determine and disclose fair value of financial instruments:

Level 1 – Unadjusted quoted prices in active markets for identical assets or liabilities;

Level 2 – Inputs other than quoted prices that are observable for the asset or liability, either directly or indirectly; and

Level 3 – Inputs that are not based on observable market data, which are unobservable inputs.

If the inputs used to measure the fair value of an asset or a liability might be categorized in different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company does not have any financial assets or liabilities that are carried at fair value.

The fair values of cash, accounts receivable, accounts payable and accrued liabilities, due to the City of North Vancouver, line of credit, and security deposits approximate their carrying values due to their short-term nature.

The fair value of the loan from the City of North Vancouver is equal to its carrying amount as the loan is due on demand.

19. Financial risk management:

Overview

The Company has exposure to the following risks from its use of financial instruments:

- operational risk
- credit risk
- liquidity risk
- market risk

Risk management framework:

Management has overall responsibility for the establishment and oversight of the Company's risk management framework.

The Company's risk management policies are established to identify and analyze the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits.

Operational risk:

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the Company's processes, personnel, technology, and infrastructure, and from external factors other than credit, market, and liquidity risks such as those arising from legal and regulatory requirements and generally accepted standards of corporate behaviour. Operational risks arise from all of the Company's operations.

The Company's objective is to manage operational risk so as to balance the avoidance of financial losses and damage to the Company's reputation with overall cost effectiveness.

The primary responsibility for the development and implementation of controls to address operational risk is assigned to senior management. This responsibility is supported by the development of overall Company standards for the management of operational risk in the following areas:

- requirements for appropriate segregation of duties, including the independent authorization of transactions;
- requirements for the reconciliation and monitoring of transactions;
- compliance with regulatory and other legal requirements;
- documentation of spending authority;
- ethical and business standards; and
- risk mitigation, including insurance when this is effective.

19. Financial risk management (continued):

Credit risk:

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations and arises principally from the Company's receivables from customers.

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. Management has established a credit policy under which each new customer and developer must provide a security deposit that is held for 18 months following the issuance of a building occupancy permit.

As at December 31, 2025, $80,205 (2024 - $39,941) of accounts receivable exceeded 90 days. Management has performed an assessment on the collectability of these amounts and determined these amounts are collectible. The Company continues to actively monitor its exposure to credit risk.

Liquidity risk:

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

The financial statements have been prepared on a going concern basis, which contemplates the realization of assets and the settlement of liabilities in the normal course of business. The Company anticipates that its cash flows from operations and current grant agreements will be sufficient to satisfy its current obligations. The City provides financing to the Company through its formal related party loan which has a specified rate of interest and is repayable on demand with, as approved by Council, a twelve-month notice period for any reimbursements of the loan requested in advance of the planned repayment schedule. A Canadian Bank has provided financing through a commercial credit agreement, for which repayment will commence at the earlier of 3 years from the advance date or project completion.

19. Financial risk management (continued):

As at December 31, 2025, financial liabilities have been classified as follows:

As at December 31, 2025	Carrying amount	Total contractual cash flows	Less than one year	1 to 5 years	More than 5 years
Loan - City of North Vancouver	$ 25,097,804	$ 25,097,804	$ 1,520,000	$ 23,577,804	-
Loans – Canadian bank	12,795,138	12,795,138	-	12,795,138	-
Accounts Payable and accrued liabilities	4,809,310	4,809,310	4,809,310	-	-
Due to the City of North Vancouver	1,248,413	1,248,413	1,248,413	-	-
Security deposits	1,357,500	1,357,500	-	1,357,500	-

As at December 31, 2024	Carrying amount	Total contractual cash flows	Less than one year	1 to 5 years	More than 5 years
Loan from City of North Vancouver	$ 26,317,804	$ 26,317,804	$ 1,255,000	$ 25,062,804	-
Loans – Canadian bank	8,040,000	8,040,000	-	8,040,000	-
Accounts Payable and accrued liabilities	2,350,552	2,350,552	2,350,552	-	-
Due to the City of North Vancouver	1,036,415	1,036,415	1,036,415	-	-
Security deposits	997,500	997,500	-	997,500	-

19. Financial risk management (continued):

Market risk:

Market risk is the risk that changes in market prices, such as energy prices, interest rates and other rate risks, will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return.

- *Interest rate risk:*

  In respect of financial assets, the Company's policy is to invest cash at fixed rates of interest in order to maintain liquidity. The loan from the City of North Vancouver bears a fixed rate of interest of 3.51%. The loan from the City of North Vancouver matures on August 1, 2028 and the Company is aware that the interest rate may be adjusted in line with market pricing at that time. The revolving credit facility bears a variable rate, however given it is the Company policy to take out funding for completed projects to fixed-term loans, the interest rate risk of this facility is mitigated.

- *Energy price risk:*

  The Company is exposed to price risk associated with the purchase of natural gas. An increase of 10% of the cost of natural gas would generate a corresponding annualized increase to the Company's expenses of $397,411 (2024 - $414,219). The risk of energy price fluctuations is mitigated by the Company's policy of adjusting its commodity rates by an equal percentage of the energy price changes in accordance with the City's Bylaw No. 7575.

20. Capital management:

The Company's objective when managing capital is to safeguard the Company's ability to continue as a going concern to sustain future development of the business, so that it can provide returns for the shareholder and benefits for other stakeholders.

The Company considers the items included in shareholder's equity as capital. There were no changes in the Company's approach to capital management during the year.

21. Comparatives figures:

Certain comparative figures have been reclassified to conform to the current year's financial statement presentation.

UNANIMOUS CONSENT RESOLUTIONS OF THE SHAREHOLDER

OF

LONSDALE ENERGY CORP.
(the "Company")

in lieu of the annual general meeting

The undersigned, being the sole shareholder of the Company, hereby consents to and adopts in writing the following resolutions:

ANNUAL MEETING MATTERS

RESOLVED THAT:

1. the financial statements of the Company for the period ended December 31, 2025, made up of the statement of financial position, statement of comprehensive income, statement of changes in equity and statement of cash flows as at the end of that period and the report of the auditors thereon are hereby received and filed;

2. all lawful acts, contracts, proceedings, appointments and payments of money by the directors of the Company since the last annual reference date of the Company, and which have previously been disclosed to the shareholder, are hereby adopted, ratified and confirmed;

3. the number of Directors of the Company is hereby fixed at 4;

4. the following persons, each of whom has consented in writing to act as a director, are hereby elected as directors of the Company, to hold office until the next annual general meeting of the Company or unanimous resolutions consented to in lieu of holding an annual general meeting, or until their successors are appointed:

   Jessica McIlroy Leanne McCarthy Karsten Veng Larry Sawrenko

5. BDO Canada LLP be appointed as auditors of the Company until the next annual reference date of the Company or until a successor is appointed, at a remuneration to be fixed by the Directors; and

6. June 14, 2026, be and is hereby selected as the annual reference date for the Company for its current annual reference period.

APPOINTMENT OF OFFICERS:

RESOLVED THAT:

I. The following persons be and are hereby confirmed as the officers of the Company holding the office or offices set out opposite their respective names at the pleasure of the shareholder or until they resign:

Name	Office
Larry Sawrenko	President
Karsten Veng	Chief Executive Officer
Sean Wood	Secretary-Treasurer

BE IT RESOLVED THAT any one (1) director or officer of the Company be and is hereby authorized and directed for and on behalf of and in the name of the Company to do all such acts and things and to execute and deliver all such documents, instruments and writings which in the opinion of such officer or director may be necessary or advisable in order to give full effect to these resolutions and any such acts, executions or deliveries that have occurred prior to the date of these resolutions are hereby ratified and confirmed.

DATED, as of the 1st day of June, 2026.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

Per: _____

Name:

Title:

Per: _____

Name:

Title:

Historical Income Statements for Years of Operation - 2021 to 2025

	2021	2022	2023	2024	2025
Revenue	$ 7,538,894	$ 8,796,481	$ 8,578,865	$ 9,508,282	$ 10,526,001
Cost of Sales	3,292,352	4,734,300	4,305,995	4,352,167	4,221,927
Gross margin	$ 4,246,542	$ 4,062,181	$ 4,272,870	$ 5,156,115	$ 6,304,074
Plant Operation and Maintenance	382,831	325,009	347,138	305,209	697,077
Depreciation	1,751,491	1,834,262	1,911,242	1,979,442	2,240,529
General and Administrative	1,435,982	1,834,991	2,193,584	2,664,458	2,876,326
Total - Operating Expenses	$ 3,570,304	$ 3,994,262	$ 4,451,964	$ 4,949,109	$ 5,813,932
Income (loss) before other expenses	$ 676,238	$ 67,919	$ (179,094)	$ 207,006	$ 490,142
Contributions	655,380	785,413	1,040,587	973,051	920,339
Finance income	82,709	120,585	93,472	169,091	93,099
Finance costs	(714,798)	(706,877)	(798,088)	(1,052,261)	(1,111,706)
Subtotal	$ 23,291	$ 199,121	$ 335,971	$ 89,881	$ (98,268)
Net Income and Comprehensive Income	**$ 699,529**	**$ 267,040**	**$ 156,877**	**$ 296,887**	**$ 391,874**
Cash Dividends	(33,000)	(53,900)	(45,900)	(54,000)	(51,000)
Retained Earnings (Net Accumulated Surplus/loss)	**$ 2,501,498**	**$ 2,714,638**	**$ 2,825,615**	**$ 3,068,502**	**$ 3,409,377**
Energy Sales (MWh)	76,641	80,925	78,150	84,941	89,778

Assets	**$ 41,048,701**	**$ 42,189,615**	**$ 45,751,153**	**$ 56,275,267**	**$ 63,897,024**
Effective Price to Customers ($/MWh)	**$ 97**	**$ 108**	**$ 108**	**$ 111**	**$ 118**
GHG Emission Intensity (kgCO2/MWh)	**218**	**187**	**189**	**179**	**173**
Heat Sales from Low-Carbon Sources	**2%**	**16%**	**15%**	**19%**	**21%**

CNV Accessibility Plan - Annual Progress Report



Presented June 1, 2026
Corporate Services

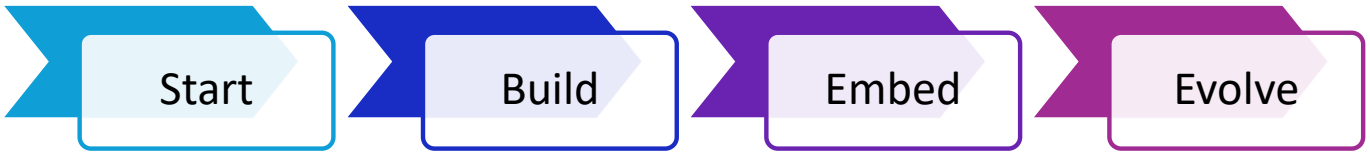
city of north vancouver

Accessibility as an Organizational Journey

Year 1 focused on building foundations across 6 key standard areas:

1. Employment
2. Service delivery
3. Built environment
4. Information & communication
5. Transportation
6. Procurement

- ✓ Developing shared understanding of accessibility and equity lenses
- ✓ Early integration into organizational systems and processes
- ✓ Moving toward consistent, City-wide application of accessibility practices



Building Staff Capacity & Competence

Our People

Building the knowledge, skills and confidence our teams need to embed accessibility and equity in everyday work.



1. Awareness

Building a shared understanding of accessibility, equity and inclusion.

2. Knowledge

Providing learning opportunities and resources to build foundational knowledge.

3. Skills

Developing practical skills to apply accessibility and equity lenses in our work.

4. Application

Integrating accessibility considerations into planning, decision-making and service delivery.

5. Support & Tools

Providing guidance, tools and templates to support confident application.

6. Continuous Growth

Ongoing learning, feedback and reflection to strengthen capacity over time.

Our Journey

1. Increased awareness

We understand why accessibility and equity matter.

2. Stronger capability

We have the knowledge and skills to apply accessibility and equity considerations.

3. Confident application

We integrate accessibility into everyday decisions and processes.

4. Positive impact

We create more inclusive, accessible and equitable services and workplaces for our community.

Embedding Standard Practices



Equity, Intersectionality & Broader Impact



Selected Progress Highlights

- **2 Staff cohorts** completed Canadian Sign Language training
- **2 Parks Planners** completed the Rick Hansen Foundation Accessibility Certification (RHFAC) Professional Program
- **2 Accessibility audits** completed (City Hall, Gerry Brewer Building)
- **3 City facilities** had installed hearing loops systems
- **Tactile indicators** installed at City Hall
- **11 Intersections** upgraded with crossings, signals, and safety improvements
- **9 Accessible** Pedestrian Signal (APS) intersections installed and
- **18 Curb** ramps delivered
- **Constructed ~1.2 km** of new or upgraded sidewalks
- **28 to 67 Accessible on-street parking** spaces, an increase in availability
- **111 to 162 Passenger goods loading zones**, expanding curbside access

Selected Progress Highlights - Continued

- ✓ Accommodation information embedded throughout recruitment materials, including job postings, interviews, and onboarding
- ✓ Accessibility considerations incorporated into the staff onboarding process
- ✓ Accessibility integrated into new Manager Toolkits to support consistent management practices
- ✓ First workplace disability self-identification survey launched (Pledge to Measure)
- ✓ Accessibility included as a guiding principle into the City' new Engagement Framework
- ✓ New Let's Talk engagement platform with improved digital accessibility and automatic translation features
- ✓ Accessibility as a feedback category added to the CityFix mobile application
- ✓ Integrated WCAG 2.1 AA accessibility standards into IT vendor requirements
- ✓ Website renewal project initiated with accessibility standards built into requirements

Next Steps



Build Capacity	Strengthen Systems	Improve Accessibility	Integrate into operations	Continuous Improvement
• Accessibility Learning plan • Role specific training • Build knowledge & confidence	• Policies and Procedures • Procurement processes • Feedback & monitoring systems	• Facilities & Infrastructure • Digital Accessibility • Wayfinding & Public information	• Service delivery • Capital Planning • Accessibility in daily decision-making • Cross-department collaboration	• Community feedback • Measure & report progress • Identify future priorities • Ongoing learning & adaptation



Thank you.

city of north vancouver

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General Manager	CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**
CORPORATE SERVICES DEPARTMENT

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Magda Trespalacios, Diversity, Equity and Inclusion Leader

Subject: CNV ACCESSIBILITY PLAN ANNUAL PROGRESS REPORT

Date: May 13, 2026 File No: 07-2830-05-0004/1

ATTACHMENTS

1. Council Resolution – July 7, 2025 (CityDocs 2695879)

BACKGROUND

At its July 7, 2025 meeting, Council unanimously endorsed the City's first Accessibility Plan in alignment with the Accessible British Columbia Act. The Plan guides efforts to identify, remove, and prevent barriers in municipal services, public spaces, programs, communications, engagement, and employment to support the full participation of community members and staff with disabilities. While the Act requires updates every three years, the City committed to annual progress reports to share updates, lessons learned, and actions taken to strengthen accessibility over time. The Plan is organized around standard areas that reflect the Province's approach to developing accessibility standards and are focused on areas most relevant to municipal services and operations.

During the first year of implementation, work focused on establishing a foundation for longer-term accessibility improvements through completed initiatives, ongoing work, and early integration into existing practices. Implementation has expanded beyond the original working group to include staff across departments involved in programs, services, infrastructure, communications, and operations. This has strengthened coordination and reinforced accessibility as a shared organizational responsibility. Early implementation has highlighted the importance of continuous improvement, with lessons learned helping refine processes and support more consistent application across departments.

The following sections provide an overview of progress within each standard area:

Employment

This standard area focuses on inclusive and accessible employment practices, including recruitment, onboarding, workplace accommodations, and employee supports. First-year efforts focused on strengthening recruitment and onboarding processes, improving workplace guidance, and creating workforce data to inform future planning. Several improvements were implemented to support more accessible and equitable employment practices. Accessibility and accommodation information were incorporated into job postings, recruitment materials, interview invitations, and hiring documentation to ensure applicants are aware of available supports throughout the hiring process. Written interview questions are now provided at the start of interviews to support equitable participation. In addition, the Fire Department completed a multi-year review of its recruitment process to strengthen inclusive and accessible hiring practices. Manager Toolkits were also developed to support consistent and accessible people management, and onboarding materials were updated to include workplace accessibility, accommodations, and emergency planning.

To support evidence-informed planning, the City launched its first workplace disability self-identification survey through participation in the Pledge to Measure program, becoming the first municipality involved in the national initiative. The survey establishes an initial baseline to help identify gaps, measure progress, and inform future priorities.

Service Delivery

This area focuses on ensuring City services and spaces are inclusive, accessible, and usable by the widest range of people. First-year progress focused on building staff knowledge, strengthening internal tools and processes, and beginning updates to public-facing information and service delivery practices. A key initiative was the development of a corporate accessibility learning plan that will be launched later in 2026 to strengthen staff capacity to apply accessibility considerations across programs, services, communications, and decision-making. Early learning initiatives included basic Canadian Sign Language training, accessibility for seasonal Shipyards staff, and organization-wide Accessibility Road Shows to build awareness of accessibility as a shared responsibility. The City also advanced internal expertise through targeted training, including Rick Hansen Foundation Accessibility Certification completed by two Parks Planning staff.

Work began to improve the accessibility of templates, forms, and commonly used documents, while several departments initiated reviews of public-facing materials, programs, and processes to identify and reduce barriers. Initial work also began to improve how accessibility information about public venues is shared to better support community participation. Early exploration also began on opportunities to incorporate accessibility considerations into future community funding approaches and programs.

Accessibility feedback continues to be collected through multiple channels, including the CityFix app, and tracked through a centralized barrier log to support coordinated review and response across departments. Ongoing work is focused on improving how feedback is received, reviewed, and used to inform improvements and longer-term planning.

Information and Communications

This standard area focuses on improving how information is communicated and how the public engages with the City to reduce barriers and support participation for a wide range of users. First-year work focused on embedding accessibility into engagement practices, communication systems, and digital platforms. Accessibility and inclusivity continue to guide implementation of the City's Community Engagement Framework. Early work includes draft Translation Guidelines to support more consistent language accessibility practices and expanded participation options in engagement processes. The City also transitioned to a new Let's Talk engagement platform with improved digital accessibility and automatic translation features. Public feedback systems, like the City Fix app that allows the community to place a service request via their phone, were updated to include accessibility-related reporting.

The City's website was assessed to identify accessibility barriers, with initial remediation completed where feasible. A broader website renewal project is now underway, with accessibility and alignment with WCAG 2.1 standards incorporated into project requirements from the outset. Work is also underway to improve accessibility information in City facilities and event spaces and integrate accessibility into City-wide wayfinding standards, signage, maps, and public information systems.

Built Environment

Progress in the first year focused on targeted improvements to public-facing facilities and establishing a more consistent approach to identifying and addressing accessibility barriers across City spaces. Accessibility audits completed at City Hall and the Gerry Brewer Building identified barriers and provided recommendations to guide future improvements. Initial actions included installation of hearing loop systems at City Hall, the North Vancouver RCMP, and North Shore Emergency Management facilities, along with tactile indicators at City Hall to improve navigation and safety. Staff training resources were also introduced to support effective use of new accessibility features.

The City continues to apply recognized accessibility standards in major capital projects. The new Harry Jerome Community Recreation Centre is being designed with the goal to achieve Rick Hansen Foundation Accessibility Certification Gold, with accessibility integrated throughout planning and construction. The Parks and Public Space Comprehensive Plan, launched in fall 2025, is improving understanding of how people move through parks and public spaces. By viewing parks, plazas, streets, trails, and greenways as a connected system, the plan is helping develop a more accessible and equitable network of outdoor spaces that support independent use by all community members. The City-wide Wayfinding Project is in its early stages and is focused on improving navigation across City spaces through clearer and more consistent signage, symbols, and navigation tools, supporting easier independent wayfinding for people with disabilities while improving usability for all users

Transportation

The City's transportation work aligns with its Mobility Strategy and Accessibility Plan, focusing on a connected, safe, and reliable network that supports independent travel and access to daily destinations, services, and community spaces. In 2025, progress focused on improving network connectivity, safety, and access to a range of transportation options, supporting more independent and reliable travel for people with

various mobility needs. Regionally, the Metrotown to North Shore Bus Rapid Transit (BRT) corridor was advanced with TransLink to improve transit reliability and strengthen accessible connections for longer-distance travel. Pedestrian improvements included new and upgraded crossings, signal upgrades, lighting, and traffic control changes at key intersections. Accessible Pedestrian Signals (APS) were installed at select intersections to support people with low vision through audible crossing cues, with further expansion planned. Sidewalk and curb ramp upgrades continued through capital projects and development, improving accessibility for people using mobility devices, strollers, and other mobility supports. The Crosscut Bridge, opening in summer 2026, will improve accessibility by providing a continuous connection across Highway 1 for people walking, cycling, and using mobility devices.

In 2025, Evolve was selected to operate the North Shore E-bike Share Program. Carshare availability is also increasing through development and discussions on Evo Home Zone expansion. These services help reduce transportation barriers by expanding access to flexible mobility options for people who cannot drive, have limited access to a private vehicle, or face challenges relying on conventional transportation, supporting more independent access to daily travel needs. Curb space management advanced through early implementation of the Curb Access and Parking Plan, including signage updates and reconfiguration of curb regulations in high-demand areas. This supports improved access through expanded accessible parking and loading zones to better accommodate pick-up and drop-off needs, including HandyDART, taxis, ride-hail, and caregiver access. Updates also include changes to residential parking eligibility and improved use of accessible parking permits across permit zones. Longer-term planning includes development of a Transportation Network Plan to strengthen connections to key destinations and support future mobility needs, along with process improvements to support delivery of accessible infrastructure with re-development.

Procurement

The City's procurement practices support the Accessibility Plan by embedding accessibility into purchasing policies, tools, and evaluation processes. In 2025, work focused on strengthening requirements and updating templates to more consistently reflect accessibility in procurement decisions. Updates to the Sustainable Purchasing Policy have been drafted to strengthen consideration of environmental, social, and accessibility outcomes in purchasing decisions. Procurement templates and evaluation criteria now include accessibility, including allowing suppliers to describe alignment with the Accessible BC Act, assessed under sustainability "added value" criteria. Accessibility requirements aligned with WCAG 2.1 AA were also integrated to IT procurement to support consistent standards for digital systems and technology.

FINANCIAL IMPLICATIONS

Implementation of the Accessibility Plan has ongoing and multi-year financial implications. Some actions are delivered within existing departmental budgets, while others are integrated into capital and operational planning. Where additional funding is required, it is brought forward through the City's annual financial planning process.

NEXT STEPS

The Plan will continue through targeted initiatives and ongoing operational improvements across departments, building on first-year progress and advancing longer-term actions through capital planning, policy development, and service delivery.

RESPECTFULLY SUBMITTED:



Magda Trespalacios
Diversity, Equity and Inclusion Leader

MINUTES OF THE **REGULAR** MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14TH STREET, NORTH VANCOUVER, BC, ON **MONDAY, JULY 7, 2025**

PRESENTATION

City of North Vancouver Accessibility Plan – Diversity, Equity and Inclusion Leader

People, Culture and Transformation staff provided a PowerPoint presentation regarding the "City of North Vancouver Accessibility Plan" and responded to questions from Council.

REPORT

7. City of North Vancouver Accessibility Plan – File: 07-2830-05-0004/1

Report: Diversity, Equity and Inclusion Leader, June 25, 2025

Moved by Councillor Shahriari, seconded by Councillor Bell

PURSUANT to the report of the Diversity, Equity and Inclusion Leader, dated June 25, 2025, entitled "City of North Vancouver Accessibility Plan":

THAT the City of North Vancouver Accessibility Plan be endorsed.

CARRIED UNANIMOUSLY
R2025-07-07/7

Director	CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**
PEOPLE, CULTURE AND TRANSFORMATION DEPARTMENT

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Magda Trespalacios, Diversity, Equity and Inclusion Leader

Subject: CITY OF NORTH VANCOUVER ACCESSIBILITY PLAN

Date: June 25, 2025 File No: 07-2830-05-0004/1

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION

PURSUANT to the report of the Diversity, Equity and Inclusion Leader, dated June 25, 2025, entitled "City of North Vancouver Accessibility Plan":

THAT the City of North Vancouver Accessibility Plan be endorsed.

ATTACHMENTS

1. Resolution approved by Council as its regular meeting of June 24, 2024 (CityDocs 2545900)
2. City of North Vancouver Accessibility Plan (CityDocs 2684572)

BACKGROUND

At its regular meeting on June 24, 2024, Council unanimously approved the development of the City of North Vancouver's first Accessibility Plan, in alignment with the *Accessible British Columbia Act*. The Act is designed to support the full and equal participation of people with disabilities by identifying, removing, and preventing barriers in key areas of daily life. Reflecting this purpose, the plan demonstrates the City's commitment to creating a more inclusive community by addressing obstacles to participation in municipal services, public spaces, and decision-making.

The plan also aligns with the principles of the *Accessible Canada Act*, reinforcing efforts to enhance accessibility across services, facilities, programs, communications, and employment. While meeting legislative requirements, it also provides a roadmap for long-term, systemic change—centered on removing barriers for people with disabilities

and fostering a more equitable community where everyone has equal opportunities to take part in community life.

Following Council's direction, staff developed a coordinated project plan and established an interdepartmental working group to guide the development of the plan. Representatives from all City departments assessed existing barriers within their service areas, helped identify priority actions, and contributed to implementation timelines. The City's senior leadership team served as a steering group, offering strategic direction, project sponsorship, and timely decision-making.

Community engagement was a core part of the process. Staff collaborated with local partners, the North Shore Accessibility Advisory Committee, and disability-serving organizations to ensure the plan reflects lived experiences and community priorities.

Recognizing that accessibility requires ongoing commitment and continuous improvement, both the steering and working groups will remain involved in implementation and monitoring. This first Accessibility Plan lays the foundation for a sustained, coordinated approach to advancing accessibility across the City in a thoughtful and inclusive way.

DISCUSSION

Purpose and Scope of the Accessibility Plan

The City of North Vancouver's Accessibility Plan provides a coordinated and organization-wide framework for identifying, removing, and preventing barriers that affect people with disabilities. While the plan focuses on accessibility for persons with disabilities—as required by the Accessible BC Act and the Accessible Canada Act—it also recognizes that accessibility benefits everyone. Features such as clear signage, step-free routes, and inclusive communication support a wide range of people, including older adults, families with young children, newcomers, and those experiencing temporary health challenges. Embedding accessibility throughout City operations supports a more connected, fair, and welcoming community.

Guiding Principles

The Accessibility Plan is shaped by several key principles to ensure clarity, usefulness, and long-term impact:

- **Clarity First** – Use simple and easy-to-understand language
- **Accessible** – Ensure the plan is usable and relevant for everyone
- **Learning Focused** – Build knowledge and capacity among staff
- **Action Oriented** – Emphasize practical application and results
- **Collaboratively Informed** – Reflect a wide range of voices and experiences
- **Achievable Goals** – Set realistic objectives with lasting value
- **Build on Existing Work** – Expand on current accessibility efforts

Alignment with Strategic Priorities and the DEI Framework

The Accessibility Plan directly supports Council's strategic priority of building **"A City for People"**—one that is welcoming, inclusive, safe, and accessible, and that promotes the health and well-being of all members of the community. It is also a core initiative within the City's Diversity, Equity, and Inclusion (DEI) Framework, which exists to serve the community by fostering a supportive, welcoming, and equitable environment for all.

The DEI Framework's focus on removing barriers and promoting inclusion is embedded throughout the Accessibility Plan. The framework is built around three guiding pillars: Consistent Values, Supportive Ecosystems, and Community Wellbeing. These help guide efforts to create a community where everyone can participate in civic life.

The Accessibility Plan supports the Supportive Ecosystems pillar by improving access to buildings, programs, signs and navigation tools, and communication. By following the DEI Framework's approach of understanding, planning, and advocating, the plan helps City departments take meaningful action, both within their teams and in collaboration with the wider community.

Together, the DEI Framework and the Accessibility Plan work toward a shared purpose—building a more inclusive and equitable City that serves all people and enables full participation.

Plan Development and Community Engagement

The plan was created through a participatory process informed by legislation, Canadian best practices, and meaningful engagement with the community. Consultation included a broad range of individuals and organizations to help reflect a wide variety of perspectives.

The City's internal Accessibility Working Group, made up of staff from every department, played a central role in identifying barriers and proposing solutions. The North Shore Accessibility Advisory Committee, a tri-municipal advisory body aligned with the Accessible BC Act, shared valuable lived experience and advice. Additional contributions came from community partners and disability-serving organizations.

Structure and Implementation

The plan has two main parts:

- Part One provides background, legal context, and an overview of current efforts
- Part Two outlines the action plan, including initiatives planned for the next three years and beyond

Implementation is already in motion. Some actions are underway, others will launch shortly, and more are planned for future phases. Each City department is responsible for ensuring that the accessibility actions they lead are reflected in their annual budgets and work plans. This departmental accountability reinforces the integration of accessibility into day-to-day operations and long-term planning. To support this

approach and help cultivate a culture where accessibility is recognized as a shared responsibility, the City's Diversity, Equity and Inclusion (DEI) leader will provide support for cross-departmental needs—such as accessibility assessments, document remediation, and training—particularly during the early phases of implementation.

Progress Tracking and Accountability

The Accessibility Working Group will track progress through quarterly reviews of a barrier log. This log captures staff and public feedback, documents barriers, and updates on the status of actions. Each year, a progress report will be presented to Council and shared publicly to support transparency.

Next Steps

1. **Implementation and Integration**
   Departments will continue to include accessibility actions in their regular work and planning to make accessibility a routine part of City operations.
2. **Staff Training and Capacity Building**
   The Diversity, Equity, and Inclusion leader will guide the development and delivery of training and resources that build staff understanding and support them in taking inclusive actions.
3. **Community Engagement and Collaboration**
   Ongoing work with the North Shore Accessibility Advisory Committee, community partners, and disability-focused organizations will ensure the plan remains community informed.
4. **Monitoring and Reporting**
   The working group will regularly review progress and update the plan based on new challenges or learnings. An annual update will be presented to Council and the public.
5. **Review and Updates**
   The Accessibility Plan will be formally reviewed every three years to measure results, adjust priorities, and reflect changes in law or best practices.

Broader Impact and Commitment

The City is committed to building a community that welcomes and includes everyone. Removing barriers for people with disabilities is at the heart of this plan, and these efforts also bring benefits to all who live, work, and spend time in North Vancouver. By fostering stronger connections, greater fairness, and a better quality of life, the plan helps make the City more livable and accessible for everyone.

FINANCIAL IMPLICATIONS

Implementation of actions included in the City of North Vancouver Accessibility Plan will have a multi-year and ongoing financial impact. As financial impacts are identified by each City department, they will be brought to Council through the Financial Planning process.

INTER-DEPARTMENTAL IMPLICATIONS

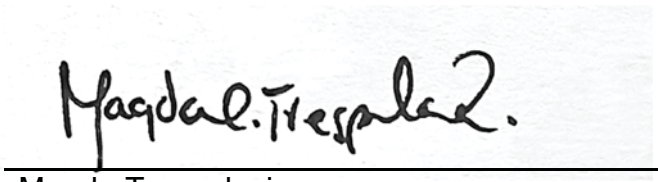
The Accessibility Plan establishes that all City departments are collectively accountable for identifying and removing barriers experienced by residents, visitors, and staff. It requires departments to collaborate closely, integrate accessibility considerations into their ongoing responsibilities, and foster a culture of continuous learning and improvement.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

The City of North Vancouver is committed to accessibility and to building a community where everyone can participate fully. Aligned with Council's Strategic Priorities of "A City for People", "A Connected City," and "A Vibrant City, the City's Accessibility Plan supports building an accessible, equitable, inclusive, and diverse city—where removing barriers fosters stronger community connections, celebrates the richness of culture and history, promotes full participation and enhances the well-being of all residents and visitors.

Accessibility has also been integrated as a core consideration in the development of a wide range of City plans and strategies. The Official Community Plan (OCP) includes accessibility-related policy statements across multiple areas, including the Transportation and Community Wellbeing chapters. More recently, accessibility has been incorporated into the City's Mobility, Community Wellbeing, Economic, and Climate and Environment strategies, as well as major policy documents such as the Curb Access Plan and the upcoming Community Engagement Strategic Framework. All these strategies are intended to be integrated into the OCP over the next couple of years.

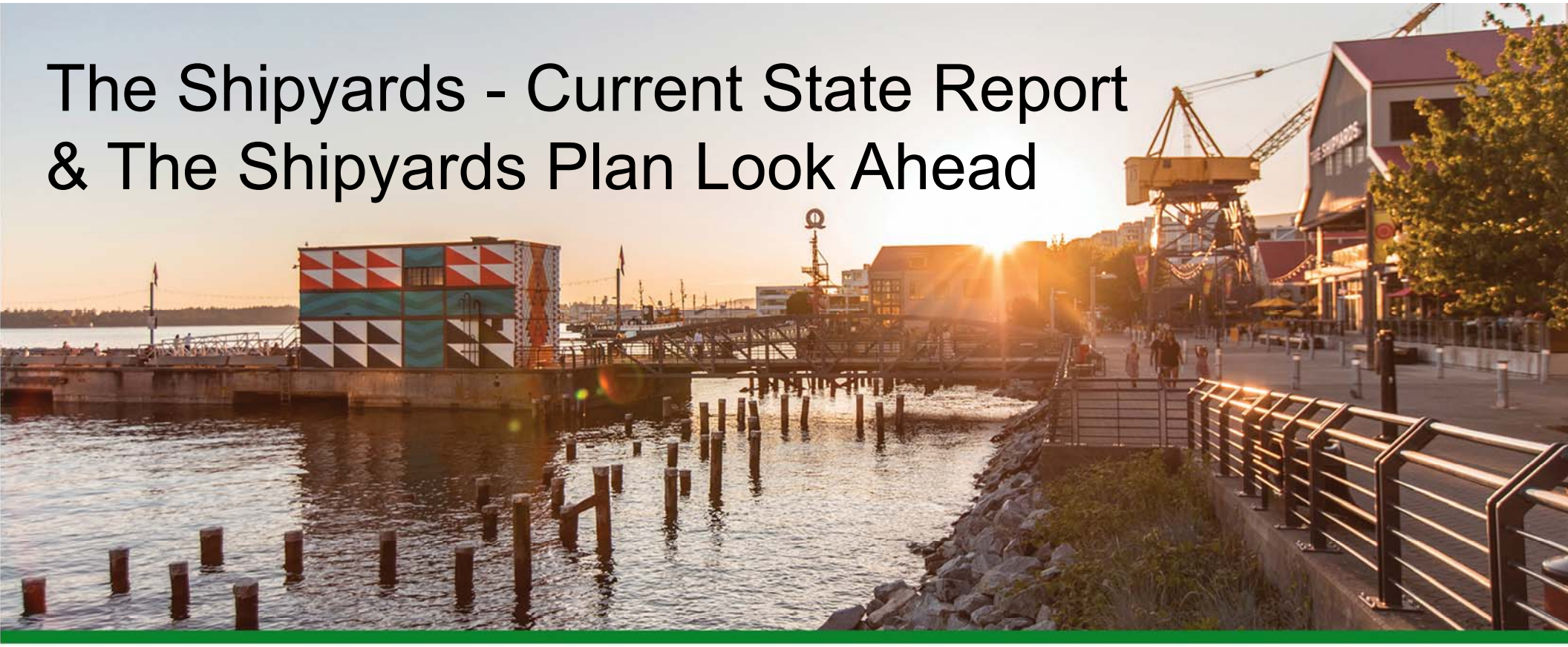
RESPECTFULLY SUBMITTED:



Magda Trespalacios
Diversity, Equity and Inclusion Leader

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The Shipyards - Current State Report & The Shipyards Plan Look Ahead



Presented June 1, 2026
Shipyards and Waterfront

city of north vancouver

Purpose

Provide an overview of **The Shipyard Current State Report**;
the first component informing development of The Shipyards Plan.

Provide an overview of the contents of The Shipyards Plan; in advance of a Draft for Council consideration later in 2026.

Current State Report

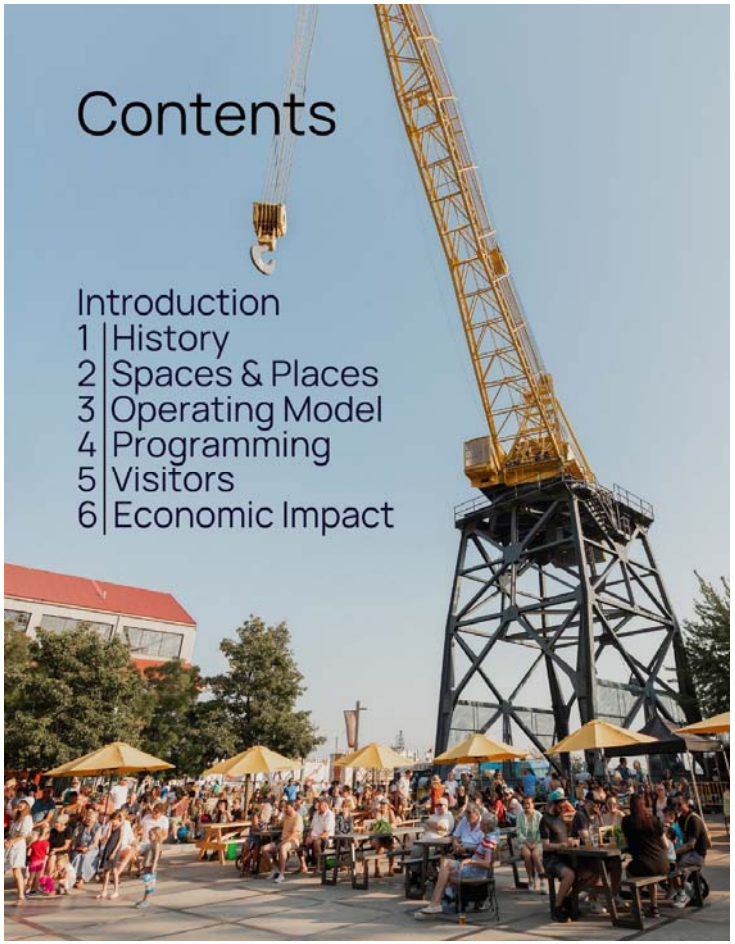


Overview

The State of The Shipyards Report is an introduction to The Shipyards, its history, current operation, visitation, and economic impact.

This is the foundation of upcoming The Shipyards Plan.

The goal of The Shipyards Plan is to develop a comprehensive operational plan for the future which builds upon its strengths and successes, and establishes an intentional way forward as a sustainable and relevant waterfront destination.



Contents

The report is the most comprehensive documentation to-date of the Shipyards:

- **History** – from time immemorial, industrial past, and its revitalization
- **Places and Spaces** – describing each unique place within and adjacent to the site
- **Operating Model** – an overview of the role of the City and partners
- **Programming** – how events and activations animate the site
- **Visitors** – exploring current visitation numbers and demographics
- **Economic Impact** – the site's relationship with the Lower Lonsdale economy



Methodology

Inputs include:

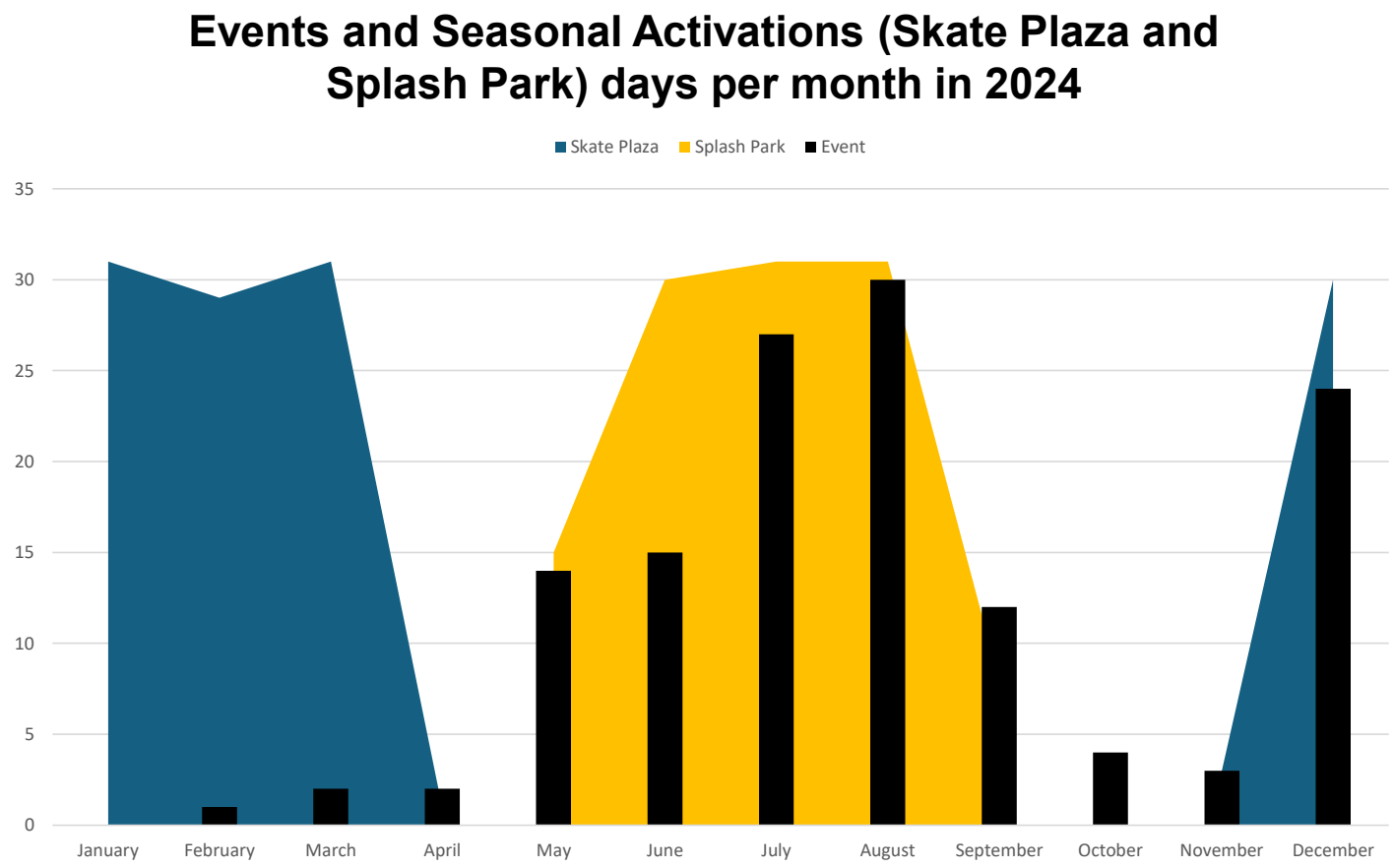
- **Research** into the archives, combined with staff conversations to document the history and current operation of The Shipyards
- **Programming data** to understand patterns in events and activations when, what, how complex *(Source: Shipyards booking records)*
- **Visitation data** to understand who is coming to The Shipyards, how often, when, and from where *(Source: Environics Mobilescapes - de-identified mobile/cellphone movement data combined with census data)*
- **Consumer spending data** to understand how visitation to The Shipyards influences local spending patterns and to assess the economic relationship between The Shipyards and Lower Lonsdale *(Source: Moneris - payments made via point-of-sale terminals in Lower Lonsdale)*

KEY INSIGHTS

Actively Programmed for Vibrancy

Events, activations, the seasonal skate plaza and splash park throughout the year means that **268 days of the year there is something happening at The Shipyards.**

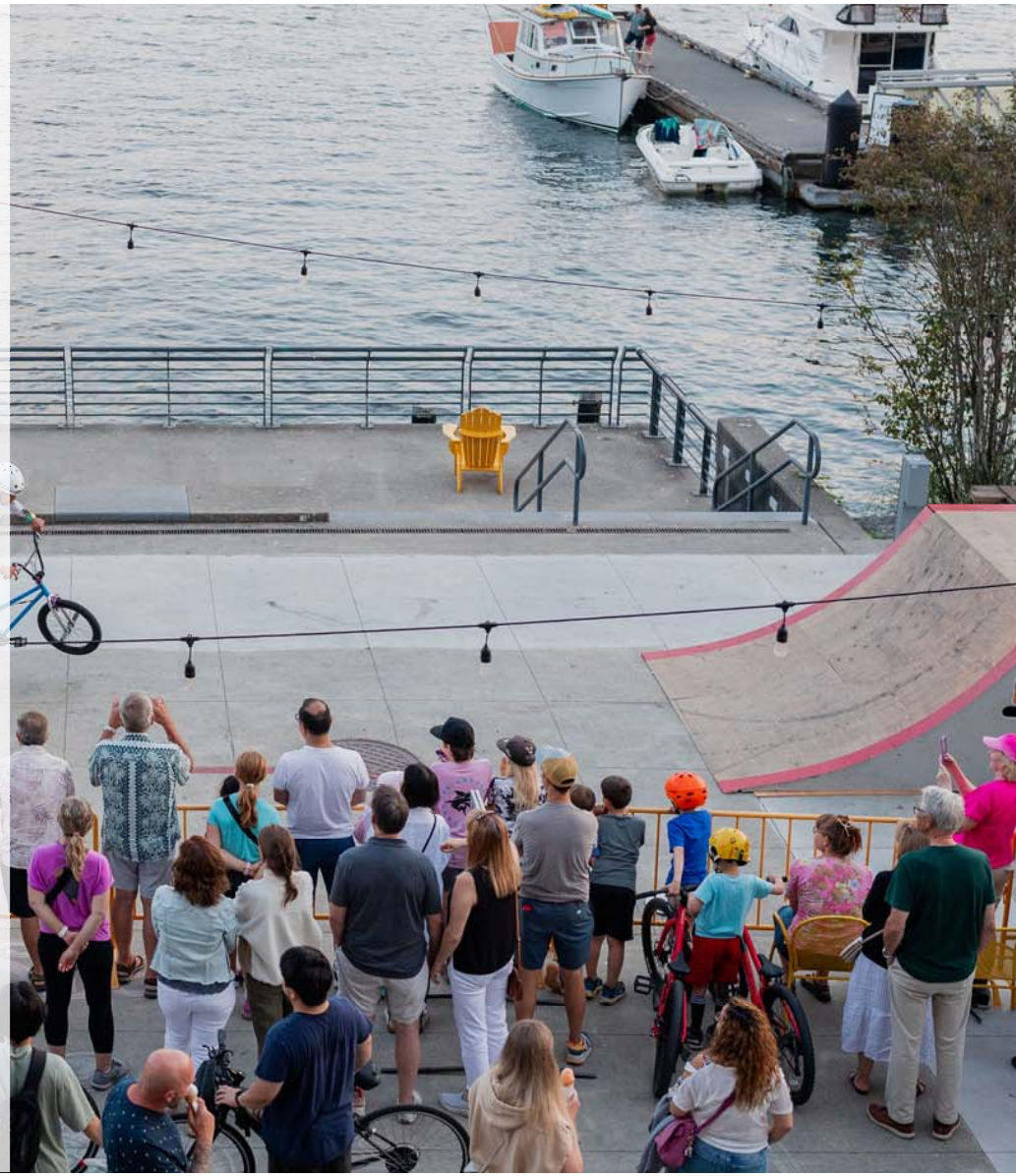
Of these, 139 were event days – 39% of the year – primarily in the summer.



KEY INSIGHTS

4.9 Million Visits

In 2024



KEY INSIGHTS

277,000 Unique Visitors

In 2024



KEY INSIGHTS

The Shipyards is both a neighbourhood gathering place and a regional attraction

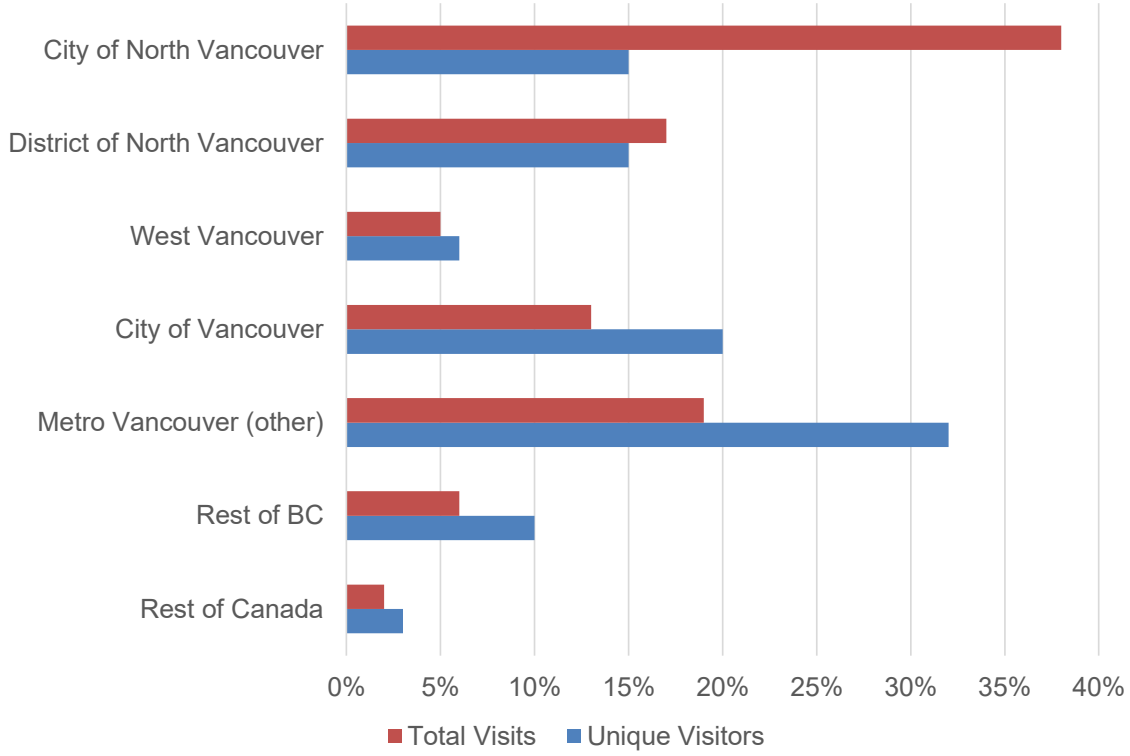
On average, across all visitors, people return 17.8 times within 2024.

City residents visit most often, 44 times per year on average.

The highest proportion of unique visitors come from Metro Vancouver, returning less often.

Staying relevant, interesting and engaging for local audiences is an ongoing opportunity. Additionally, it is possible to attract more new and return visitors from the region, by expanding and enhancing the experience offered by The Shipyards.

Origin (home location) of Visitors to The Shipyards in 2024



KEY INSIGHTS

81% of visitors to The Shipyards also visit Lower Lonsdale during their visit

Representing 41% of all customers in Lower Lonsdale.



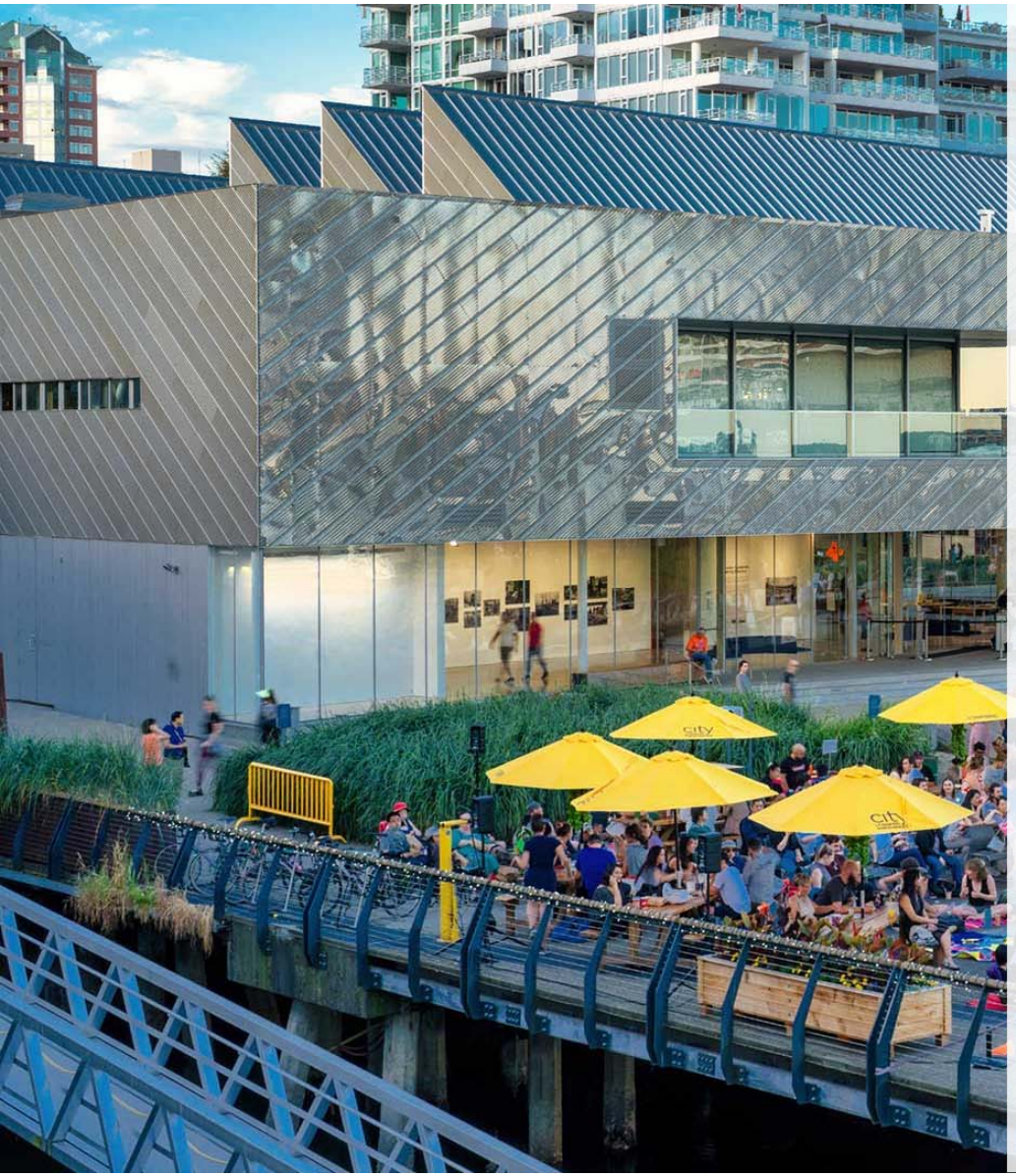
KEY INSIGHTS

Visitation for recreation purposes drives economic growth, because Lower Lonsdale is a leisure-driven economy

78% of all spending was at restaurants and retail stores.

Despite only approx. 40% of business licenses in Lower Lonsdale being for restaurants or retail businesses.





KEY INSIGHTS

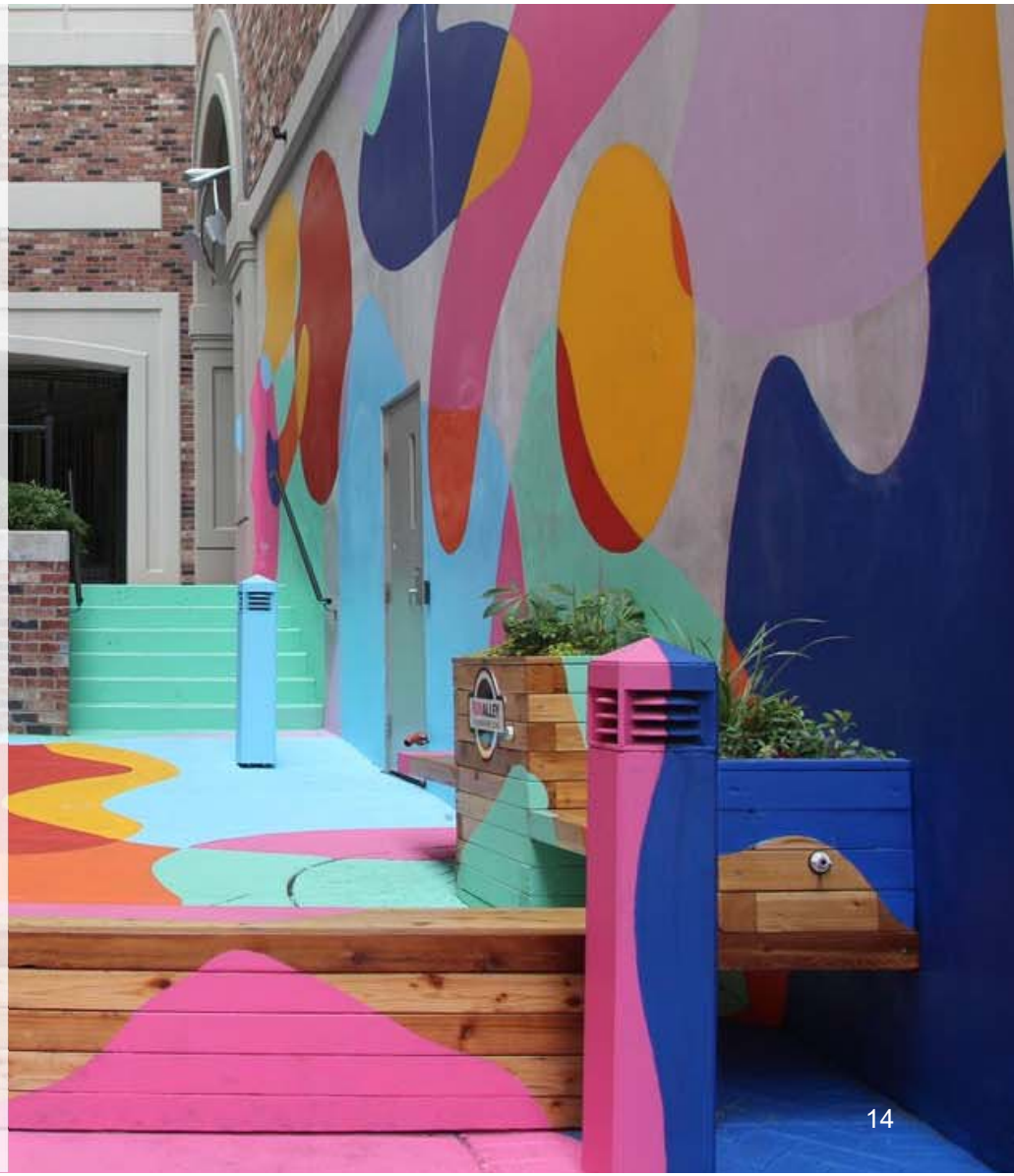
On average people spend $41 per transaction at retail businesses and restaurants in Lower Lonsdale, therefore;

Visitors to The Shipyards represent **$207M+** of potential spending per year

KEY INSIGHTS

Visitors from Metro Van currently represent about 70% of this spending - **$139M** per year

Growing this visitor market is an opportunity to further increase spending at restaurants and retail stores, expanding the value of The Shipyards to the City economy.





The Foundation of The Shipyards Plan

Information and insights gleaned from the analysis will inform development of The Shipyards Plan by identifying:

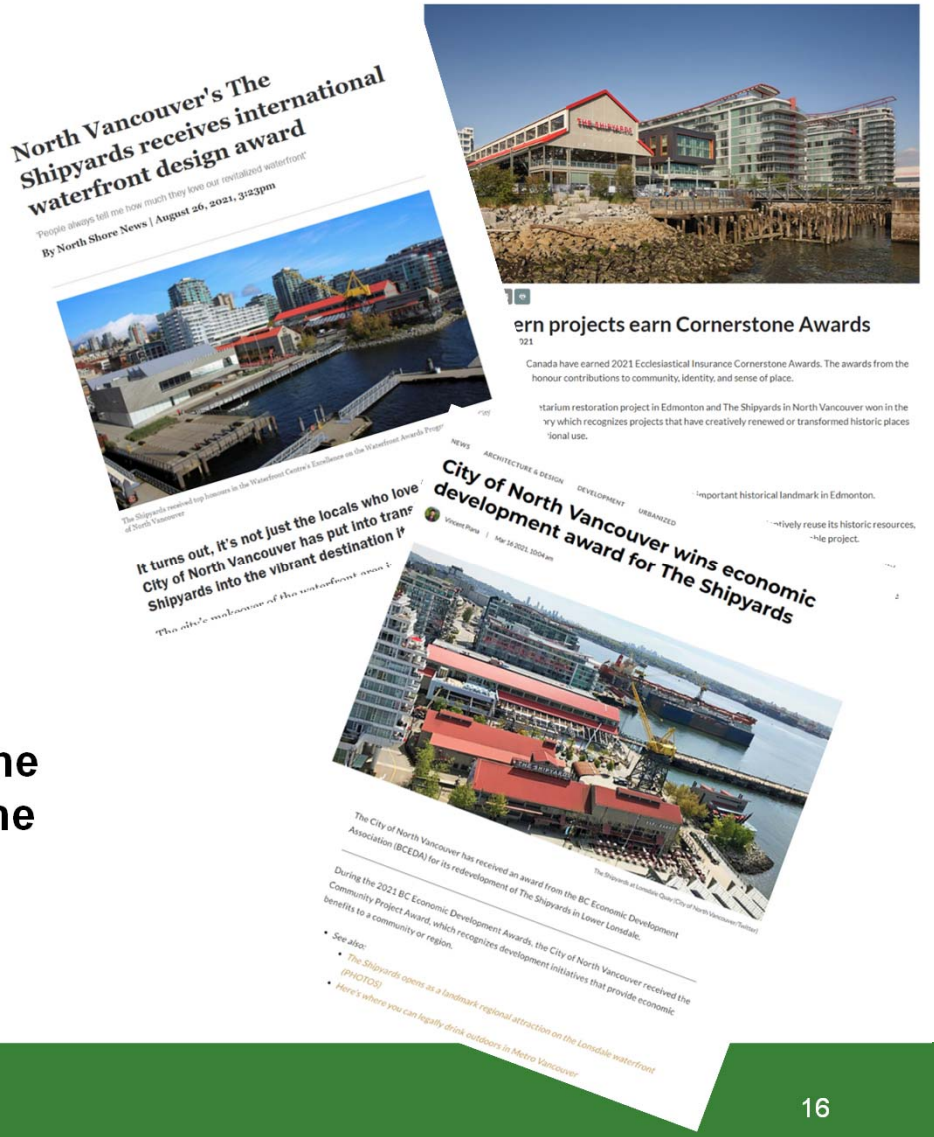
- The important elements that define the unique place identity
- Values which should be kept/enhanced
- Key strengths, so these can be amplified
- Issues and opportunities to be considered in planning for the future.

Building on the Legacy

The 2009 Waterfront Vision and 2014 Central Waterfront Development Plan set the ambition

2009 Waterfront Vision

To create a highly accessible and dynamic waterfront that also supports significant port industry, for the benefit of current and future generations.



The Shipyards Plan will bring this language into the present, and look forward boldly, without losing the intention.

What will the Plan do?

The Shipyards Plan will:

- Turn Council's vision for a healthy, vibrant, prosperous City for people; into practical guidance for programming, operations, and partnerships
- Provide clear, consistent criteria for evaluating decisions and trade-offs
- Direct the balance of community access, experience quality, and financial sustainability
- Guide evidence-based decisions for ongoing improvements
- Keep everyone - City departments, operators, and partners - working toward the same goals
- Present the operating plans that will provide the desired benefits, both economically and experientially, from our investments in our waterfront public spaces



The Shipyards Plan

Overview of Draft Content



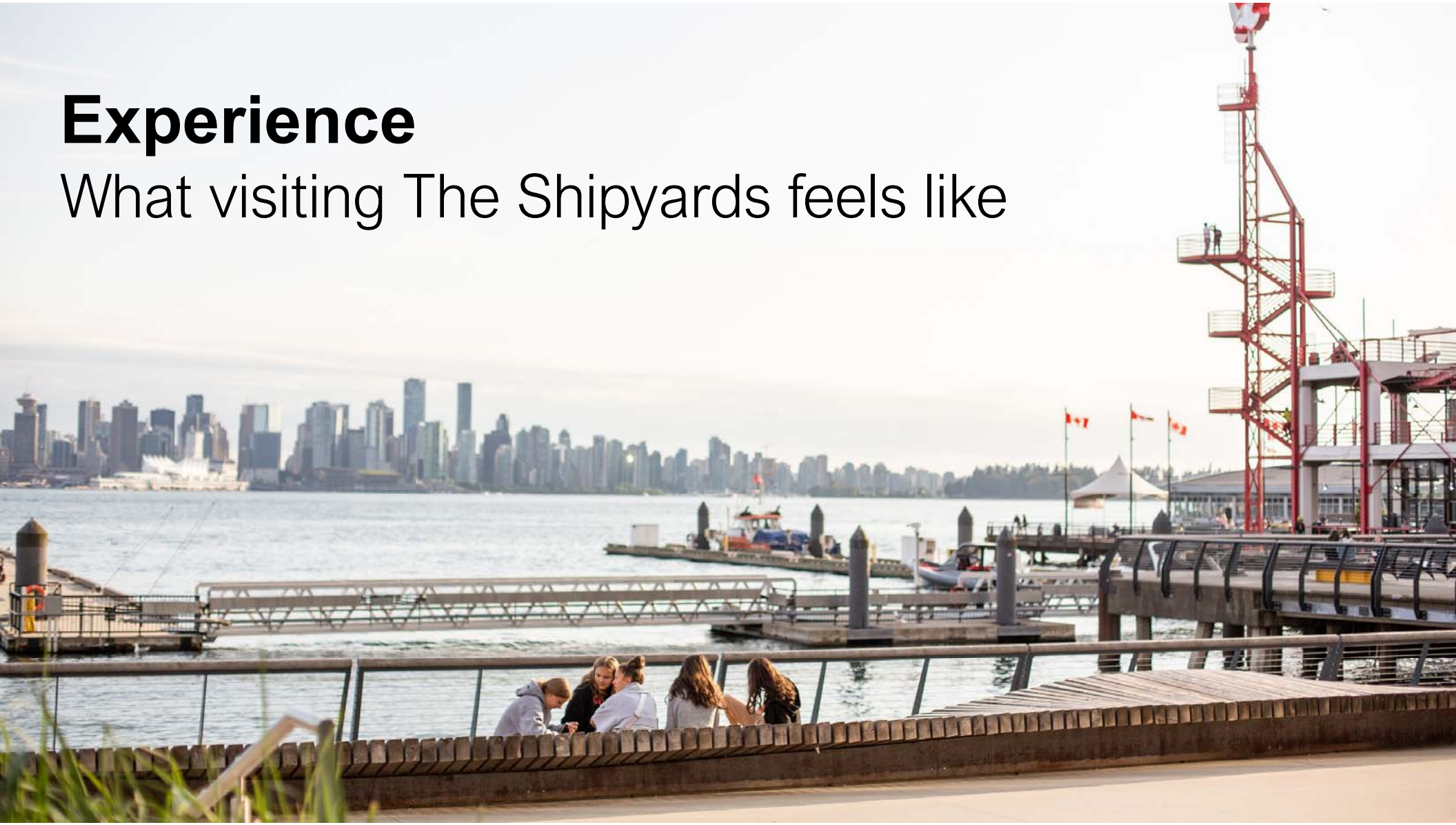
Direction

The path ahead



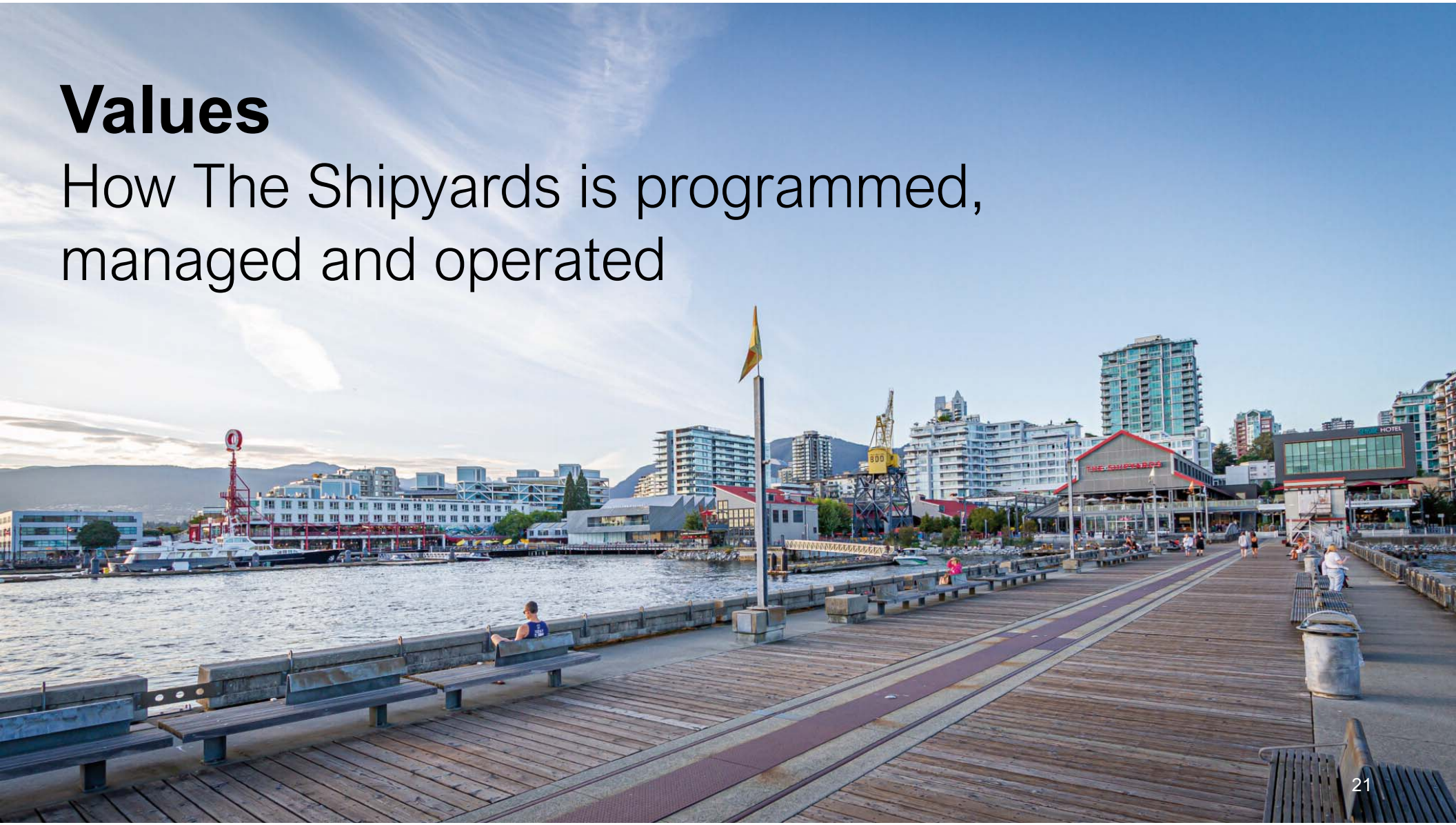
Experience

What visiting The Shipyards feels like



Values

How The Shipyards is programmed, managed and operated



Objectives & Guiding Principles

How site operations, programming and management will action the direction



Summary

The Current State Report shows us that:

- The Shipyards has become one of the region's most loved public spaces; with 5M+ visitors a year
- The investments made have created a positive economic opportunities for our local businesses
- Events have to date grown naturally - a shared plan will help direct our future with intention
- A sustainable model will ensure the space remains vibrant and well-maintained for years to come

The upcoming Shipyards Plan isn't about changing what works - it's about making sure it keeps working for our community and our visitors.

Staff will report back with the Draft Shipyards Plan later in 2026.



Thank you

city of north vancouver

Director	General Manager	CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**
INFRASTRUCTURE, TRANSPORTATION & PARKS DEPARTMENT

INFORMATION REPORT

To: Mayor Linda Buchanan and Members of Council

From: Katherine Howard, Manager, Special Projects, The Shipyards and Waterfront

Subject: THE SHIPYARDS – CURRENT STATE REPORT AND THE SHIPYARDS PLAN LOOK AHEAD

Date: May 13, 2026 File No: 13-6740-20-0026/1

ATTACHMENTS

1. The Shipyards: Current State Report – 2026 (CityDocs 2768313)

SUMMARY

This report presents, for information, The Shipyards: Current State Report which represents the most comprehensive documentation to-date of the history, operating model, visitation pattern and economic impact of The Shipyards.

This report represents the key findings from the discovery, research, analysis phase of The Shipyards Plan project which sought to understand the current state of The Shipyards via detailed discovery and research in collaboration with City staff.

This report and companion presentation also provide a high-level overview of The Shipyards Plan as it enters early draft stage.

BACKGROUND

The goal of The Shipyards Plan is to develop a comprehensive operational plan for the future of The Shipyards which builds upon its strengths and successes and establishes an intentional way forward as a sustainable and relevant waterfront destination. Understanding the current state is an important first step.

The Plan will support the City and partners to achieve the full potential of The Shipyards as a resilient and vibrant gathering place by guiding investment, operations,

programming, rightsizing commercial events and commercialization, as well as evaluating the performance of the space as an economic driver.

This project was initiated in 2022 after being recognized as a key City initiative. The project commenced in August 2024 in collaboration with lead consultant, Resonance, who is an industry leading consulting firm specializing in destination, economic and urban development.

Purpose

The Current State Report documents the history and the site's features for posterity and future reference while also documenting information and insights gleaned from the analysis of visitation and economic impact. The report focuses on:

- The important elements that define the unique place identity;
- Values which should be kept/enhanced;
- Key strengths, so these can be amplified;
- Issues and opportunities to be considered in planning for the future;
- Current programming and how that influences the site experiences; and,
- Visitation metrics and corresponding economic impact.

Methodology

The research undertaken for the Current State Report combined quantitative sources including visitor data, demographics, City records (revenues, expenses, event bookings, staffing) and census data, with qualitative observations.

Research
City achievements, research findings and staff interviews were gathered to document the history and current operation of The Shipyards.

Programming Data – City Records
The Shipyards and Waterfront team is responsible for planning, scheduling, permitting, management and execution of events, activations and experiences in the City's public spaces, collectively called 'programming'. City programming records from 2019-2024 have been analysed to understand frequency, theme, host, location and more.

Visitation Data - Environics
Visitation data seeks to understand who is coming to The Shipyards, how often, when, and from where. Environics combines de-identified mobile movement data (removing any personally identifiable information to make it anonymous) with Canadian cellular network data. The main sources of data are opt-in location-enabled applications on mobile devices and ad exchange platforms.

Consumer Spending Data - Moneris
Consumer spend data seeks to understand how visitation to The Shipyards influences local spending patterns and to assess the economic relationship between The Shipyards and Lower Lonsdale. Moneris reports consumer spending data sourced from

transactions made via Moneris-operated point-of-sale (POS) terminals. Across Canada, Moneris processes roughly one in every three transactions and supports all major card brands, payment apps, and issuing banks. Data on consumer spending in Lower Lonsdale was acquired for this project.

DISCUSSION

The Current State Report is the most comprehensive documentation to-date of the Shipyards:

- History – from time immemorial, industrial past, and its revitalization
- Places and Spaces – describing each unique place within and adjacent to the site
- Operating Model – an overview of the role of the City and partners
- Programming – how events and activations animate the site
- Visitors – exploring current visitation numbers and demographics
- Economic Impact – the site's relationship with the Lower Lonsdale economy

Key Insights

Actively Programmed for Vibrancy	Events, activations, the seasonal skate plaza and splash park throughout the year means that 268 days of the year there is something happening at The Shipyards. Of these, 139 where event days – 39% of the year – primarily in the summer.
4.9 Million Visits in 2024	The Shipyards welcomed 277,059 unique visitors in 2024, people who visit at least once within the year. The site sees approximately 13,000 visitors per day. On average, across all visitors, people return 17.8 times within 2024. City residents visit most often, 44 times per year on average.
The Shipyards is both a neighbourhood gathering place and a regional attraction	The highest proportion of unique visitors come from Metro Vancouver, returning less often. Visitors from the Vancouver Metropolitan Area, excluding the City and District of North Vancouver, are the most common individual visitor, representing a combined total of 58% of unique visitors and 36% of total visits. City residents account for the most total visits, 38% and about 15% of unique visitors; which is about 42,500 people - or about 63% of all the residents of the City.
81% of visitors to The Shipyards also visit Lower Lonsdale during their visit	Representing 41% of all customers in Lower Lonsdale. Visitation for recreation purposes drives economic growth, because Lower Lonsdale is a leisure-driven economy. 78% of all spending in Lower Lonsdale was at restaurants and retail stores.

Visitors to The Shipyards represent $207M+ of potential spending in Lower Lonsdale per year	Because, on average people spend $41 per transaction at retail businesses and restaurants in Lower Lonsdale, when they visit. Visitors from Metro Van currently represent about 70% of this spending - $139M per year.

The Shipyards Plan

The Shipyards Plan is in early draft form and focusses on establishing an intentional direction, a framework for decision-making, and operating plans that will ensure our coveted waterfront continues to provide vibrancy and economic development for our community.

The Contents of The Shipyards Plan will include:

- Direction – The direction statement will be a north-star lighting the path ahead for The Shipyards; what we do and why we do it.
- Experience – These statements articulate how visiting The Shipyards feels. This will define the unique place identity and inform marketing, visual identity, design, programming, and operating decisions.
- Values – Values articulate the principles that guide how The Shipyards operates and makes decisions, shaping partnerships, programming, and management over time. These principles will help identify what is a good fit for the site (and what isn't).
- Objectives & Approaches – This section will describe how operations, programming and management will deliver on the direction.

A key interest holder group has been established, an extension of the existing Waterfront Stakeholder Group.

Representatives from the following interest holders were invited to participate in multiple workshops to help inform the future of the plan:

- Lower Lonsdale Business Improvement Association (LLBIA)
- Quay North Urban/The Shipyards Development (SDL)
- Pinnacle International (representing the hotel and Pier 7 restaurant)
- Polygon Gallery
- MONOVA
- Seaspan
- North Vancouver Recreation and Culture
- Strata/Building Managers – Shipyards residential buildings
- Vancouver's North Shore Tourism
- Tap & Barrel
- The Chamber of Commerce

Next Steps

Staff will return to Council with a draft of The Shipyards plan later in 2026.

FINANCIAL IMPLICATIONS

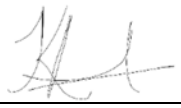
Funding for this project has been allocated in and appropriated from the City's capital plans.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

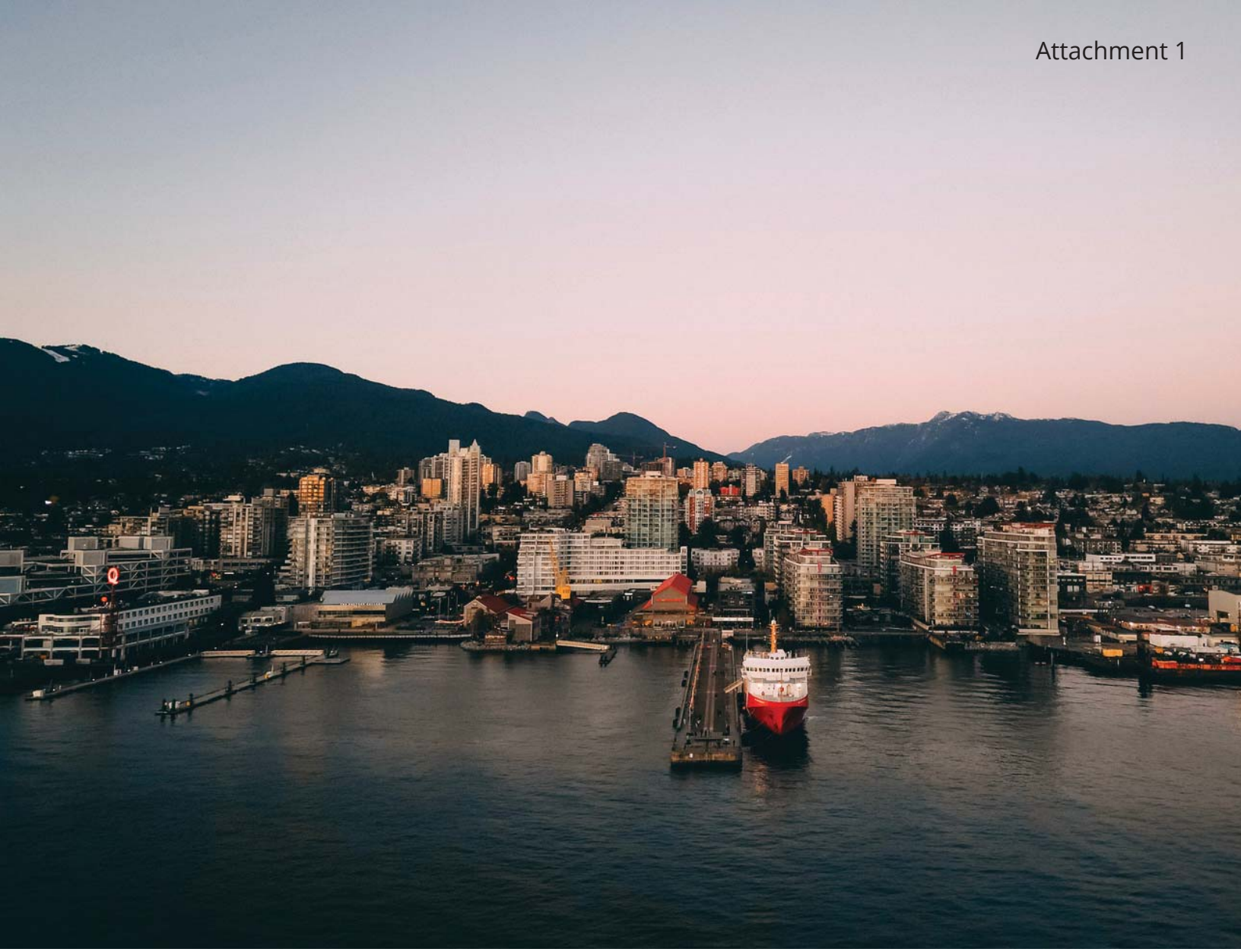
The plan will be strongly aligned with the City's Corporate Business Plan, Official Community Plan and City Council's Strategic Plan with goals to sustain a prosperous, thriving economy, a vibrant community gathering place while identifying The Shipyards unique character and sense of place.

The Shipyards Plan was identified as a key initiative in the City's 2024 Annual Municipal Report.

RESPECTFULLY SUBMITTED:



Katherine Howard
Manager, Special Projects, The Shipyards and Waterfront



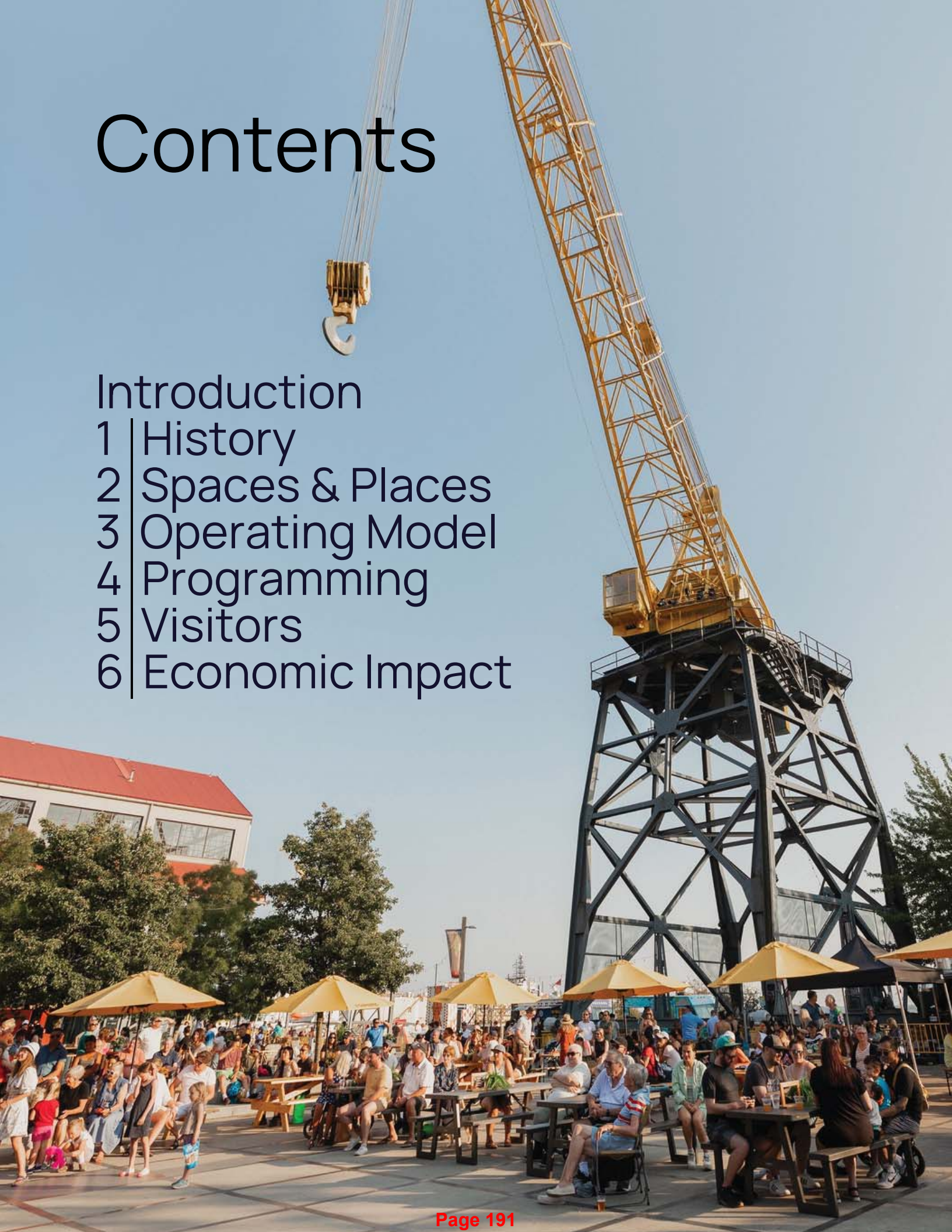
The Shipyards
Current State Report

FEBRURARY 2026

City of North Vancouver - Shipyards Plan

Contents

Introduction
1 | History
2 | Spaces & Places
3 | Operating Model
4 | Programming
5 | Visitors
6 | Economic Impact





Introduction

The Shipyards is an award winning, prominent recreational and cultural precinct located in the City of North Vancouver, British Columbia, Canada.

Situated along the waterfront near Lonsdale Quay and the North Vancouver SeaBus terminal, in Lower Lonsdale, The Shipyards is a historically significant location that has been transformed into a vibrant public space, offering a blend of outdoor recreation, dining, events, and entertainment.

The Shipyards is situated on the traditional and unceded shared territories of the Skwxwú7mesh (Squamish) and Səl'ílwətaɬ (Tsleil-Waututh) Nations.

WHAT IS THIS DOCUMENT?

The State of The Shipyards Report is an introduction to The Shipyards, its current operation, visitation patterns, and economic impact.

It is a component of The Shipyards Plan 2026.

The goal of The Shipyards Plan is to develop a comprehensive operational plan for the future of The Shipyards precinct which builds upon its strengths and successes and establishes an intentional way forward as a sustainable and relevant waterfront destination.



History

The Shipyards has long been an important part of North Vancouver's industrial history. Since the opening of the Wallace Shipyards in 1905 and until the closure in 1992 of The Versatile Pacific Shipyards, the area was home to a bustling shipbuilding industry, supporting the construction of naval and commercial vessels.

Development of The Shipyards as a public space represents a significant waterfront development initiative, led by the City of North Vancouver, that has evolved through multiple planning phases beginning in the early 1990's.

Understanding The Shipyards' future potential requires a deep appreciation of its layered history—from Indigenous heritage to industrial powerhouse to its current identity as a vibrant modern gathering place.

Time Immemorial

The Shipyards stands on the ancestral lands of the Sḵwx̱wú7mesh Úxwumixw (Squamish Nation) and Səl'ílwətaɬ (Tsleil-Waututh) Nation, whose deep connection to this area spans thousands of years.

Situated along the Burrard Inlet, this waterfront served as a crucial hub for fishing, canoe building, and trade. The rich marine ecosystem supported not only sustenance but also cultural practices and community gatherings.

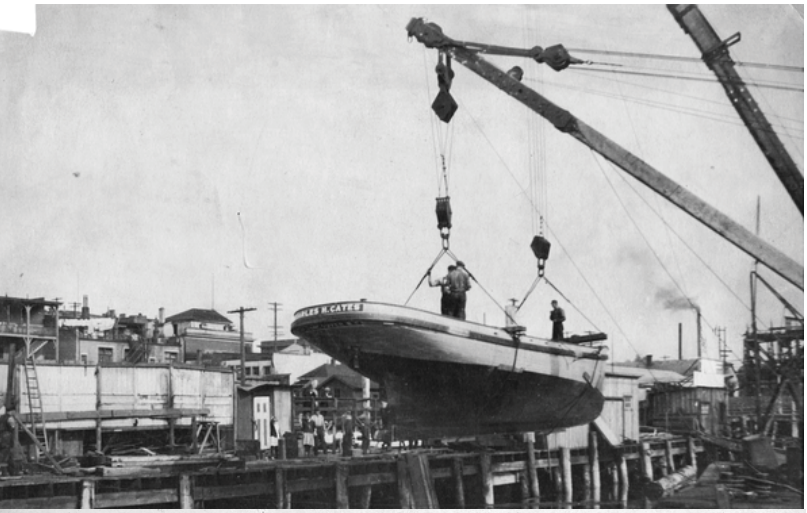
Immediately to the West of The Shipyards lies Eslhá7an, a traditional village and current home to members of the Squamish Nation. This is a place of community, celebration, and culture since time immemorial.



Image source: Squamish Nation

Industrial Rise

The area's transformation into an industrial center began in 1906 when Alfred St. George Hamersley subdivided District Lot 274, setting the stage for Lower Lonsdale's development. That same year, Alfred Wallace established the Wallace Shipyard, marking the beginning of the site's shipbuilding legacy.





The Shipyard reached its zenith during World War II, becoming one of Canada's largest industrial operations with the production of 109 "Victory Ships" and employment of thousands of workers.

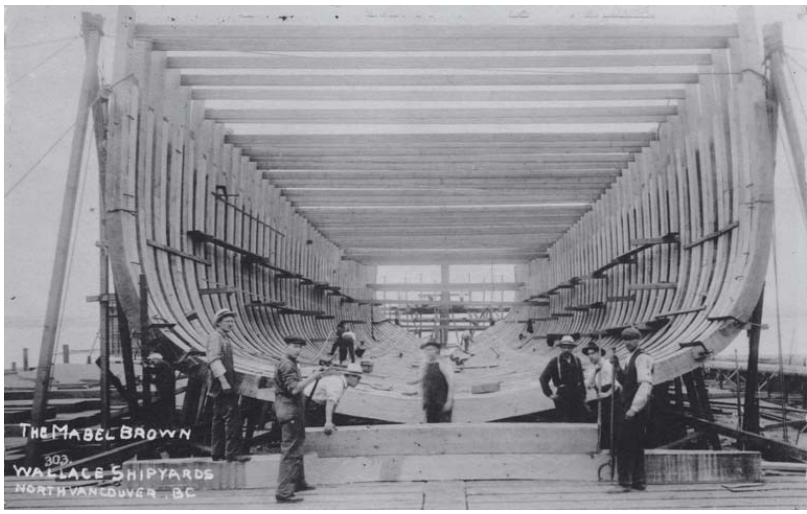
This period notably catalyzed social change as women entered the industrial workforce in unprecedented numbers, challenging traditional gender roles and advancing workplace diversity.

1900

Creation of transport hub between Lonsdale and Vancouver

1906

Albert Wallace purchases Lot 274 and establishes a Shipyard



1941-1945

Production of warships for WWII efforts

1945-1972

Area transitions to ship repair and production of icebreakers and ferries, and is sold in 1972



Post War Evolution

The post-war era brought substantial changes to The Shipyards. Military vessel demand declined, forcing operations to pivot toward ship repair and maintenance. Despite adaptation efforts, mounting economic pressures led to the Shipyard's closure in 1992.

While the introduction of the SeaBus in 1977 and Lonsdale Quay's development for Expo '86 injected new energy into the waterfront, significant portions of the former shipyard remained underutilized, creating a stark contrast between the area's rich history and its uncertain future.

The late 1990s marked the beginning of a comprehensive revitalization effort led by the City of North Vancouver, starting with a comprehensive land use study.





1977

Establishment of SeaBus from downtown Vancouver to Lonsdale

1986

Opening of Lonsdale Quay for Expo '86

1991

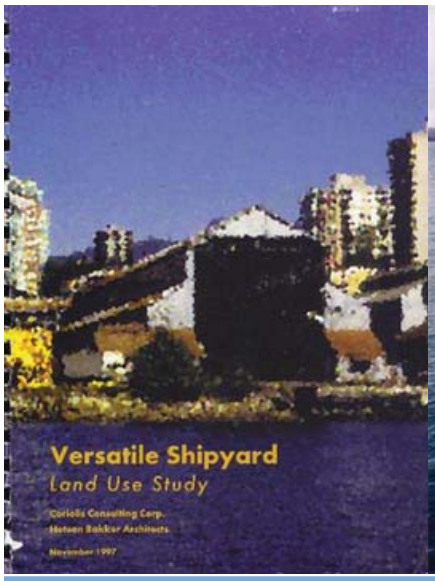
Shipyards closure

1993

Shipyard area goes into receivership

1995-1997

Versatile Shipyards Land Use Study undertaken





Vison of the Versatile Shipyard Land Use Study 1997
"To transform a portion of the Shipyard site into a major town centre destination that is active and diverse, interesting and publicly accessible, economically viable, respectful of the site's historic past and compatible with the surrounding Lower Lonsdale community, while retaining an active marine industrial/shipyard operation on the easterly portion of the site."

Revitalization

Recognizing the site's historical value and potential, the City of North Vancouver, with partner developers Pinnacle International, and subsequently Quay North Urban Development, began revitalizing The Shipyards in the 2000s. This transformation balanced preservation with innovation, maintaining the site's industrial character while creating a vibrant public space.

Phase one of the revitalization saw the restoration of Burrard Dry Dock Pier, St Roch Dock and a waterfront public space which opened to the public in 2005.

In 2010, the City established its initial vision through "The Waterfront Project," which outlined high-level goals and objectives for the entire waterfront area.

The vision emphasized creating a dynamic community amenity and regional tourist destination, featuring animated commercial spaces, programmed piers, parks, and open spaces, complete with a continuous harbourwalk and water transportation connections.

Key historical structures were carefully restored and repurposed, ensuring that the area's architectural heritage would endure. The redevelopment prioritized public waterfront access and created spaces that could host diverse community activities.

In 2014, a refined vision for the site paved the way for development of a mixed use precinct including residential, commercial, hotel, food and beverage, and extensive public amenities.

2001

Land is rezoned
Pinnacle acquires site with significant commitment to public investment
City retains ownership of key portions

2001-2010

Efforts to repurpose land and protect heritage value
City pursues maritime museum as a focal attraction (retired the idea in 2010)

2005

Waterfront connect to Burrard Dry Dock Pier opens to the public
City opens Waterfront office

2014

Central Waterfront Vision & Development Plan developed which provided a comprehensive framework for delivery of the development of The Commons (Lot 5) central waterfront area, and in recognition of the broader Lower Lonsdale area.



Central Waterfront Vision
"To create a highly accessible and dynamic waterfront that also supports significant port industry, for the benefit of current and future generations"

HISTORY

Restoration of the heritage buildings began, including the Coppersmith Shop and The Pipe Shop, the Colby Crane. In the adjacent Foot of Lonsdale Plaza, construction of the iconic Polygon Gallery was completed.

This western portion of the precinct was completed with the development of the Foot of Lonsdale water feature plaza, the Megabench, Cates Deck and Shipbuilders' Square, all which opened to the public in 2016.

Phase three focused on the remaining area within the precinct, known as Lot 5, which featured the historic Machine Shop building.

In 2019 The Shipyard Commons opened under a faithfully recreated Machine Shop roof; an all-season public space (with seasonal splash park and ice rink) surrounded by retail, restaurant, café, hotel, event venue, and university tenants.

2016

Foot of Lonsdale Plaza, Megabench, Cates Deck, Shipbuilders' Square open to the public

2017

Business Improvement Area (BIA) established
Polygon Gallery opens

2018

Tap & Barrel Shipyards opens

Dedicated staff unit established responsible for operating and programming public spaces throughout the site in collaboration with partners and interest-holders

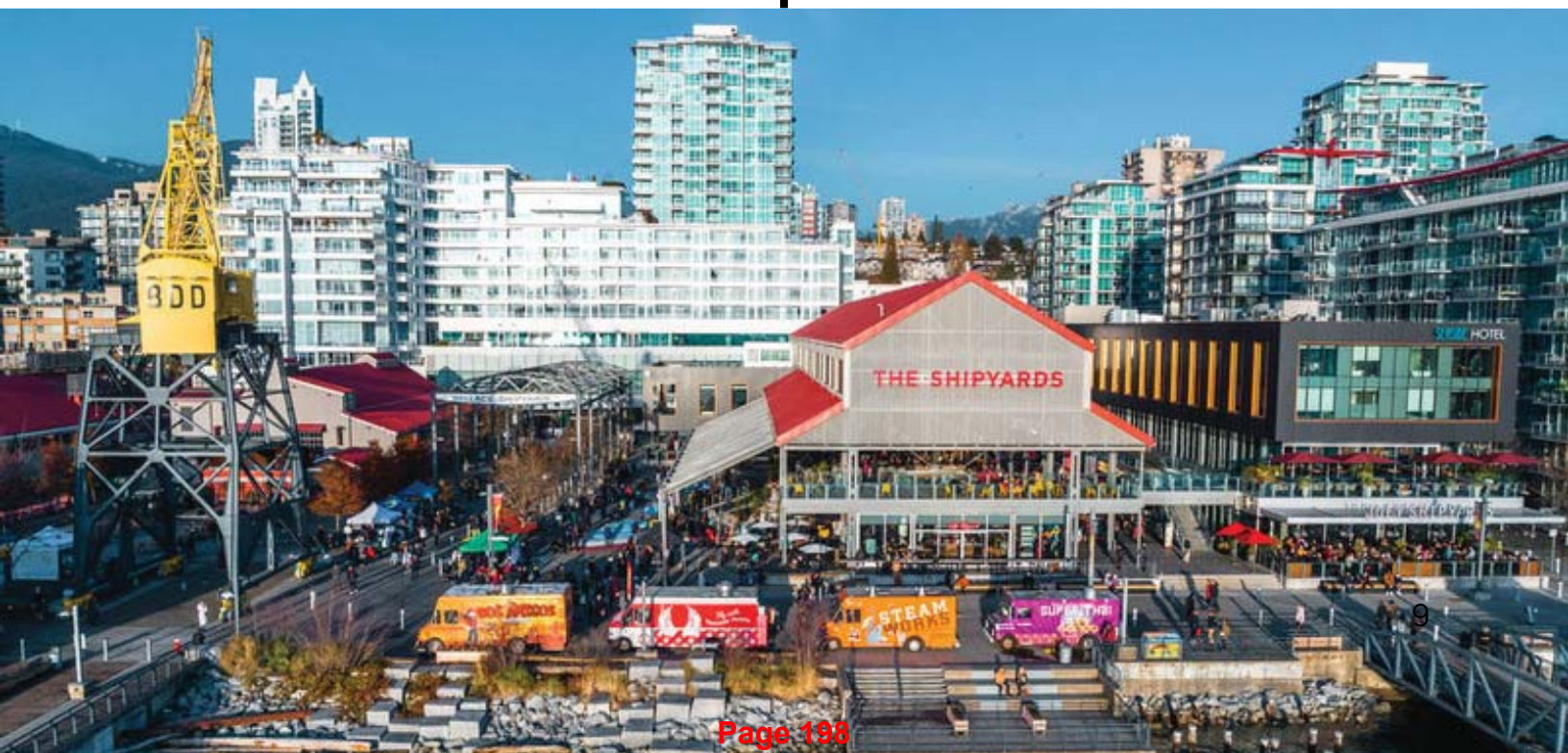
2019

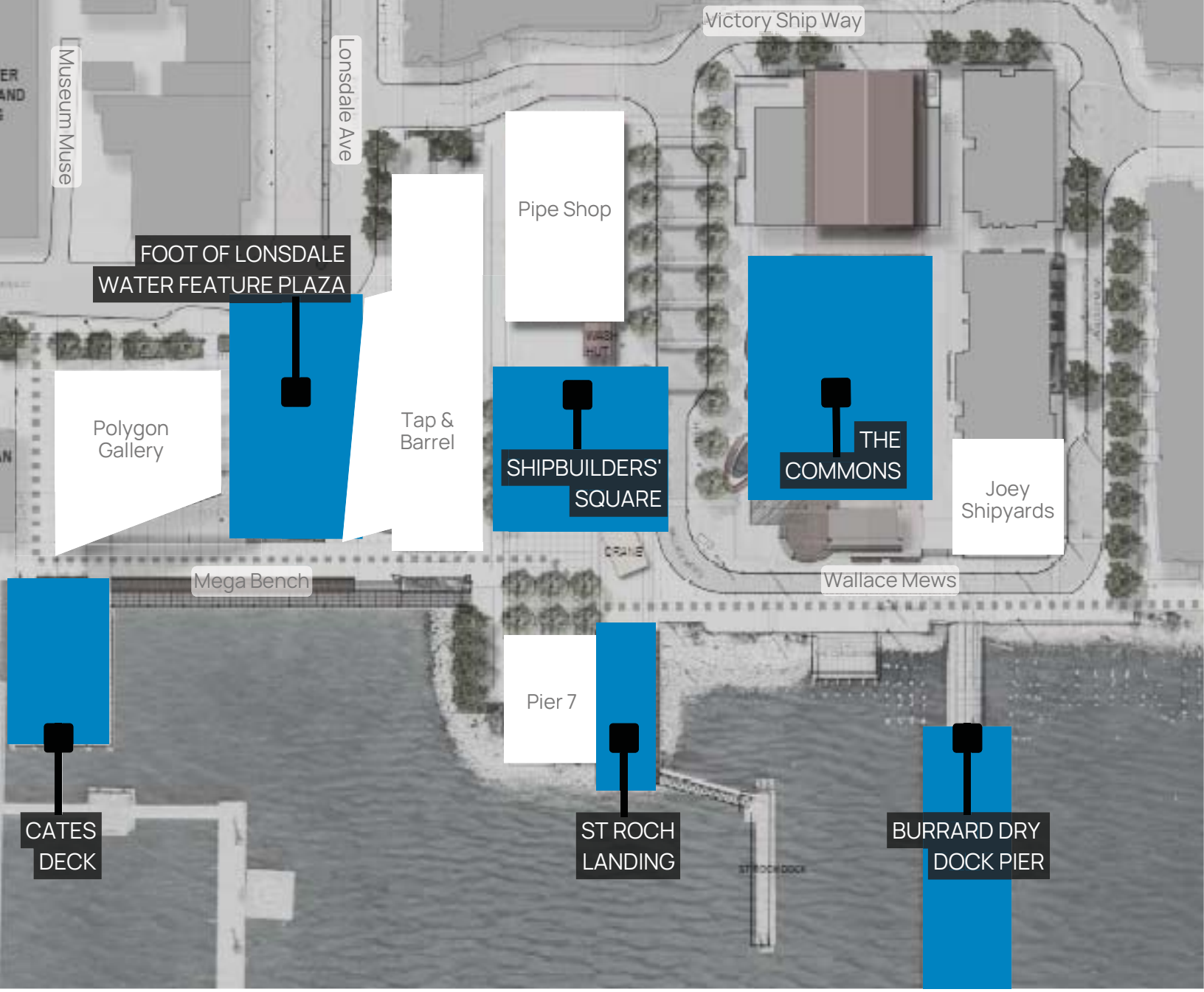
The Commons opens

2021

Winner of International Design Award: Excellence on the Waterfront

MONOVA: Museum and Achieves of North Vancouver Opens





Spaces & Places

The Shipyards today exemplifies thoughtful urban renewal, anchored by The Commons a covered plaza that transforms seasonally from a winter skating rink to a summer splash park. Historic industrial buildings stand alongside contemporary public art installations that weave together Indigenous and maritime narratives.

The urban landscape, the site's shipbuilding heritage and contemporary city life all play out in a network of interconnected plazas, cultural venues, and gathering spaces. While each area maintains its distinct character, preserved industrial elements create a cohesive narrative throughout.

Gathering Spaces

Foot of Lonsdale Water Feature Plaza

Serving as the grand entrance to The Shipyards, the Foot of Lonsdale Plaza anchors the site at the base of Lonsdale Avenue—framed by the waterfront, the Megabench, Tap & Barrel, and The Polygon Gallery.

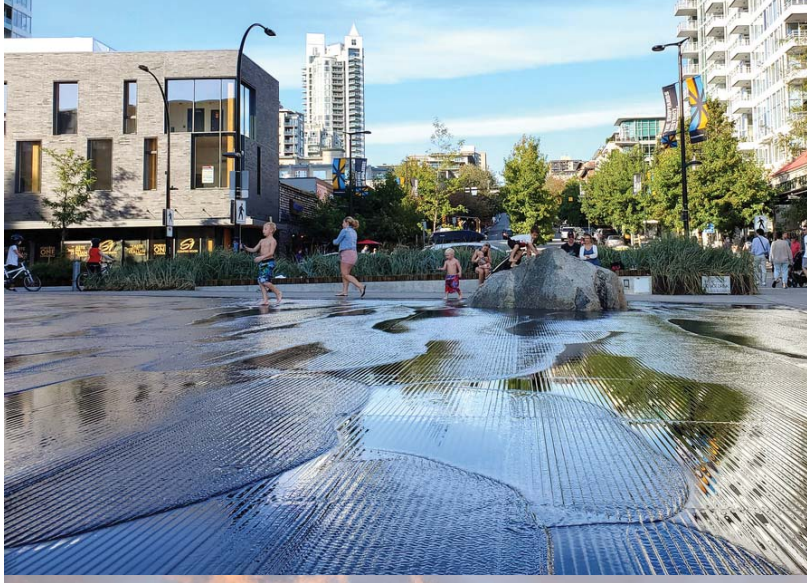
At the heart of the plaza is a striking seasonal water feature that transforms the space into an interactive landscape from May to September.

A thin plane of water gently flows across a serrated stone surface, interrupted by five granite boulders that form playful islands. This design is both aesthetically distinctive and functionally inclusive, particularly popular with families with young children.

Megabench

Running along the waterside edge of the plaza is the Megabench: a three-metre-wide, 50-metre-long sculptural bench constructed from over 1,000 red cedar boards. The bench's undulating form is inspired by both ocean waves and the wooden bike ramps of North Vancouver's mountain trails.

As a place to gather, rest, or simply take in the views, the Megabench complements the plaza's design language while reinforcing the connection between natural elements and human activity.







The Commons

Beneath the restored 1925 era roofline of the Machine Shop, is an innovative 20,000-square-foot covered public space, which seamlessly transforms with North Vancouver's seasons.

In winter (December to March), it comes alive as the region's largest outdoor skating rink, while summer (May to September) brings children's laughter to its splash park. In other moments it transforms to an event venue equipped with a stage, state of the art lighting and speakers.

The shelter's distinctive retractable roof, a faithful recreation of the historic Machine Shop, supports year-round activation regardless of the weather. At the North end of The Commons is the Supply Shop, where skates are available for rent throughout the winter, washrooms, and operational spaces (incl. Zamboni garage).

The rubberized terraced mounds are reminiscent of a fleet of ships on the water. The looped white lines marked on the ground are faithful in shape and scale to the tracings left on the floors of shipyard buildings, where the hulls of great ships were made during the early part of the 20th Century.

The ice rink is created and maintained using an innovative CO2 chiller which feeds into the Lonsdale Energy Corporation District Energy System, allowing waste heat from the rink's refrigeration system to provide hot water and space heating to surrounding buildings. Unique in its design and efficiency, the Shipyards Skate Plaza is the only skating rink in Canada connected to a community energy system.









Shipbuilders' Square

Tucked between historic industrial buildings, this intimate 300 sq ft plaza pays homage to the site's shipbuilding legacy through its materials and design. The small, raised outdoor stage hosts numerous performances throughout the year.

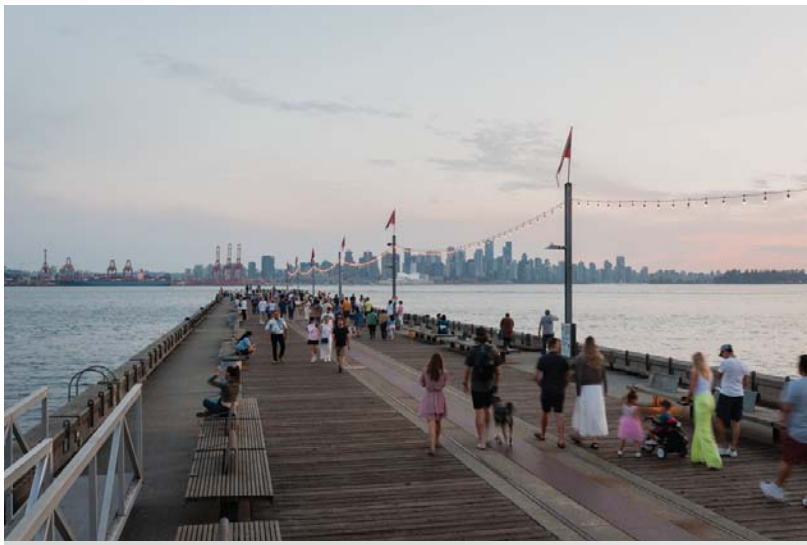
The plaza features picnic tables and summer umbrellas, creating a comfortable space which often hosts a beer or gin garden during events.

Burrard Dry Dock Pier

Extending 700 feet into Burrard Inlet, this historic pier stands as a monument to the area's shipbuilding heritage. The largest public dock in the Lower Mainland, its impressive length creates a dramatic promenade over the water, offering stunning 360-degree views of Vancouver's skyline, the North Shore mountains, and the working harbor.

The pier serves as a linear plaza where visitors can experience being surrounded by the inlet's maritime activity. This pier, while over 100 years old, still welcomes navy and private vessels from all over the world.









Cates Deck

Positioned between the water and the Polygon Gallery, Cates Deck offers a more casual waterfront experience and an intimate venue for events.

Cates deck features picnic tables and lounge chairs from which to view the water, covered with yellow umbrellas on warm days. Polygon Gallery brings their contemporary media program to Cates Deck with their Deckchair Cinema series throughout the summer.

St. Roch Dock and Landing

Named after the historic RCMP schooner that first traveled the Northwest Passage west to east, St Roch Dock provides a distinctly different water experience from the fixed pier above. St Roch allows visitors to The Shipyards to arrive by private boat, with an easy moorage fee meter allowing for a flexible and spur-of-the-moment visit.

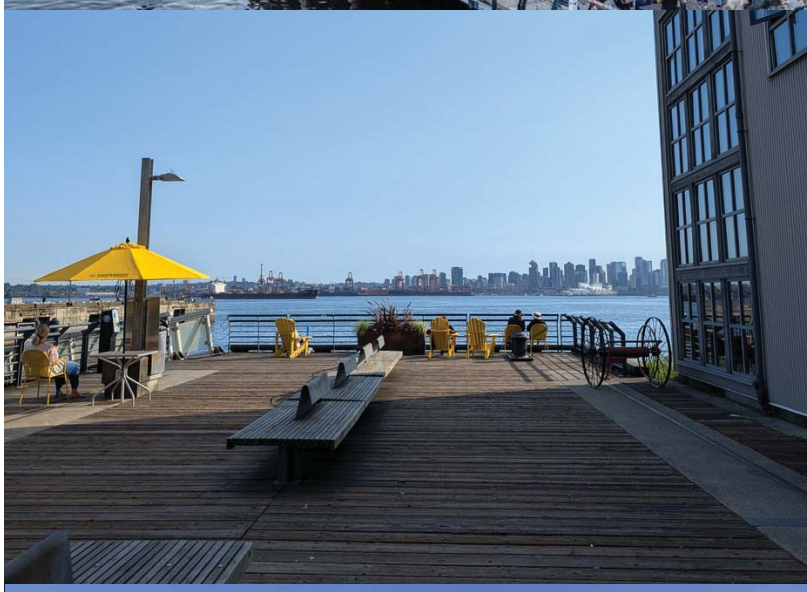
Atop the gangway from the dock, St Roch Landing is a protected 280 sq ft deck space beside Pier 7 Restaurant, in front of Shipbuilders' Square. The landing is often utilized during site-wide events but can also be booked independently for small scale gatherings.

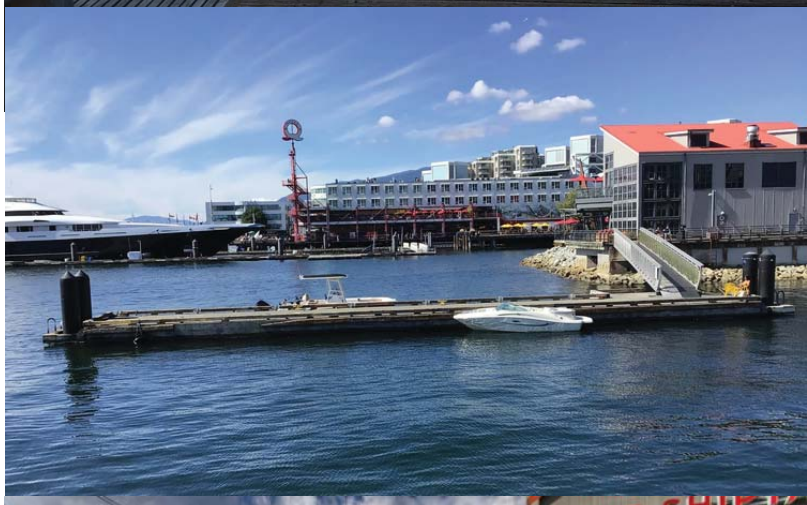
Wallace Mews

This predominantly pedestrian only street plaza is located underneath the recreated 1927 “Wallace Shipyards Ltd." gantry.

Wallace Mews provides access to the site for event loading, in emergencies and for operational/maintenance tasks. The space is often used to extend the footprint of events utilizing Shipbuilders Square and/or The Commons.









Cultural Anchors

Polygon Gallery

Located at the entrance to The Shipyards, by the Foot of Lonsdale water feature is the striking architectural icon of the Polygon Gallery with its reflective exterior and saw tooth roofline.

Polygon Gallery, operated by the British Columbia Photography and Media Arts Society, is a vibrant art institution that inspires and provokes cultural insight through adventurous programming. The Gallery is committed to championing artists and cultivating engaged audiences. Its lens of inquiry creatively responds to shifting perceptions of the world, through the histories and evolving technologies of photography and related media.

This 25,000-square-foot facility serves as Western Canada's largest independent photography-focused gallery, with a mandate that extends beyond traditional exhibitions. Its ground-floor spaces engage directly with the public realm, hosting everything from artist talks to community gatherings, while its second-floor exhibition spaces offer sweeping views of the Vancouver harbor.

MONOVA (Museum of North Vancouver)

Located to the North of Lonsdale Quay and to the west of The Shipyards, is the Museum of North Vancouver (MONOVA). MONOVA serves as The Shipyards's storyteller, weaving together threads of North Vancouver's past and present.

The museum's innovative 16,000-square-foot space features both permanent exhibitions that chronicle the area's industrial heritage and rotating displays that explore contemporary community stories. Interactive exhibits, including restored industrial machinery and multimedia installations, create immersive experiences that bring the site's shipbuilding history to life.

MONOVA features a permanent interactive exhibit on the history of The Shipyards and also host regular free walking tours of The Shipyards, called “Shipyards Pals” which is sponsored by CNV, the Vancouver Fraser Port Authority and Seaspan.





Iconic Landmarks



The Yellow Crane

Towering over the waterfront, this monumental yellow crane has been lovingly restored to its former glory.

These cranes were used up and down the piers of the dry docks. Rising like giants above the workers, the crane would assist with heavy lifting and moving. Several stood derelict for years before the Shipyards revitalization.



One of the few remaining pieces of working equipment from the shipbuilding era, its dramatic silhouette has become The Shipyards signature icon.

X-long files and Punch Clock Plaza

Tucked along the waterfront near the historic machine shop, Punch Clock Plaza is a quieter, contemplative space within The Shipyards that pays homage to the area's industrial roots.



Named after the original shipyard time clock that once regulated the working day, the plaza retains a strong sense of place through its minimalistic design and preserved artefacts.

It serves as both a visual reminder of the site's labour history and a calm respite for visitors—a place to pause, reflect, and connect with the working waterfront legacy that shaped the identity of Lower Lonsdale.



Blanketing the City

At the base of Burrard Pier, this important and iconic mural tells the story of the Great Vancouver Fire and the heroic actions of Indigenous first-responders.

The artwork is by Squamish (Sḵwx̱wú7mesh) weavers Chief Janice George and Buddy Joseph, Tseil-Waututh artist and weaver Angela George, with collaboration from Musqueam weaver and designer Debra Sparrow as a part of Vancouver Mural Festival in 2022.

Each given a wall of the building to tell their part of the story, Chief Janice George and Buddy Joseph depicted the Rescue element, while Sparrow retold the Aftermath, and Angela George illustrated the Wealth of the Land: the rescue.

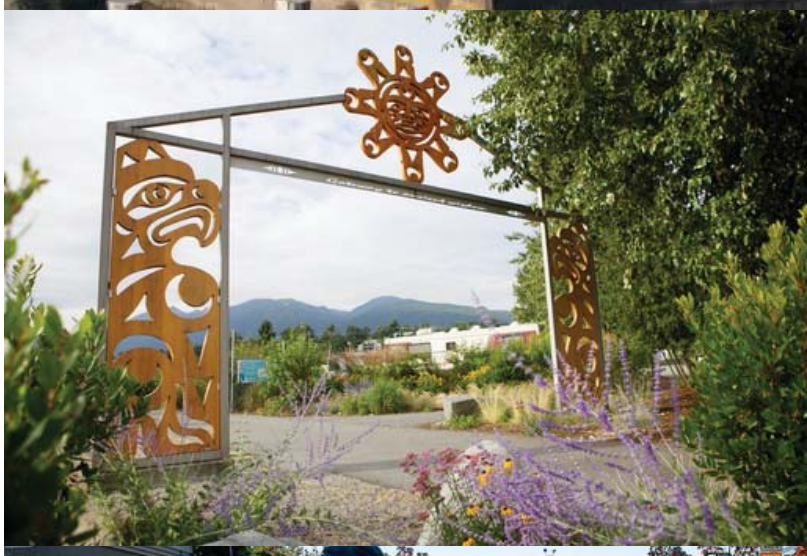
Spirit Trail

Weaving along the Shipyard's waterfront edge, the Spirit Trail functions as both connective infrastructure and public space. This multi-use pathway system extends east and west from The Shipyards, linking the broader North Shore communities.

Its thoughtful design incorporates historical artefacts and interpretive elements that reference the area's industrial heritage, while contemporary landscaping and public art installations create moments of interest along its length.

The trail's integration with public spaces transforms it from mere transportation corridor to linear park, encouraging both active commuting and leisure activities.







Commercial Spaces

Coppersmith Shop - Tap & Barrel

Once home to craftsmen shaping metal fittings for ships, the Coppersmith Shop (built in 1943) is home to the first commercial tenants of The Shipyards, Tap & Barrel (a brew pub). The building's industrial heritage shines through its brick walls and steel framework, while modern additions—including a signature wrap-around patio and walls of glass—create a destination restaurant that draws crowds for both its harbour views and social atmosphere.

The Pipe Shop

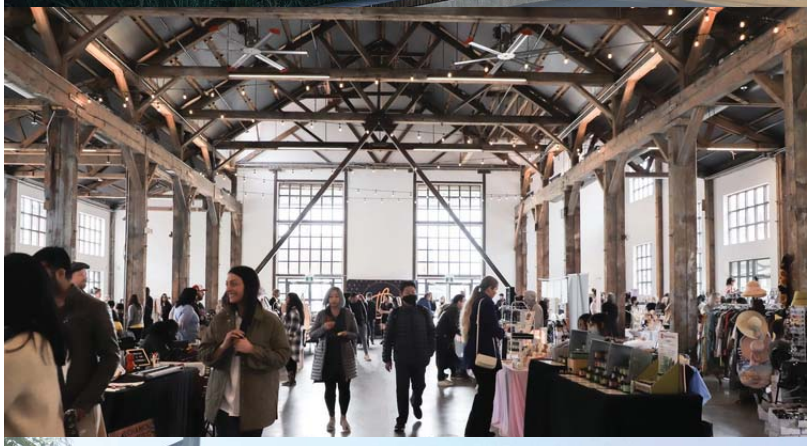
This striking industrial hall built in 1940/43, where pipes were once fabricated for the shipbuilding industry, is now a versatile events venue managed by Quay North Urban Development (via agreement with the City). The building's distinctive wooden post-and-beam construction creates a warm, open atmosphere that adapts effortlessly from daytime makers' markets to evening wedding celebrations.

Pinnacle Hotel

The Pinnacle Hotel at the Pier is a landmark waterfront property that contributes significantly to the vibrancy and year-round activity of The Shipyards.
With its prominent location and sweeping views of Burrard Inlet and downtown Vancouver, the hotel serves both leisure and business travelers while supporting the district's conference and event capacity. The hotel's pool offers some community access, which is managed by the North Vancouver Recreation Commission (NVRC).













The Shipyard Commons (former Machine Shop)

Surrounding The Commons public space, also beneath the restored roofline, are an array of vendors and dining experiences.

At the Northern end is a Capilano University campus and The Wallace Venue, a premiere event space with large outdoor terrace. The boutique Seaside Hotel situated in the North East corner also offers a ground floor restaurant.

The spectacular south-facing end of the building with dual level patios with views of downtown Vancouver is leased to the casual fine dining restaurant, Joey's.

Ground level tenants are important to activating The Commons. Tenants are managed by Quay North Urban Development in an agreement with the City which ensures this activation by prioritizing hospitality or businesses with active store fronts.

This intimate commercial corridor provides a contrasting scale to The Shipyards' larger public spaces. Its boutique shops and eateries create a more personal shopping and dining experience, adding variety to the area's commercial offerings.

Anchoring the corridor are two key cultural and educational assets: Capilano University's Lonsdale campus, which brings a steady rhythm of students and creative energy to the area, and The Wallace Venue, a modern event space that hosts weddings, gatherings, and community functions overlooking the waterfront.

Adjacent Places

Lonsdale Quay Market and Hotel

Adjacent to The Shipyard's western edge, Lonsdale Quay Market functions as a commercial and social nexus. The 80,000-square-foot marketplace houses over 60 specialty vendors, with its distinctive elevated, rotating 'Q', forming an iconic landmark along the North Vancouver waterfront.

The market's dual-level design integrates a boutique hotel, generating a consistent flow of visitors and commercial activity that enriches The Shipyards' waterfront experience.

South Plaza

Facing the harbour and downtown Vancouver, South Plaza is the landing space for visitors arriving via the SeaBus or the bus loop. It provides a grand waterfront entrance to Lonsdale Quay Market, with newly added patios opening out to the space. The plaza is managed and programmed by Quay North Urban Development (owners of the market) via an agreement with the City.

Waterfront Park

To the West of The Shipyards, along the waterfront Spirit Trail is Waterfront Park. This green grassed space facing Vancouver Harbour features Goldsworthy Pier and gazebo which is a popular view point.

The park is split in two by the railway line, with the Esplanade-side hosting a popular dog off-leash area.

Lower Lonsdale

Lower Lonsdale is a distinct waterfront neighbourhood that provides the broader urban context for The Shipyards. As one of North Vancouver's oldest areas, it has evolved from a working industrial zone into a dynamic residential and commercial district.

With a mix of heritage buildings, mid-rise developments, and an expanding culinary and retail scene, Lower Lonsdale offers a lively, walkable environment that supports the success of adjacent destinations like The Shipyards.

SeaBus and Lonsdale Quay Transit Terminal

The SeaBus terminal serves as the area's critical transportation portal to greater Vancouver, processing over 17,000 daily riders. The terminal's distinctive brutalist architecture has been thoughtfully updated while maintaining its character, offering 12-minute cross-inlet services that provide essential transit connection.

The adjacent Lonsdale Quay Transit Terminal bus loop has numerous bus routes serving the North Shore and to destinations like Grouse Mountain, Lynn Valley, and West Vancouver.



Operating Model

The Shipyards is a dynamic waterfront precinct that operates under a multi-interest-holder governance model, balancing public, private, and non-profit interests.

The City of North Vancouver (CNV) is responsible for year-round programming, maintenance, and public space management. Mayor and Council play a key role in guiding The Shipyards towards the goals outlined in the Strategic Plan; to sustain a prosperous, thriving economy, a vibrant community gathering place while identifying The Shipyards unique character and sense of place.

The City collaborates closely with key partners and interest-holders including the Lower Lonsdale BIA, venue operators, hotel management, and Vancouver's North Shore Tourism Association, all who contribute to Shipyards' operations, events, and economic vibrancy.

City of North Vancouver Shipyards & Waterfront Team

The Shipyards and Waterfront Team (within the City's Infrastructure, Transportation and Parks Department) is responsible for programming events, activations and experiences to encourage participation, bring vibrancy, inclusion, and sense of place.

Currently, The Shipyards operates with a core year-round administrative and operations team, supported by seasonal staff and work closely with other City departments.

In 2024, The Shipyards employed 17 year-round employees, 9 full-time and 6 auxiliary operations staff, and 2 full time working on city-wide initiatives including filming and placemaking.

In addition, 37 auxiliary staff support the seasonal operations of The Shipyards Skate Plaza and events.

Core Responsibilities:

Operations

- Experiences – enhancing the aesthetic qualities, function and comfort of public spaces by installing infrastructure, amenities, or assets. The Shipyards features seating, tables, fire pits, planters, public art, murals, shade umbrellas, lighting, public washrooms, and more, throughout the year

- Site operations - including maintenance, cleaning, logistics, and moorage. Seasonal site hosts provide customer service and safety including skate rentals, first aid and event production support

Programming

- Events – curating a variety of different gatherings that bring people together including cultural celebrations, markets, festivals, and concerts. Events are hosted by CNV, third-party event producers, community groups, businesses, and organizations

- Activations – generating animation, vibrancy, interest, and fun with activities such as a free winter ice skating rink and summer splash park, casual live music performances, and food trucks,.

Civic & Non-Profit Partners

Lower Lonsdale Business Improvement Area Society
The Lower Lonsdale Business Improvement Area Society (LLBIA), established in 2016 by municipal bylaw, plays a crucial role in developing and promoting the commercial area. The organization focuses on creating a strong brand identity for Lower Lonsdale businesses and implementing marketing strategies to attract local, regional, and tourist markets.

The LLBIA's operations are funded through a special tax levy applied to all commercial Class 6 properties, as classified under the BC Assessment Act, within its eighteen-block boundary. This funding structure enables the organization to enhance the business mix, promote new investment, and implement streetscape improvements to enhance the visitor experience. All commercial property owners and licensed business operators within this boundary automatically become eligible members of the organization.

The Polygon Gallery
The Polygon Gallery, established in 2016, operates on City-leased land and serves as a vital cultural institution focused on photography and related media.

The gallery's building design incorporates significant public space through a statutory right of way agreement beneath its distinctive overhang. This area hosts a diverse range of community gatherings, from gallery openings and galas to weddings and community activities, enhancing the Shipyards' cultural vibrancy through its innovative programming and architectural presence.

Museum Of North Vancouver
The Museum of North Vancouver (MONOVA), which opened in December 2021, represents a unique partnership between the City and District of North Vancouver.

Operating both the museum on West Esplanade and the Archives in Lynn Valley, MONOVA serves as a vital repository of North Vancouver's heritage. The institution maintains a particular focus on The Shipyards' industrial legacy through its permanent interactive exhibit and popular "Shipyards Pals" walking tours.

Private Partners

Quay North Urban Development Corporation
Quay North Urban Development Corporation, along with its subsidiary Shipyards Development Ltd., manages several significant assets at The Shipyards, primarily The Commons (including leaseholders Capilano University campus, Joey's and the Seaside Hotel).

Quay North Urban manage and program the Wallace Venue and - via agreement with the City, the Pipe Shop and South Plaza.

Pinnacle International
Pinnacle International's partnership with the City has been instrumental in developing key components of The Shipyards, including residential towers, the Pinnacle Hotel, and various public spaces.

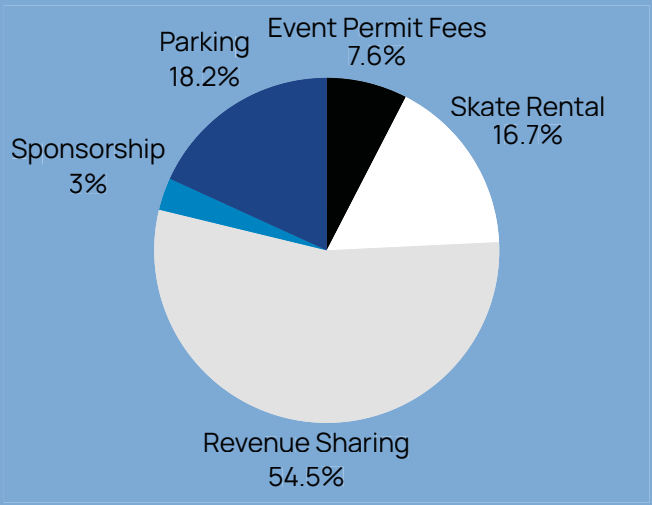
External revenue currently covers approximately 66% of operating costs of The Shipyards

Revenue generated from a variety of sources is an important cost recovery mechanism contributing to the success of The Shipyards.

Revenue Sources include:

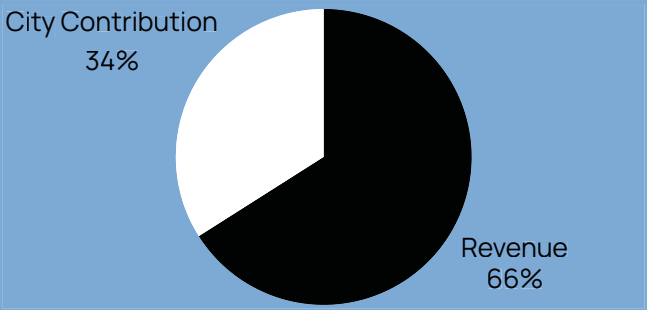
- Central Waterfront Maintenance Fee – vendors at The Commons and Polygon Gallery contribute to the maintenance fee as part of their lease agreements
- Revenue sharing arrangements – as a part of the license agreement for Pipe Shop and Coppersmith Shop
- Parking – a share of revenue from the parkade beneath The Commons
- Moorage fees - for marine use of Burrard Dry Dock Pier and St. Roch Dock. Fees are charged for hourly parking and via moorage agreements for longer or ongoing/regular stays.
- Events and filming utilizing public spaces (including streets, plaza, stages, pier etc.) of The Shipyards
- The Skate Plaza is free for public use, however; skates are available to rent from the Supply Shop. Additionally, private groups may book the rink for a fee (local school groups may book the rink for free)
- Sponsorship agreements with partners and local businesses, primarily for specific events or activations.

REVENUE SOURCES, 2024



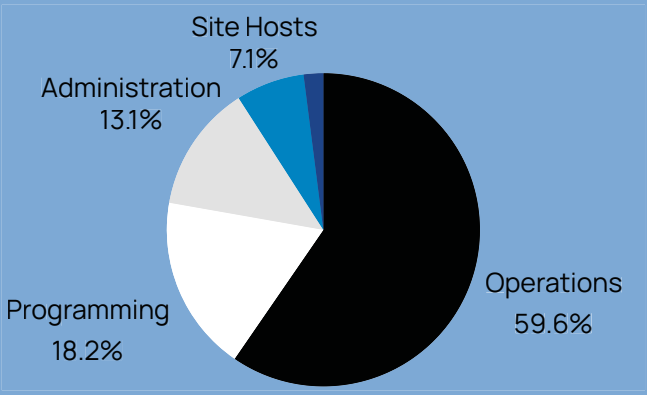
Source: CNV Financial Records

COST RECOVERY PROPORTION, 2024



Source: CNV Financial Records

EXPENSES, 2024



Source: CNV Financial Records



Programming

The programming analysis section examines the vibrant tapestry of events and activations that animate The Shipyards throughout the year.

The Shipyards offers a dynamic range of activities that bring the community together. Events unite people for shared experiences, whether they're enjoying concerts, celebrating cultural moments, or participating in community activities. These occasions create opportunities for collective engagement, where visitors intentionally come together to be part of something larger than themselves. Beyond scheduled events, The Shipyards comes alive through various forms of activation – ongoing activities that add spontaneous energy and interest to the space.

Seasonal activations at The Shipyards transform the public space throughout the year. In the summer months (May to September), The Shipyards Splash Park offers a refreshing water play area for families and children. During winter (December to March), the same space converts into The Shipyards Skate Plaza, the region's largest outdoor skating rink, providing a unique winter recreational experience against the backdrop of the North Shore mountains and waterfront.

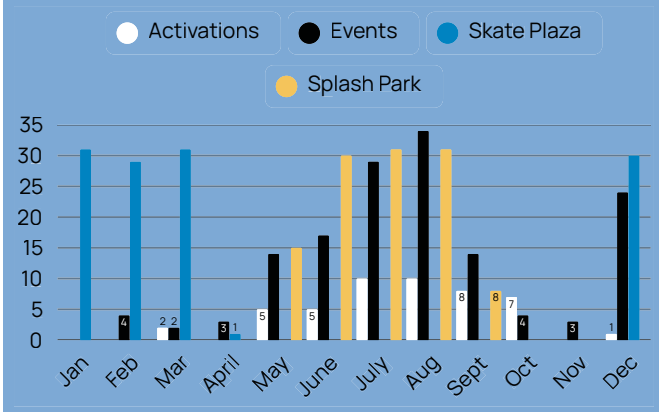
Almost Always Something to Find at The Shipyards

The number of days when an event, activation, or the seasonal skate plaza or splash park are open throughout the year means that 277 days of the year there is something happening at The Shipyards. Of these, 135 where event days – 37% of the year – primarily in the summer when there are multiple events and activations on the same day.

Events at The Shipyards are increasingly significant with larger potential impact. In 2024, 13% were Category C - High Impact "brand building" events, demonstrating growth in signature programming. Events are also becoming increasingly complex, with more elements or experienced offered at each event.

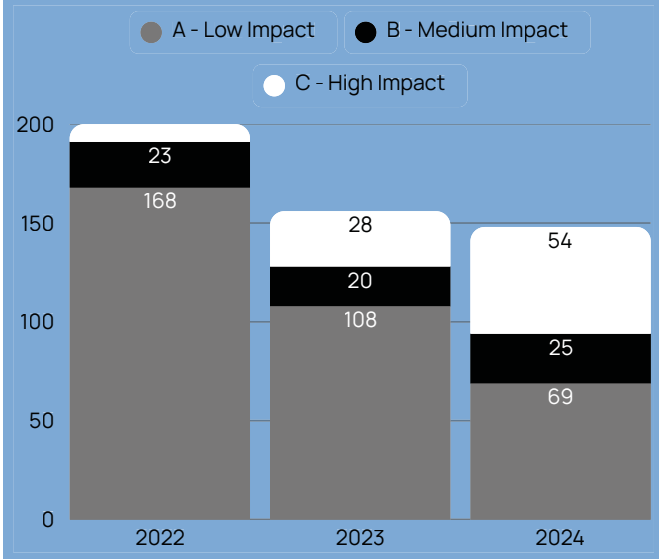
Most events had food and/or beverage vendors (94%) and/or entertainment (91%) Market type events, with artisan or retail vendors are common (60% of event days).

EVENTS AND SEASONAL ACTIVATIONS (SKATE PLAZA AND SPLASH PARK) DAYS PER MONTH, 2024



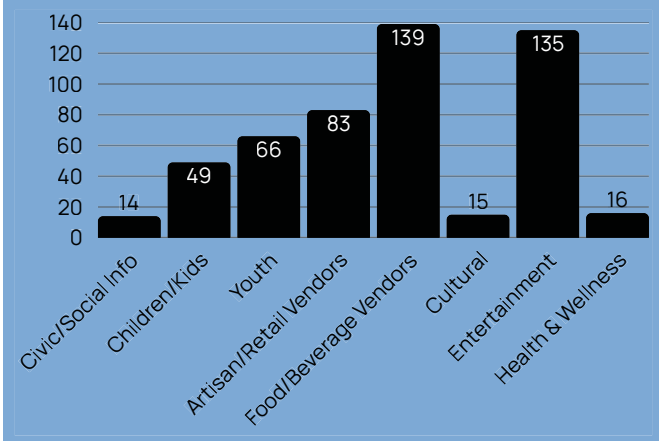
Source: CNV Records (data excludes Pipe Shop, Wallace and inside at Polygon Gallery)

EVENTS BY SIZE/SCOPE, 2022-2024



Source: CNV Records (data excludes Pipe Shop, Wallace and inside at Polygon Gallery)

PROGRAMMING ELEMENTS, 2024



Source: CNV Records (data excludes Pipe Shop, Wallace and inside at Polygon Gallery)

Free Community Events Take Center Stage

96% of all events at The Shipyards in 2024 were free to attend. This is in addition to the free activations throughout the year including the Skate Plaza and Splash Park.

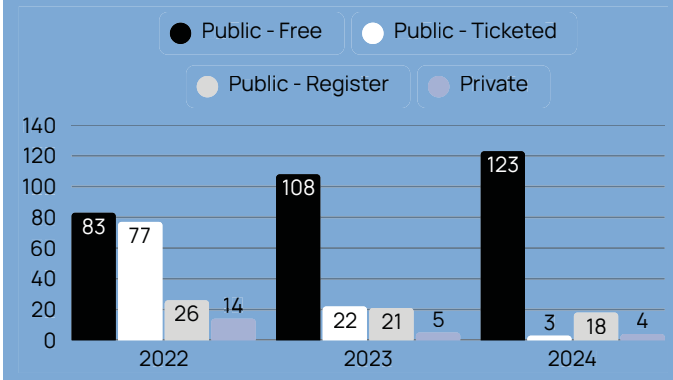
Events that are free to the public or free with registration has risen from 109 days in 2022 to 141 days in 2024.

Ticketed events, by contrast, declined from 77 events in 2022 (primarily outdoor fitness classes and similar during COVID), down to 3 in 2024. Private bookings also decreased, dropping from 20 days in 2021 to 4 days in 2024.

The Shipyards' event programming is delivered through a mixed operational model. The City of North Vancouver directly produces signature events, such as Spirit of The Season and Long Summer Nights, and seasonal activations (the Skate Plaza and Splash Park), however the majority of events are permitted by the City and produced by third-party operators.

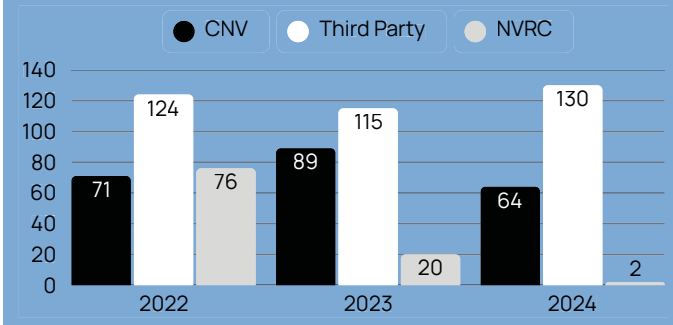
Despite a 50% increase in events over three years, full-time staffing has remained largely unchanged. Balancing growing operational demands with resource limitations is a key challenge.

PROGRAMMING DAYS BY ACCESS, PER YEAR



Source: CNV Records (data excludes Pipe Shop, Wallace and inside at Polygon Gallery)

PROGRAMMING DAYS BY PRODUCER, 2021-2024



Source: CNV Records (data excludes Pipe Shop, Wallace and inside at Polygon Gallery)



Visitors

This section considers visitation data (mobile analytics from Environics Mobilescapes) to examine how different audiences engage with the space throughout the year.

We explore temporal patterns, geographic reach, and demographic characteristics to understand The Shipyards' dual role as a community gathering place and regional destination.

4.9 Million Visits



The Shipyards is both a neighbourhood gathering place and a regional attraction

The Shipyards welcomed 277,059 unique visitors in 2024, people who visit at least once within the year. The site sees approximately 13,000 visitors per day.

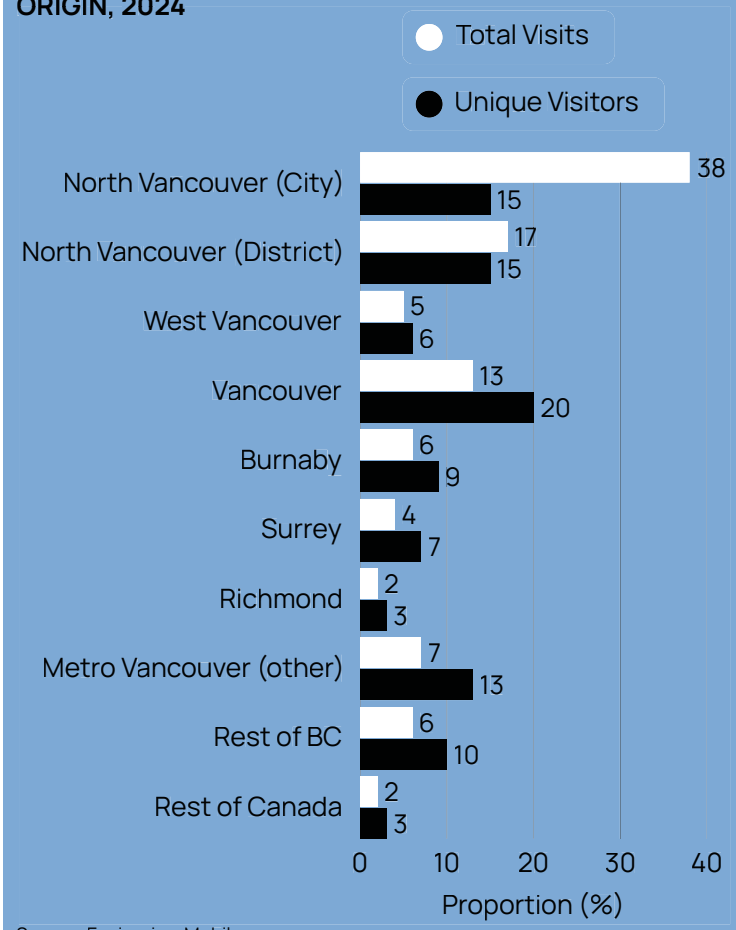
Visitors from the Vancouver Metropolitan Area, excluding the City and District of North Vancouver, are the most common individual visitor, representing a combined total of 58% of unique visitors and 36% of total visits.

City residents account for the most total visits, 38% and about 15% of unique visitors; which is about 42,500 people - or about 63% of all the residents of the City.

On average, across all visitors, people return 17.8 times within 2024, a testament to its appeal. City residents have the highest average rate of return (44 times per year).

Local residents visit often, but represent a small market. Staying relevant, interesting and engaging for local audiences is an ongoing opportunity. Additionally, there is an opportunity to attract more new and returning visitors from the region, by expanding and enhancing the experience offered by The Shipyards.

VISITORS TO THE SHIPYARDS, PROPORTION BY ORIGIN, 2024



Source: Environics, Mobilescapes



277,000 Unique Visitors

Afternoons and evenings are busy, throughout the week

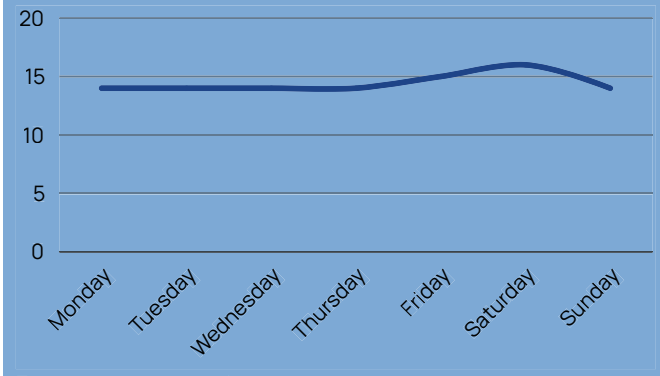
Visitation is consistent throughout the week, with a slight uplift on Friday and Saturday. This balanced distribution pattern indicates successful activation of the space throughout the week, serving both as a vibrant weekday destination and weekend attraction.

Peak visitation is during the evening commute and evening hours (3pm through til 9pm), representing 41% of all visits. Substantial activity during midday periods from 12pm til 3pm (17% of total visits), indicates strong lunchtime and early afternoon appeal.

This temporal distribution highlights The Shipyards' particular strength as an after-work and evening entertainment destination.

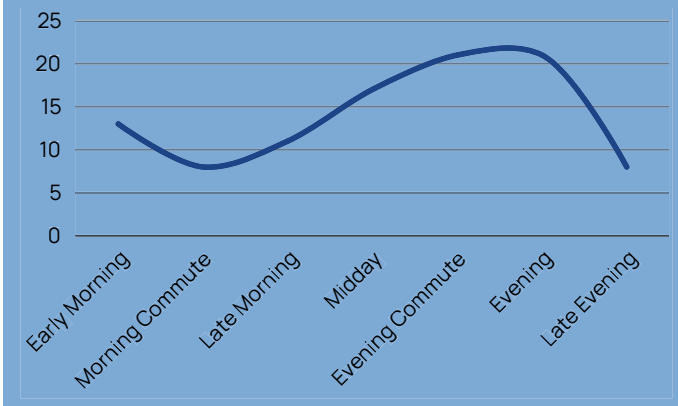
Demand is expected to rise, if visitation grows in line with projected population growth (approximately 22-26%) this could mean more than 1.3M additional visitors by 2035.

PROPORTION OF TOTAL VISITS BY DAY OF THE WEEK, 2024



Source: Environics, Mobilescapes

PROPORTION OF TOTAL VISITS BY TIME OF THE DAY, 2024



Source: Environics, Mobilescapes

Millennials and families shape the visitor base

The Shipyards appeals most strongly to Millennials and younger adults, while maintaining steady engagement from families with children and moderate participation from older adults.

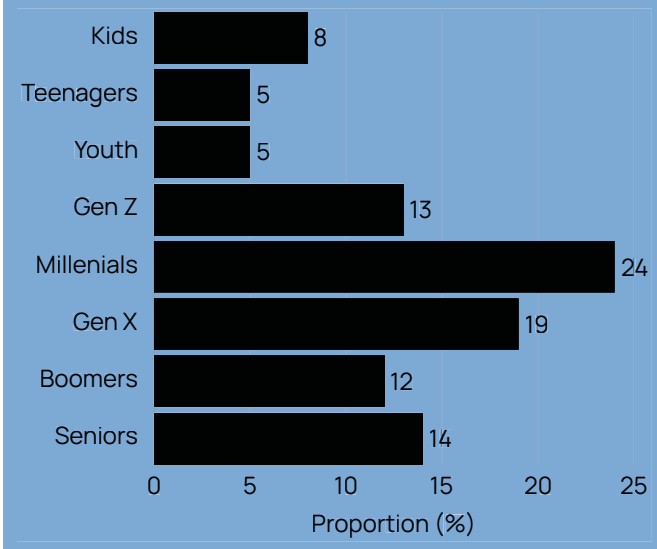
The Shipyards attracts proportionally more Millennials (30-44) compared to the North Shore demographic average. Kids (0-9) and Gen Z (20-29) are represented as expected, other age cohorts are slightly underrepresented.

The Shipyards predominantly attracts smaller households, with one and two-person households comprising 67% of visitors.

Approximately 35% of visitors to The Shipyards are from households with children.

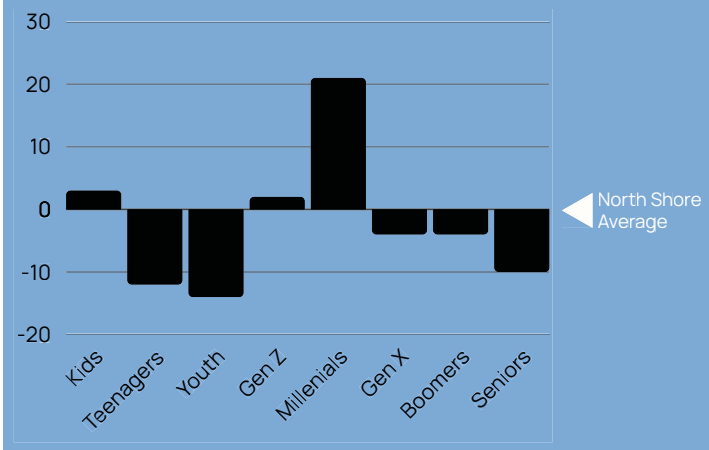
Families with young children, particularly those with children aged 0–4 and 5–9, are over-represented relative to the North Shore average. Whereas families with teenagers are less likely to visit.

PROPORTION OF TOTAL VISITS BY AGE, 2024



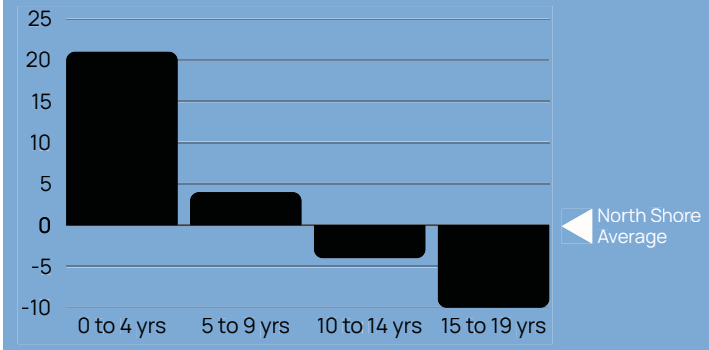
Source: Environics, Mobilescapes

VISITOR AGE GROUP COHORTS, 2024, INDEXED AGAINST NORTH SHORE DEMOGRAPHIC AVERAGE



Source: Environics, Mobilescapes

AGE OF CHILDREN IN VISTOR HOUSEHOLDS, 2024, INDEXED AGAINST NORTH SHORE DEMOGRAPHIC AVERAGE



Source: Environics, Mobilescapes

A diverse crowd reflecting metro Vancouver

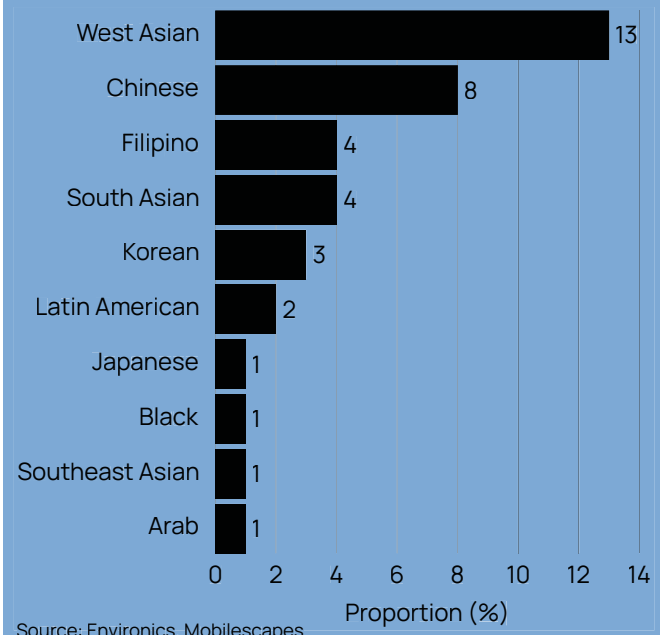
The Shipyards attracts a highly diverse audience. Among visible minority groups, West Asian visitors are the most represented, accounting for 13% of all visitors and indexing 11% higher than the north shore demographic average.

Overall, the visitors to The Shipyards are much more diverse than the North Shore demographic average, representing communities from all over Metro Vancouver.

The Shipyards is an inclusive and culturally resonant gathering place, attracting a diverse range of communities and showing particularly strong engagement from Korean, Black, Latin American, and West Asian visitors.

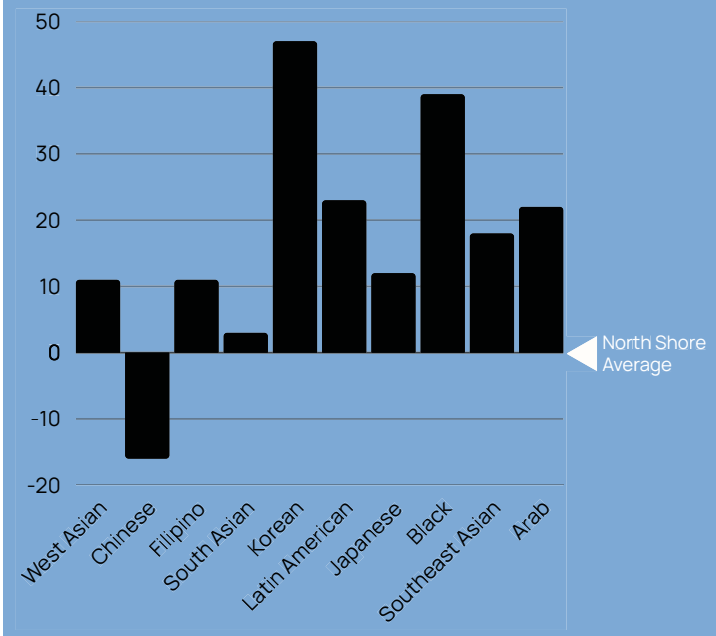
About 2.8% of visitors to the Shipyards identify as Indigenous, which is slightly lower than the Metro Vancouver average (4.2%), and the same as the average representation across the North Shore.

PROPORTION OF TOTAL VISITS BY VISIBLE MINORITY, 2024



Source: Environics, Mobilescapes

VISITOR VISIBLE MINORITY GROUPS, 2024, INDEXED AGAINST NORTH SHORE DEMOGRAPHIC AVERAGE



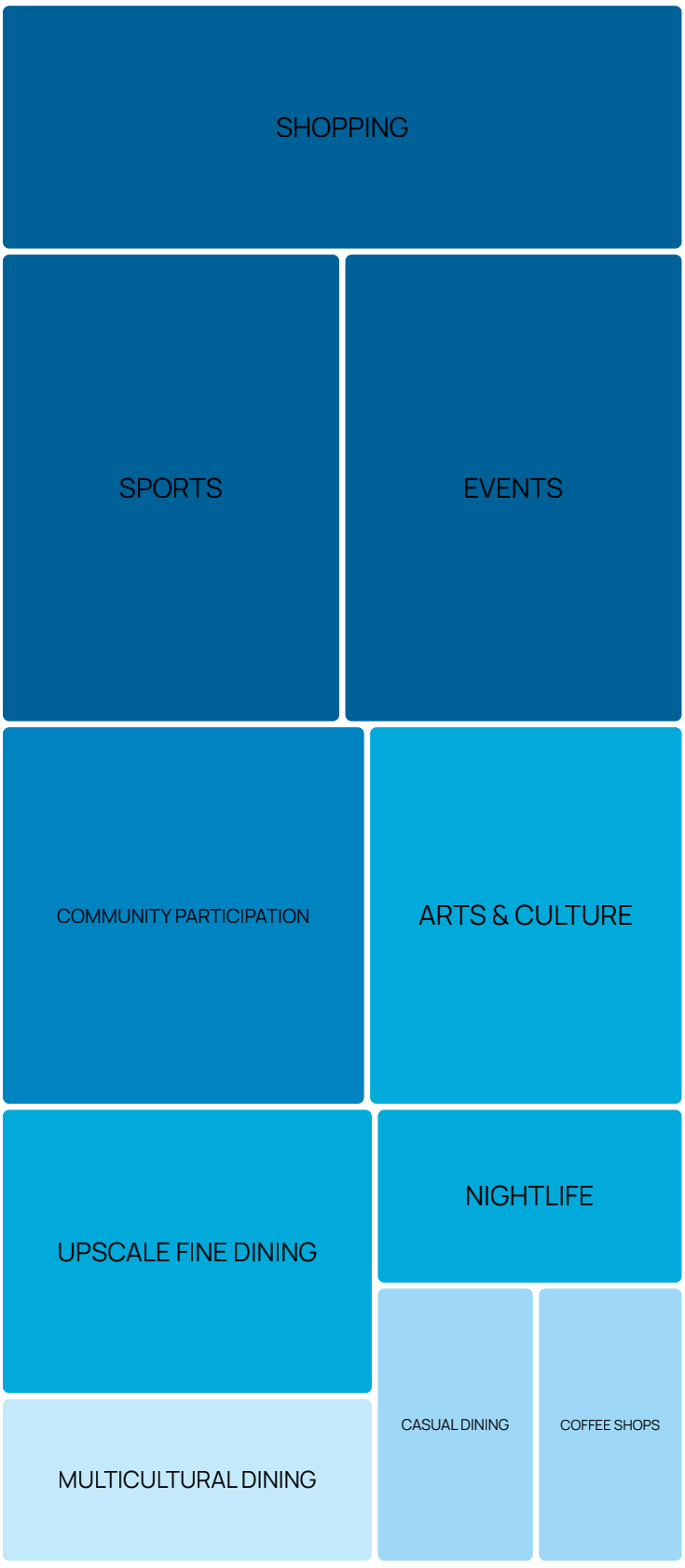
Source: Environics, Mobilescapes

Active, social, and retail-driven experiences are a drawcard for current visitors

The Shipyards attracts a highly engaged audience, with the vast majority of visitor segments showing strong interest in shopping (100%), sports (90%), and events (90%).

As more destination public places in Metro Vancouver emerge, The Shipyards will become one of many options for visitors. The Shipyards can offer a unique experience, by regularly changing, or providing opportunities not available elsewhere. This is an opportunity to showcase North Vancouver's identity on a bigger stage.

COMMON INTERESTS AMOUNG CURRENT VISITORS, 2024



Source: Environics, Mobilescapes (PRIZM Segment analysis)



Economic Impact

The economic impact section estimates the direct spending generated by The Shipyards in Lower Lonsdale, gleaned via consumer spending data from Moneris in combination with visitation data collected via Environics Mobilescapes.

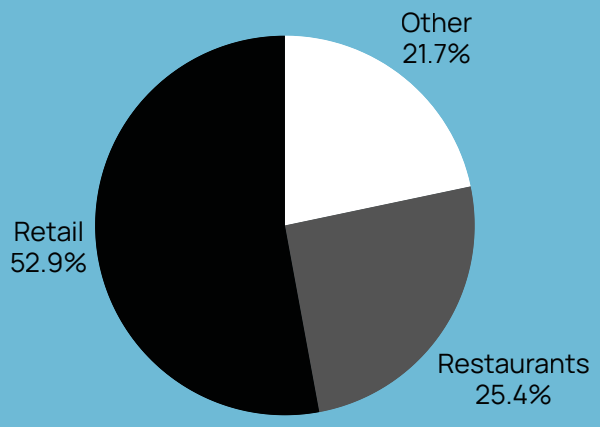
Every $1 the City of North Vancouver invested in operating The Shipyards in 2024 could drive $84 of spending at restaurants & retail

81% of visitors that visit The Shipyards also visit Lower Lonsdale during their visit. Representing about 40% of all customers in Lower Lonsdale. This supports the many businesses within the precinct, building economic vibrancy.

The combined retail and restaurant sectors account for approximately 78% of all spending, representing the core commercial activity in Lower Lonsdale and The Shipyards. Retail dominates with slightly more than half of all transactions, reflecting the district's strong shopping appeal, while restaurants capture around a quarter of spending, underscoring the importance of the dining and culinary experience to visitors.

While restaurant spend is fairly consistent, retail spending demonstrates a strong relationship between distance traveled and transaction value. This indicates that travelling visitors are more likely to make intentional, higher-value retail purchases as part of a broader destination experience.

PROPORTION OF CONSUMER SPENDING BY CATEGORY, 2024



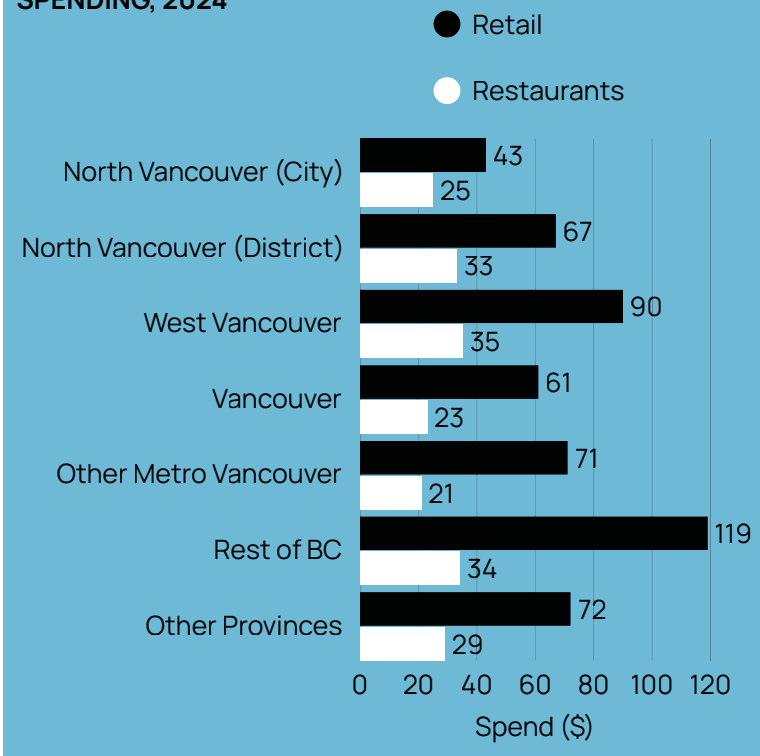
Source: Moneris

AVERAGE SPEND PER TRANSACTION BY SPENDING CATEGORY, 2024



Source: Moneris

AVERAGE SPEND PER TRANSACTION, BY CARDHOLDER ORIGIN - RESTAURANTS & RETAIL SPENDING, 2024



Source: Moneris


$207M+
potential spending
per year

Visitors from Metro Vancouver, represent $180M of potential spending each year

A significant share of spending comes from visitors from the Metro Vancouver area, demonstrating the strength of local engagement with The Shipyards.

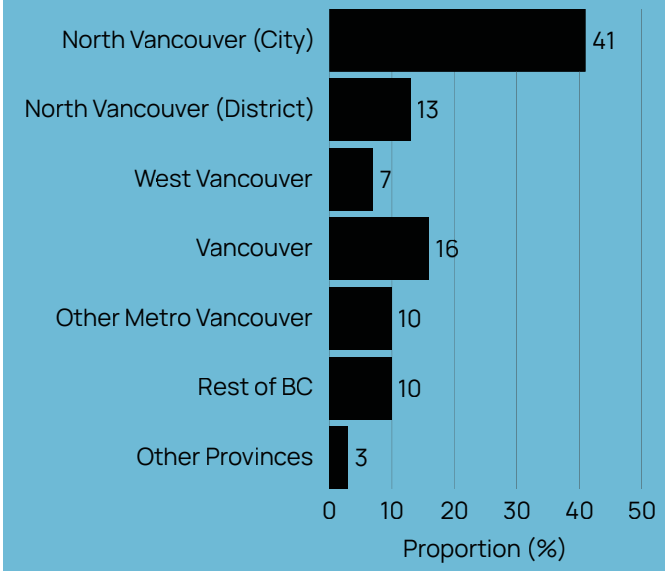
Visitors from throughout BC and West Vancouver spend the most per transaction, on average.

Local residents contribute significantly to the overall volume of visitation, sustaining the precinct's base economy through frequent engagement and consistent day-to-day spending.

Non-local visitors account for a smaller share of visits but generate higher per-transaction values ranging from $38 to $69, resulting in important net new economic contributions.

The Shipyards' economic strength lies in the balance between these groups: local residents provide vibrancy and regular activity (41% of spending), while regional and provincial visitors deliver higher-value spending that extends the area's overall economic footprint (59% of spending).

PROPORTION OF TOTAL SPENDING BY CARDHOLDER ORIGIN, 2024



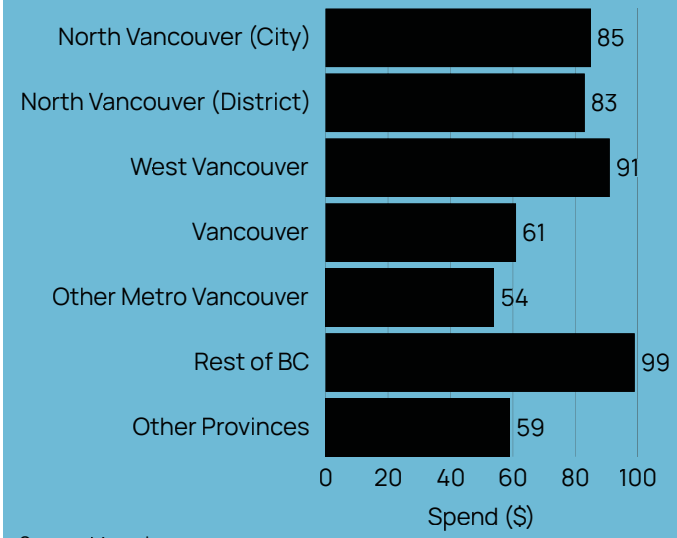
Source: Moneris

AVERAGE SPEND PER TRANSACTION, BY CARDHOLDER ORIGIN, 2024

$86	BC
$82	West Vancouver
$63	Other Provinces
$63	District of North Vancouver
$46	Metro Vancouver
$45	City of North Vancouver

Source: Moneris

AVERAGE SPEND PER CARDHOLDER, BY CARDHOLDER ORIGIN, 2024



Source: Moneris

General Manager	CAO

The Corporation of **THE CITY OF NORTH VANCOUVER**
OFFICE OF THE DEPUTY CHIEF ADMINISTRATIVE OFFICER

REPORT

To: Mayor Linda Buchanan and Members of Council

From: Anna Pogosjan, City Solicitor

Subject: HOUSEKEEPING BYLAW AMENDMENTS

Date: May 21, 2026 File No: 01-0110-01-0001/2026

The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.

RECOMMENDATION

PURSUANT to the report of the City Solicitor, dated May 21, 2026, entitled "Housekeeping Bylaw Amendments":

THAT the following bylaws be considered for readings:

- "Business Licence Bylaw, 2018, No. 8640, Amendment Bylaw, 2026, No. 9163" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2026, No. 9164" (Housekeeping Amendments);
- "Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2026, No. 9165" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Consumption of Liquor in Public Places Bylaw, 2020, No. 8781, Amendment Bylaw, 2026, No. 9166" (Housekeeping Amendments);
- "Cosmetic Pesticide Use Control Bylaw, 2009, No. 8041, Amendment Bylaw, 2026, No. 9167" (Housekeeping Amendments);
- "Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2026, No. 9168" (Housekeeping Amendments);
- "Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2026, No. 9169" (Housekeeping Amendments);
- "Fireworks Regulation Bylaw, 2005, No. 7677, Amendment Bylaw, 2026, No. 9170" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Graffiti Bylaw, 1995, No. 6696, Amendment Bylaw, 2026, No. 9171" (*Offence Act* Fine Limits);

- "Heritage Conservation Procedures Bylaw, 2013, No. 8292, Amendment Bylaw, 2026, No. 9172" (Housekeeping Amendments);
- "City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2026, No. 9173" (Housekeeping Amendments);
- "Minimum Maintenance Standards Bylaw, 1978, No. 5124, Amendment Bylaw, 2026, No. 9174" (*Offence Act* Fine Limits);
- "Noise Control Bylaw, 2021, No. 8885, Amendment Bylaw, 2026, No. 9175" (*Offence Act* Fine Limits);
- "City of North Vancouver Nuisance Abatement Bylaw, 1986, No. 5659, Amendment Bylaw, 2026, No. 9176" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2026, No. 9177" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Properties Involving Controlled Substances Bylaw, 2004, No. 7598, Amendment Bylaw, 2026, No. 9178" (Housekeeping Amendments);
- "Radio Amplification Bylaw, 2021, No. 8853, Amendment Bylaw, 2026, No. 9179" (Housekeeping Amendments);
- "Real Property Regulation Bylaw, 2006, No. 7831, Amendment Bylaw, 2026, No. 9180" (*Offence Act* Fine Limits);
- "Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931, Amendment Bylaw, 2026, No. 9181" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Rodent Control Bylaw, 1998, No. 5899, Amendment Bylaw, 2026, No. 9182" (*Offence Act* Fine Limits);
- "Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2026, No. 9183" (Housekeeping Amendments);
- "Sign Bylaw, 1992, No. 6363, Amendment Bylaw, 2026, No. 9184" (Housekeeping Amendments);
- "Slingshots and Dangerous Devices Bylaw, 1976, No. 4945, Amendment Bylaw, 2026, No. 9185" (Housekeeping Amendments);
- "Smoking Regulation Bylaw, 1998, No. 7026, Amendment Bylaw, 2026, No. 9186" (*Offence Act* Fine Limits);
- "Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2026, No. 9187" (Housekeeping Amendments);
- "City of North Vancouver Stream and Drainage System Protection Bylaw, 2003, No. 7541, Amendment Bylaw, 2026, No. 9188" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2026, No. 9189" (*Offence Act* Fine Limits);
- "Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2026, No. 9190" (Housekeeping Amendments);
- "Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2026, No. 9191" (Housekeeping Amendments);
- "Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2026, No. 9192" (Housekeeping Amendments and *Offence Act* Fine Limits);
- "Obsolete Bylaw Repeal Bylaw, 2026, No. 9193".

ATTACHMENTS

1. Tracked changes version of "Business Licence Bylaw, 2018, No. 8640" (CityDocs 2805190)
2. Tracked changes version of "Bylaw Notice Enforcement Bylaw, 2018, No. 8675" (CityDocs 2799716)
3. Tracked changes version of "Construction Regulation Bylaw, 2003, No. 7390" (CityDocs 2805174)
4. Tracked changes version of "Consumption of Liquor in Public Places Bylaw, 2020, No. 8781" (CityDocs 2808207)
5. Tracked changes version of "Cosmetic Pesticide Use Control Bylaw, 2009, No. 8041" (CityDocs 2792745)
6. Tracked changes version of "Development Procedures Bylaw, 2001, No. 7343" (CityDocs 2792748)
7. Tracked changes version of "Fire Bylaw, 2021, No. 8852" (CityDocs 2792750)
8. Tracked changes version of "Fireworks Regulation Bylaw, 2005, No. 7677" (CityDocs 2808211)
9. Tracked changes version of "Graffiti Bylaw, 1995, No. 6696" (CityDocs 2769418)
10. Tracked changes version of "Heritage Conservation Procedures Bylaw, 2013, No. 8292" (CityDocs 2792752)
11. Tracked changes version of "City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575" (CityDocs 2792754)
12. Tracked changes version of "Minimum Maintenance Standards Bylaw, 1978, No. 5124" (CityDocs 2769423)
13. Tracked changes version of "Noise Control Bylaw, 2021, No. 8885" (CityDocs 2769460)
14. Tracked changes version of "City of North Vancouver Nuisance Abatement Bylaw, 1986, No. 5659" (CityDocs 2805131)
15. Tracked changes version of "Parks Regulation Bylaw, 1996, No. 6611" (CityDocs 2805100)
16. Tracked changes version of "Properties Involving Controlled Substances Bylaw, 2004, No. 7598" (CityDocs 2805096)
17. Tracked changes version of "Radio Amplification Bylaw, 2021, No. 8853" (CityDocs 2792768)
18. Tracked changes version of "Real Property Regulation Bylaw, 2006, No. 7831" (CityDocs 2769429)
19. Tracked changes version of "Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931" (CityDocs 2812220)
20. Tracked changes version of "Rodent Control Bylaw, 1988, No. 5899" (CityDocs 2769436)
21. Tracked changes version of "Sewerage and Drainage Utility Bylaw, 1995, No. 6746" (CityDocs 2792773)
22. Tracked changes version of Sign Bylaw, 1992, No. 6363 (CityDocs 2805085)
23. Tracked changes version of "Slingshots and Dangerous Devices Bylaw, 1976, No. 4945" (CityDocs 2800939)

24. Tracked changes version of "Smoking Regulation Bylaw, 1998, No. 7026" (CityDocs 2769437)
25. Tracked changes version of "Solid Waste Management Service Bylaw, 1997, No. 6920" (CityDocs 2800956)
26. Tracked changes version of "City of North Vancouver Stream and Drainage System Protection Bylaw, 2003, No. 7541" (CityDocs 2800960)
27. Tracked changes version of "Street and Traffic Bylaw, 1991, No. 6234" (CityDocs 2769446)
28. Tracked changes version of "Tree Bylaw, 2022, No. 8888" (CityDocs 2792795)
29. Tracked changes version of "Water Utility Bylaw, 1994, No. 6417" (CityDocs 2805079)
30. Tracked changes version of "Wharf Regulation Bylaw, 2005, No. 7665" (CityDocs 2800951)
31. "Business Licence Bylaw, 2018, No. 8640, Amendment Bylaw, 2026, No. 9163" (Housekeeping Amendments and *Offence Act* Fine Limits) (CityDocs 2810228)
32. "Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2026, No. 9164" (Housekeeping Amendments) (CityDocs 2799696)
33. "Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2026, No. 9165" (Housekeeping Amendments and *Offence Act* Fine Limits) (CityDocs 2813036)
34. "Consumption of Liquor in Public Places Bylaw, 2020, No. 8781, Amendment Bylaw, 2026, No. 9166" (Housekeeping Amendments) (CityDocs 2792710)
35. "Cosmetic Pesticide Use Control Bylaw, 2009, No. 8041, Amendment Bylaw, 2026, No. 9167" (Housekeeping Amendments) (CityDocs 2813056)
36. "Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2026, No. 9168" (Housekeeping Amendments); (CityDocs 2813070)
37. "Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2026, No. 9169" (Housekeeping Amendments); (CityDocs 2813077)
38. "Fireworks Regulation Bylaw, 2005, No. 7677, Amendment Bylaw, 2026, No. 9170" (Housekeeping Amendments and *Offence Act* Fine Limits) (CityDocs 2792721)
39. "Graffiti Bylaw, 1995, No. 6696, Amendment Bylaw, 2026, No. 9171" (*Offence Act* Fine Limits) (CityDocs 2799768)
40. "Heritage Conservation Procedures Bylaw, 2013, No. 8292, Amendment Bylaw, 2026, No. 9172" (Housekeeping Amendments); (CityDocs 2813097)
41. "City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2026, No. 9173" (Housekeeping Amendments) (CityDocs 2813029)
42. "Minimum Maintenance Standards Bylaw, 1978, No. 5124, Amendment Bylaw, 2026, No. 9174" (*Offence Act* Fine Limits) (CityDocs 2799807)
43. "Noise Control Bylaw, 2021, No. 8885, Amendment Bylaw, 2026, No. 9175" (*Offence Act* Fine Limits) (CityDocs 2799850)
44. "City of North Vancouver Nuisance Abatement Bylaw, 1986, No. 5659, Amendment Bylaw, 2026, No. 9176" (Housekeeping Amendments and *Offence Act* Fine Limits) (CityDocs 2813034)
45. "Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2026, No. 9177" (Housekeeping Amendments and *Offence Act* Fine Limits) (CityDocs 2813101)
46. "Properties Involving Controlled Substances Bylaw, 2004, No. 7598, Amendment Bylaw, 2026, No. 9178" (Housekeeping Amendments) (CityDocs 2813102)
47. "Radio Amplification Bylaw, 2021, No. 8853, Amendment Bylaw, 2026, No. 9179" (Housekeeping Amendments) (CityDocs 2813104)

48. "Real Property Regulation Bylaw, 2006, No. 7831, Amendment Bylaw, 2026, No. 9180" (*Offence Act* Fine Limits) (CityDocs 2799913)
49. "Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931, Amendment Bylaw, 2026, No. 9181" (Housekeeping Amendments and *Offence Act* Fine Limits) (CityDocs 2813107)
50. "Rodent Control Bylaw, 1988, No. 5899, Amendment Bylaw, 2026, No. 9182" (*Offence Act* Fine Limits) (CityDocs 2799936)
51. "Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2026, No. 9183" (Housekeeping Amendments) (CityDocs 2813110)
52. "Sign Bylaw, 1992, No. 6363, Amendment Bylaw, 2026, No. 9184" (Housekeeping Amendments) (CityDocs 2813117)
53. "Slingshots and Dangerous Devices Bylaw, 1976, No. 4945, Amendment Bylaw, 2026, No. 9185" (Housekeeping Amendments) (CityDocs 2813118)
54. "Smoking Regulation Bylaw, 1998, No. 7026, Amendment Bylaw, 2026, No. 9186" (*Offence Act* Fine Limits) (CityDocs 2799941)
55. "Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2026, No. 9187" (Housekeeping Amendments) (CityDocs 2813122)
56. "City of North Vancouver Stream and Drainage System Protection Bylaw, 2003, No. 7541, Amendment Bylaw, 2026, No. 9188" (Housekeeping Amendments and *Offence Act* Fine Limits) (CityDocs 2813035)
57. "Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2026, No. 9189" (*Offence Act* Fine Limits) (CityDocs 2799986)
58. "Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2026, No. 9190" (Housekeeping Amendments) (CityDocs 2813127)
59. "Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2026, No. 9191" (Housekeeping Amendments) (CityDocs 2813130)
60. "Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2026, No. 9192" (Housekeeping Amendments and *Offence Act* Fine Limits) (CityDocs 2813134)
61. "Obsolete Bylaw Repeal Bylaw, 2026, No. 9193" (CityDocs 2806103)

SUMMARY

As part of ongoing efforts to maintain bylaw currency and administrative accuracy, this report presents a package of housekeeping amendments. The proposed changes arise from three sources: consequential amendments required following the adoption of "Delegation Bylaw, 2026, No. 9157" and "Officers Bylaw, 2026, No. 9158"; updates to prescribed fine amounts to align with amendments to the provincial *Offence Act* and its regulations; and minor administrative corrections to address outdated references. The amendments do not alter the substance of the bylaws.

BACKGROUND

On March 30, 2026, Council adopted "Delegation Bylaw, 2026, No. 9157", which consolidated delegated authority provisions across the City's bylaws into a single document for ease of reference and ongoing use. As part of the implementation plan, staff are proposing amendments to align delegations with bylaws to the Delegation Bylaw. This approach will streamline any future delegation updates as part of the intended annual review process.

In 2021, the Province increased the fine limit that a bylaw can establish as a penalty under the *Offence Act* from $10,000 to $50,000. Enforcement clauses have been changed to reflect this new upper limit.

DISCUSSION

The proposed housekeeping changes are mainly focused on ensuring that bylaws align with the new Delegation Bylaw and on incorporating changes to address the increased statutory maximum for *Offence Act* fine limits, with other minor housekeeping items included to maintain consistency of our bylaws.

In addition, the bylaws below are no longer in use; therefore, staff are proposing the following bylaws be repealed by "Obsolete Bylaw Repeal Bylaw, 2026, No. 9193":

- "Application for Subdivision Fee Bylaw, 1974, No. 4647";
- "The Application of Pesticide Notification Bylaw, 1989, No. 5972";
- "Blasting Bylaw, 1954, No. 2287";
- Two amendment bylaws associated to the repealed "Pound and Animals Regulations Bylaw, 1937, No. 1444";
- "Family Suite Application Fee Bylaw, 1988, No. 5890"; and
- "Pool Room Regulations Bylaw, 1963, No. 3308".

FINANCIAL IMPLICATIONS

There are not anticipated to be significant financial implications due to these amendments; some additional revenue may arise due to fine increases.

INTER-DEPARTMENTAL IMPLICATIONS

Staff from Legal Services, Legislative Services and Bylaw Services worked collaboratively to combine the proposed housekeeping amendments.

STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS

Bylaw updates support the commitment in Council's Strategic Plan to being Open, Responsible, Progressive, Engaged and Informed:

- **Open**: The regular updates to bylaws enhance transparency by helping to promote clear decision-making authority in accessible formats for staff, Council, and the public.

- **Responsible**: Clear delegation structures enhance accountability, reduce risk of invalid decisions, and ensure appropriate oversight of City resources and decisions. Regular updates ensure consistency and promote compliance.

- **Progressive**: Modern governance frameworks and organizational structures position the City to respond effectively to evolving community needs and provincial requirements.

- **Engaged and Informed**: These bylaw updates help to complete a transparent governance framework that help the organization move forward together.

RESPECTFULLY SUBMITTED:



Anna Pogosjan
City Solicitor

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8640

A Bylaw to provide for the granting of business Licences, to fix and impose Licence fees and regulate certain trades, occupations and businesses in the City of North Vancouver.

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

PART 1 – TITLE

This Bylaw shall be known and cited for all purposes as **"Business Licence Bylaw, 2018, No. 8640".**

PART 3 – DEFINITIONS

"**Business Licence Delegate**" means a person with the delegated power of "Business Licencing" in Table 3, Column A of the Delegation Bylaw.

"**Bylaw Enforcement ~~Officer~~Delegate**" means a person with the delegated power of "Enforcement of the City's bylaws; issuing bylaw notices" in Table 4, Column A of the Delegation Bylaw, and for the purposes of this bylaw includes the Manager – Bylaw Services, Bylaw Enforcement Officer, Bylaw Services Supervisor, ~~Licensing Inspector~~Business Licence Delegates, Building Officials or other persons acting in another capacity on behalf of the City properly delegated by Council for the purpose of enforcement of the Business Licence Bylaw of the City.

"**Child Care Licence Delegate**" means a person with the delegated power of "Business licensing for child care facilities in a residential zone for 12 or fewer children that are not referred to Council" in Table 3, Column A of the Delegation Bylaw.

"**City Solicitor**" shall mean the Solicitor duly appointed for the City.

"**Delegation Bylaw**" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time.

"**Financial Officer**" means a person designated as a Financial Officer under section 149 of the *Community Charter* pursuant to Table 1 of the Delegation Bylaw.

~~"**Inspector**" shall mean the person appointed from time to time by Bylaw or resolution of the Council as Licence Inspector of the City for the purpose of enforcing and carrying out the provisions of this Bylaw and shall include any acting or assistant Licence Inspector, or their delegates.~~

"**Neighbourhood Consultation Delegate**" means a person with the delegated power of "Approval of neighbourhood consultation plans for child care facility business licence applications referred by Council to a public meeting" in Table 3, Column A of the Delegation Bylaw.

~~"**Solicitor**" shall mean the Solicitor duly appointed for the City.~~

401 All Business Premises to be Approved

All premises in or upon which the applicant proposes to carry on or conduct any business, trade, profession or other occupation in respect of which they are required to hold a Licence pursuant to the provisions of this Bylaw; shall first be approved by the ~~Inspector~~Business Licence Delegate before any such Licence is granted; and the applicant shall, upon request, produce certificates or letters of approval as may be required by federal, provincial or municipal authorities.

402 All Fees to be Paid to Financial Officer~~Director of Finance~~

All fees shall be paid to the Financial Officer ~~Director of Finance of the Municipality~~ who shall deal with them in the manner provided in the Community Charter.

403 Application to be made to ~~Inspector~~Business Licence Delegate

The application for a Licence for the first time, or a transfer of a Licence shall be signed by the owner of the business or their duly authorized agent, provided that in the case of partnerships or multiple owners any one of such owners or partners may apply and such owner or partner applying shall be deemed to be the duly authorized agent of all the owners or of the partnership.

404 Failure to Give True Information an Infraction

Any person making application for a Licence under the provisions of this Bylaw shall, at the time of making such application for such Licence, make a true and correct statement in writing disclosing the nature and character of such business to be carried on by the applicant, the address of such business, the number of persons engaged or occupied in such business and any other information which the ~~Inspector~~Business Licence Delegate may require at the time of application and from time to time during the currency of the Licence and any Persons failing to do so, or any person guilty of concealing any material fact, which under the provisions of this Bylaw should be disclosed as hereinbefore set forth, shall be guilty of an infraction of this Bylaw and shall be liable to the penalties hereby imposed.

405 Licence Fees

(1) The application form shall be delivered to the ~~Inspector~~Business Licence Delegate and shall be accompanied by the fee as set out in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000". *[Bylaw 9046, July 22, 2024]*

(3) The ~~Inspector~~Business Licence Delegate and their designate(s) are authorized to classify Businesses according to the types of Business and to further classify each type of Business according to the extent of the Business on the basis of any of the following factors, or combination of them:

406 Licence

(5) The fee payable in respect of a change in the location of the premises authorized by the ~~Inspector~~Business Licence Delegate, shall be as set out in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000". *[Bylaw 9046, July 22, 2024]*

407 Licence to Operate Necessary

No Person shall carry on, within the Municipality, any Business unless they are the holder of a valid and subsisting Licence issued to them under this Bylaw by the ~~Inspector~~Business Licence Delegate, and shall have paid in advance therefore, to the ~~Inspector~~Business Licence Delegate, the sum as set out in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000" and it shall be incumbent upon each Person to renew such Licence prior to the beginning of each licensing period as long as such Business is being carried on. *[Bylaw 9046, July 22, 2024]*

411 Licence Transfers

No Person to whom a Licence has been issued under this Bylaw shall change the location of the premises in which they carry on their Business, trade, Profession, or other occupation without first having applied to the ~~Inspector~~Business Licence Delegate to have their Licence altered; and the powers, conditions, requirements and procedure relating to the granting or refusal of Licences and appeals thereon, shall apply to all such applications.

413 Notification Where Changes Affect Licence

Where the Licence fee for any business, occupation or calling licensed under this Bylaw is based on the number of chairs, seats, tables, apartments, suites, units, rooms or the capacity of accommodation available, or in whatsoever manner the Licence fee is based; no Person shall change the number of chairs, seats, tables, apartments, suites, units, rooms or the capacity or accommodation available or any other condition upon which the said Licence is based without having first notified the ~~Inspector~~Business Licence Delegate and paid any additional Licence fee which may be payable under this Bylaw as a result of such change.

415 Licence Renewal

On or before the day before the Anniversary Date of a Business Licence, the Licence holder shall renew their Business Licence for the following 12 month period, in the form established by the ~~Inspector~~Business Licence Delegate and accompanied by payment of the applicable licence fee set out in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000". *[Bylaw 9046, July 22, 2024]*

416 Licence Period

A Licence issued under this Bylaw shall be valid for one year from the date of issuance and shall expire on the Anniversary Date of the calendar year following issuance except:

(1) The period of a Licence in respect of a theatre, including drive-in theatre, amusement hall, concert hall, music hall, opera house, rink, amusement park, or other place of amusement, entertainment, or exhibition may be determined by the ~~Inspector~~Business Licence Delegate for any period less than 364 days provided

418 Power of ~~Inspector~~Business Licence Delegate

(1) The ~~Inspector~~Business Licence Delegate may grant or transfer a Licence if satisfied that the applicant has complied with all requirements of the Bylaws of the

Municipality and of all other applicable laws, regulations and standards, including any requirements as to professional, trade, or other qualifications.

(2) The ~~Inspector~~Business Licence Delegate may establish terms and conditions that must be met for obtaining, continuing to hold, transferring or renewing a License, including conditions related to:

(e) Requirements that, in the opinion of the ~~Inspector~~Business Licence Delegate, are necessary to ensure that the Licensed Business does not have a negative impact on the public, the neighbourhood or other businesses in the vicinity of the premises.

(3) The ~~Inspector~~Business Licence Delegate may refuse, suspend or cancel a Licence for reasonable cause, including but not limited to circumstances where an applicant or Licence holder:

(d) has been convicted, or a proprietor, partner, director or officer of the Business has been convicted, of an offence of a nature that, or was committed under circumstances in which, in the opinion of the ~~Inspector~~Business Licence Delegate, directly relates to public health, safety or welfare of the public and directly relates to the fitness of the individual to engage in the business, trade, profession or other occupation for which the Licence would be issued or was issued; or in the opinion of the ~~Inspector~~Business Licence Delegate, has engaged in misconduct which warrants the suspension of the Licence if the misconduct is in respect of the business for which the Licence has been issued or with respect to the premises named in the Licence.

(4) Any suspension of a Licence will be for the period determined by the ~~Inspector~~Business Licence Delegate, and the ~~Inspector~~Business Licence Delegate may impose additional conditions on the Licence prior to lifting the suspension.

419 Reconsideration of Licence Suspension

(1) The refusal, suspension or cancellation of a Licence by the ~~Inspector~~Business Licence Delegate shall be made in writing, signed by the ~~Inspector~~Business Licence Delegate and served on the applicant for or person holding such Licence or delivered to the applicant or Licence holder by registered mail to the address given by the Applicant or Licence holder on the application for the Licence.

(2) A notice of suspension of Licence may be posted by the ~~Inspector~~Business Licence Delegate upon the premises for which the Licence was issued, and such notice shall not be removed until the Licence is reinstated, the former Licence holder ceases to occupy the premises, or a new Business other than the one carried on by the former Licence holder is started in the premises.

(3) If the ~~Inspector~~Business Licence Delegate cancels, refuses or suspends a Licence, the Licence holder who is subject to the decision may request that Council reconsider the matter.

420 Right of ~~Inspector~~Business Licence Delegate to Grant

(1) The ~~Inspector~~Business Licence Delegate shall have the power to grant, issue or transfer licences as hereinafter provided and subject to the provisions of Section 154 (1) (b) of the Act.

(2) Before any Licence is issued, the ~~Inspector~~Business Licence Delegate shall satisfy them self that where applicable, the Applicant has complied in all respects with the Provincial requirements as to professional, trade, or other qualifications.

500 Adult Movie Theatre

(9) No Person shall conduct, carry on or suffer or permit to be conducted or carried on any mock auction without having first obtained a permit from the ~~Inspector~~Business Licence Delegate.

(11) Application for the permit referred to in subsections (10) and (11) shall be made in writing to the ~~Inspector~~Business Licence Delegate and any such application shall include an inventory of the goods to be sold showing the cost to the Applicant. Such inventory shall be verified by statutory declaration.

(12) No person shall erect, display or exhibit any Sign or advertising of any nature using the word or words "auction", “action", “auction sale", “action sale" or any other words or words similar to the word auction, in connection with any sale other than a bona fide auction sale conducted by a Licensed Auctioneer. Charity, or fund-raising auctions may be excluded from this prohibition at the discretion of the ~~Inspector~~Business Licence Delegate.

507 Body Rub

(1) Every proprietor of a Body Rub Parlour must:

(a) provide the Chief of Police or their designate, and the ~~Inspector~~Business Licence Delegate with the name, age, address and current picture identification of every person to be employed or engaged in the business together with any additional information as the Chief of Police or their designate or ~~Inspector~~Business Licence Delegate may require;

(b) notify the Chief of Police or their designate and the ~~Inspector~~Business Licence Delegate within 24 hours of any change in the personnel employed or engaged in the business;

(d) maintain, at the location duly licensed and for the purpose of inspection by the ~~Inspector~~Business Licence Delegate or the Chief of Police or their designate, a written record, in the form to be approved by the ~~Inspector~~Business Licence Delegate, of every service provided, clearly identifying the name, current address and telephone number of any person provided such service, and shall maintain that record for a period not less than six months after such service was provided.

(3) Every proprietor of a Body Rub Parlour must provide a floor plan of the entire premises in the scale and detail as may be prescribed by the ~~Inspector~~Business Licence Delegate, and when any alterations are to be made to the premises,

revised plans must be submitted to the ~~Inspector~~Business Licence Delegate for approval prior to any work taking place.

508 Building Contractors

Every Person Licensed as a "Building Contractor" shall on the written request of the ~~Inspector~~Business Licence Delegate provide the ~~Inspector~~Business Licence Delegate with a list of all sub-trades engaged on each specific job, on a form prescribed by the ~~Inspector~~Business Licence Delegate; failure, neglect or refusal to submit each list within two weeks of delivery of such written request shall be an infraction of this Bylaw and render such "Building Contractor" liable to the penalties hereby imposed.

509 Child Care Facility

(4) Every Applicant for a Business Licence to operate a Child Care Facility that is referred by Council to a Public Meeting shall:

(a) Undertake a neighbourhood consultation plan that will include, but is not limited to, meeting with area residents to share information on the proposed facility, the number of children the facility is to be licensed for, hours of operation, the types of programs being offered, the plans for traffic management, staff contact information, mitigation measures, and conflict resolution options. The neighbourhood consultation plan will be prepared to the satisfaction of the ~~Director, Community Services~~Neighbourhood Consultation Delegate and executed four weeks prior to the Public Meeting;

(6) The issuance of a Business Licence for a Child Care Facility that is not referred to Council is at the discretion of ~~Director, Community Services~~Child Care Licence Delegate.

511 Commercial Parking Lots

It shall be a condition of the granting of a Licence to any person to carry on the Business of a commercial parking lot that they shall post on the parking lot one sign at each entrance and one sign at each exit of such parking lot, stating in wording clearly legible by day or night to the satisfaction of the ~~Inspector~~Business Licence Delegate, the circumstances under which a vehicle may be removed from the lot and the address of the place to which it will be removed.

515 Group Child Care Facility

(2) Every Applicant for a Business Licence to operate a Group Child Care Facility that is referred by Council to a Public Meeting shall:

(a) Undertake a neighbourhood consultation plan that will include, but is not limited to, meeting with area residents to share information on the proposed facility, the number of children the facility is to be licensed for, hours of operation, the types of programs being offered, the plans for traffic management, staff contact information, mitigation measures, and conflict resolution options. The neighbourhood consultation plan will be prepared to the satisfaction of the ~~Director, Community Services~~Neighbourhood Consultation Delegate and executed four weeks prior to the Public Meeting;

518 Ice Cream Vendor, Mobile

(2) Every applicant for a licence to operate an Ice Cream Vendor, Mobile Business must:

(a) Provide evidence satisfactory to the ~~Inspector~~Business Licence Delegate that written approval was given for the proposed business by the Vancouver Coastal Health Authority or other Provincial authority or body having jurisdiction over the safe handling of food products;

519 Inspection of Businesses

Every owner or occupier of any Business or licensed business premise in the Municipality shall give to the ~~Inspector~~Business Licence Delegate and to any member of their staff authorized by them for the purpose, such access at any reasonable hour to such business or licensed business premise and every part hereof and such information with respect thereto as may be reasonably required to enable necessary inspections and investigations to be made.

521 Inter-municipal Business Licences

(1) The ~~Inspector~~Business Licence Delegate may issue an Inter-municipal Business Licence to a Person who carries out a business which is listed in Schedule "D" and who makes application for an Inter-municipal Business Licence for each of the premises of the business located within the City.

(6) The holder of an Inter-municipal Business Licence issued by a Member Municipality shall be required to provide to the ~~Inspector~~Business Licence Delegate all information to confirm that the holder has a valid and subsisting Inter-municipal Business Licence.

(7) The ~~Inspector~~Business Licence Delegate shall not issue an Inter-municipal Business Licence in respect of any business that is not carried on from premises physically located within the City.

(8) Upon request by a Member Municipality and upon receipt of the reasons for the request and the supporting information from the Member Municipality, the ~~Inspector~~Business Licence Delegate may consider the refusal, suspension or revocation of an Inter-municipal Business Licence issued by the City.

(9) Upon receiving notification of the refusal, suspension or revocation of an Inter-municipal Business Licence issued by a Member Municipality, the ~~Inspector~~Business Licence Delegate may refuse to permit the holder of the Inter-municipal Business Licence which has been refused, suspended or revoked to carry on business within the boundaries of the City.

(10) The ~~Inspector~~Business Licence Delegate may refuse to issue a business Licence to a business Licence applicant who may have had an application or Inter-municipal Business Licence refused, suspended or revoked by a Member Municipality.

(11) The ~~Inspector~~Business Licence Delegate may allow the holder of an Inter-municipal Business Licence to operate in the City under the Inter-municipal Business Licence until the expiry of the term of the Inter-municipal Business Licence, if the Member Municipality that issued that Inter-municipal Business Licence ceases to issue Inter-municipal Business Licences.

522 Liquor Licensed Establishments

(4) It shall be the option of the ~~Inspector~~Business Licence Delegate, Chief of Police or their designate, to inspect all establishments Licensed or intended to be Licensed as Liquor Primary, Liquor Primary Club, or Food Primary establishments under the provisions of this Bylaw. Any Person refusing any such officer admittance or preventing such inspection shall be guilty of an infraction of this Bylaw.

523 Massage Therapist (Registered)

Every Massage Therapist (Registered) Applicant for a Business Licence shall provide the ~~Inspector~~Business Licence Delegate with a copy of Certification issued to the applicant by the College of Massage Therapists and which indicates that the applicant is a full and qualified practitioner.

524 Massage Provider (Unregistered)

Every Massage Provider (Unregistered) Applicant for a Business Licence shall provide the ~~Inspector~~Business Licence Delegate with the name, age, birth date, current address and picture identification of every Person proposed to be employed by, or engaged in such business, together with any additional information which the ~~Inspector~~Business Licence Delegate may deem to be necessary to the application.

525 Cannabis – Licenced Medical Production

(2) Building Security:

(e) At any reasonable hour of the day and upon request from the Chief of Police, the ~~Inspector~~Business Licence Delegate or a Bylaw Enforcement Delegate ~~Officer~~ all recordings required by Section (2) shall be immediately available for review.

(3) Building Access & Egress Control:

(i) At any reasonable hour of the day and upon request from the Chief of Police, the ~~Inspector~~Business Licence Delegate or a Bylaw Enforcement Delegate~~Officer~~ all recordings required by Section (3) shall be immediately available for review.

(4) Production Control & Monitoring:

(b) At any reasonable hour of the day and upon request from the Chief of Police, the ~~Inspector~~Business Licence Delegate or a Bylaw Enforcement ~~Officer~~Delegate all records required by Section (4) (a) shall be immediately available for review.

(5) Reporting & Inspection:

(a) At any reasonable hour of the day access to the entire business premises shall be provided to the ~~Inspector~~Business Licence Delegate, Chief of Police or Bylaw Enforcement ~~Officer~~Delegate for the purposes of monitoring and enforcing the provisions of this bylaw or any other bylaw.

(c) The Licensee shall comply with all reasonable requests for information not specified in Sections 520 (2), (3) and (4) from the ~~Inspector~~Business Licence Delegate, Chief of Police or Bylaw Enforcement ~~Officer~~Delegate for the purposes of monitoring and enforcing the provisions of this bylaw or any other bylaw.

528 Post Box Rental Agency

Every Person carrying on the Business of or operating a post box rental agency, shall maintain a complete and accurate written record of the names and residential addresses of every person who rents, leases, owns or has possession of a post box on the premises and whether or not such Persons will be using the post box for business purposes, and shall immediately, upon request, make such written record available for inspection by the ~~Inspector~~Business Licence Delegate or by a Peace Officer.

530 Selling and Soliciting on Streets

(1) No Person shall sell or offer for sale any book, magazine or other periodical, other than a newspaper, on any street in the Municipality. This subsection shall not apply to the operator of any newsstand, the operation of which has been approved in writing by the ~~Inspector~~Business Licence Delegate on recommendation of the Chief of Police and subject to such conditions as may be contained in such written approval.

532 Soliciting for Charity

(2) Before any permit to solicit is issued by the ~~Inspector~~Business Licence Delegate, the Applicant shall file with the ~~Inspector~~Business Licence Delegate for each specific or particular object or purpose for which soliciting is to be made, a statement setting out the name and address of the applicant, and the names and addresses of all other persons who may be engaged in such soliciting, the name and address and description of any organization on whose behalf, and the class of persons for whose benefit, such service is to be made; the total amount intended or expected to be raised, and the method or scheme to be employed in such soliciting; the estimated total amount of the percentage thereof to be expended or received as compensation or reward for such soliciting; the purposes or object for which the money or property derived or resulting from such soliciting is to be used, and the method of distribution thereof, and the specific time within which such soliciting shall be carried on; all of which shall be verified by affidavit of the person or chief officer of the organization on whose behalf or for whose benefit such soliciting is to be made; and where such soliciting is to be on behalf of or for the benefit of some organization, authentication thereof shall be signed by a responsible official of such organization, to accompany and be filed with such sworn statement.

533 Vending Machines

Every person owning, keeping or maintaining any Vending Machine shall, when applying for a Licence under this Bylaw, notify the ~~Inspector~~Business Licence Delegate in writing of the number of vending machines so owned, kept or maintained by them. In the event of any such person increasing the number of vending machines owned, kept or maintained by them during the current period of the Licence, they shall forthwith notify the ~~Inspector~~Business Licence Delegate in writing of such increase in number.

534 Offences, Penalties and Enforcement

~~Every Person who violates a provision of this Bylaw, or consents, allows or permits an act or thing to be done in violation of a provision of this Bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this Bylaw, is guilty of an offence and is liable to the penalties imposed under this Bylaw or any other applicable Bylaw of the City, and is guilty of a separate offence each day that a violation continues to exist.~~

~~Any Person who contravenes any of the provisions of this bylaw commits an offence punishable upon summary conviction and is liable to a fine of not more than $10,000.00 or to imprisonment for not more than six months or to both. Each day that an offence continues shall constitute a separate offence.~~

~~The Inspector, Chief of Police and their lawful assistants may enforce the provisions of this bylaw and the applicable Provincial Statutes~~

~~Pursuant to Section 264 of the *Community Charter*, S.B.C. 2003 Chapter 26, any Person designated as a Bylaw Enforcement Officer pursuant to "Bylaw Notice Enforcement Bylaw, 2005, No. 7675" or is named as the enforcement officer pursuant to the "Ticket Information Utilization Bylaw, 1992, No. 6300" or successor legislation, is hereby authorized and empowered to enforce the provisions of this Bylaw by Bylaw Notice or Municipal Ticket Information or as otherwise provided by this or any other Bylaw.~~

(1) Every person who:

(a) violates a provision of this bylaw;
(b) permits, suffers or allows any act to be done in violation of any provision of this bylaw;
(c) neglects to do anything required to be done under any provision of this bylaw; or,
(d) allows a violation of this bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

(2) Each day during which a violation, contravention or breach of this Bylaw continues is deemed to be a separate offence.

535 Severability

The provisions of this Bylaw are severable. If, for any reason, any provision is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this Bylaw.

Excerpt from "Bylaw Notice Enforcement Bylaw, 2018, No. 8675"

Attachment 2

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8675

A Bylaw to enable enforcement of Bylaw Notices

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

1. This Bylaw shall be known and cited for all purposes as **"Bylaw Notice Enforcement Bylaw, 2018, No. 8675".**

SCHEDULE A

DESIGNATED BYLAW CONTRAVENTIONS & PENALTIES FOR BYLAW CONTRAVENTIONS

~~"Election Sign Bylaw, 20182026, No. 8643~~9117"Election Sign Bylaw, 2026, No. 9117"						
Description	**Section**	**A1 Compliance Agreement Available**	**A2 Penalty**	**A3 Early Payment Penalty**	**A4 Late Payment Penalty**	**A5 Compliance Agreement Discount**
Placing Election Sign not permitted by the Bylaw	4.1(a)	Yes	$100	$90	$110	$0 penalty upon compliance
Placing Election Sign that has an area exceeding 0.4 square metres	4.1(b)	Yes	$100	$90	$110	$0 penalty upon compliance
Placing Election Sign that has a height exceeding 1.8 metres	4.1(b)	Yes	$100	$90	$110	$0 penalty upon compliance
Inserting Election Sign into the ground, unless it is mounted on no thicker than a 9-gauge wire frame inserted no deeper than twenty (20) centimetres into the ground;	4.1(b)	Yes	$100	$90	$110	$0 penalty upon compliance
Placing Election Sign that is an Electric Sign	4.1(b)	Yes	$100	$90	$110	$0 penalty upon compliance
Placing Election Sign that is a Banner	4.1(b)	Yes	$100	$90	$110	$0 penalty upon compliance
Placing Election Sign that is illuminated, electrified, animated, moving or flashing	4.1(b)	Yes	$100	$90	$110	$0 penalty upon compliance
Placing Election Sign in a manner or location that obscures line of vision	4.1(b)	Yes	$100	$90	$110	$0 penalty upon compliance
Placing Election Sign in a manner or location that hinders traffic	4.1(b)	Yes	$100	$90	$110	$0 penalty upon compliance
Placing Election Sign on a wall, a tree, a utility pole or a flagpole	~~4.1(b)~~7.4(a)	Yes	$100	$90	$110	$0 penalty upon compliance
Placing Election Sign on a Chattel or a Mobility Device	~~4.1(b)~~7.4(b)	Yes	$100	$90	$110	$0 penalty upon compliance
Placing Election Sign before writ of election	5.1(a)	Yes	$100	$90	$110	$0 penalty upon compliance

~~"Election Sign Bylaw, 20182026, No. 8643911~~7"Election Sign Bylaw, 2026, No. 9117"						
Description	**Section**	**A1 Compliance Agreement Available**	**A2 Penalty**	**A3 Early Payment Penalty**	**A4 Late Payment Penalty**	**A5 Compliance Agreement Discount**
Placing Election Sign before ~~end of~~ close of the nomination period	5.1(b)	Yes	$100	$90	$110	$0 penalty upon compliance
Placing Election Sign earlier than 30 days before assent voting opportunity	5.1(c)	Yes	$100	$90	$110	$0 penalty upon compliance
Failure to remove Election Sign within 7 days ~~of voting day~~ after the last voting opportunity	5.2	Yes	$100	$90	$110	$0 penalty upon compliance
Placing Election Sign on public property or highway without authorization	~~6.2~~7.2	Yes	$100	$90	$110	$0 penalty upon compliance

"Nuisance Abatement Bylaw, 1986, No. 5659"						
Description	**Section**	**A1 Compliance Agreement Available**	**A2 Penalty**	**A3 Early Payment Penalty**	**A4 Late Payment Penalty**	**A5 Compliance Agreement Discount**
Accumulation of Rubbish	3(a)	Yes	$150	$100	$200	$75
Untidy or Unsightly Premise	3(c)	Yes	$150	$100	$200	$75
Feed Birds on Property	3(d)	Yes	$150	$100	$250	$75
Nuisance Construction Lighting	3(e)	Yes	$200	$150	$300	$100
Fail to Comply with Order	6	No	$300	$200	$400	N/A

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 7390

A bylaw for the regulation and administration of Codes, Acts and regulations pertaining to building construction, plumbing systems, and electrical and gas installations

1. This Bylaw shall be known and cited for all purposes as **"Construction Regulation Bylaw, 2003, No. 7390".**

PART 3 – DEFINITIONS

"Agent" means a person that has legal authority to bind the *Owner* and make decisions on the Owner's behalf whose authority shall be confirmed by way of an authorized "Agents Authorization" form, as described by the ~~*Manager, Inspections*~~ Chief Building Official Delegate.

"Agents Authorization Form" means a document as described by the ~~*Manager, Inspections*~~Chief Building Official Delegate.

"Building Official Delegate" means a person with the delegated power of "Issuance of occupancy permits" in Table 9, Column A of the Delegation Bylaw.

~~"Building Official" means a Building Inspector and Plumbing Inspector as defined in the *Local Government Act*, a "local inspector" as defined by the *Gas Safety Act*, and an "inspector" as defined in the *Electrical Safety Act*, and employed or acting on behalf of the City, or designate.~~

~~"Chief Building Official" means the person appointed to the position of Chief Building Official for the City of North Vancouver or designates.~~ *[Bylaw 9118, July 7, 2025]*

"Chief Building Official Delegate" means a person with the delegated power of "Administration and enforcement of the Construction Regulation Bylaw" in Table 9, Column A of the Delegation Bylaw.

~~"City Engineer" means the City Engineer or his representative.~~

"Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time.

"Electrical Safety Regulation" means the Electrical Safety Regulation, B.C. Reg. 100/2004.

~~"Manager, Inspections" means the person appointed from time to time by Council to serve as the *City Building Inspector*.~~

"Street and Traffic Delegate" means a person with the delegated power of "Administration and enforcement of the regulation of streets and traffic" in Table 15, Column A of the Delegation Bylaw.

4.1 Purpose

This bylaw has been enacted for the purpose of regulating construction within the City in the general public interest. This bylaw reflects the City's policy decision that, as a result of limited financial and other resources, and the expertise required to suitably review

complex and other types of construction, the level and extent of *building* plans review, inspection and enforcement will be conducted at the discretion of the ~~Manager, Inspections~~Chief Building Official Delegate as he or she deems appropriate in any situation. This may include, but shall not be limited to, limited and interim spot checking or monitoring functions. It is not contemplated nor intended, nor does the purpose of this bylaw extend to:

(a) the protection of owners, owner/builders or constructors from economic loss;
(b) the assumption by the City of North Vancouver or any ~~Building Official~~ Building Official Delegate of any responsibility for ensuring the compliance by any owner, his or her representatives or any employees, constructors or designers retained by him or her, with the Building Code, the requirements of this bylaw or other applicable enactments respecting safety;

5.2 No person shall vary the details of an approved plan, specification or document which form part of a permit application without first having obtained, in writing, authorization from a ~~Building Official~~ Building Official Delegate.

5.5 No person shall occupy or use any construction, alteration, addition, electrical, plumbing or gas system without first having obtained, from a ~~Building Official~~ Building Official Delegate, a final review, or a Certificate of Occupancy;

5.6 No person shall interfere with, or in any manner hinder, a ~~Building Official~~ Building Official Delegate in the exercise of his powers and duties under this bylaw.

5.7 No person shall refuse, fail, or neglect to comply with an order or notice issued by a ~~Building Official~~ Building Official Delegate.

5.11 No person shall remove or deface unless authorized by a ~~Building Official~~ Building Official Delegate:

5.15 No person shall construct, design, or place a *building* or plumbing system so that the public sewer has insufficient depth and/or capacity to receive the plumbing system discharge, unless accepted by a ~~Building Official~~ Building Official Delegate.

6.3 An *Applicant* shall, if required by a ~~Building Official~~ Building Official Delegate, provide an "Acknowledgement of Responsibility" signed by the *Owner* or *Agent* in a form described by the ~~Building Official~~ Building Official Delegate.

6.4 An *Applicant* must be eligible under the specific regulations, either contained within this bylaw or other regulations or enactments, to apply for the permit being applied for.

6.5 An *Applicant* shall keep a copy of the design drawings and specifications readily available at the site for the ~~Building Official~~ Building Official Delegate during construction.

6.6 An *Applicant* shall post the construction site identification card issued by a ~~Building Official~~ Building Official Delegate, so that it is conspicuously posted on the front of the premises, or on a sign post, so that it may be easily read from the street from which the property takes its address.

6.10 An *Applicant* shall, if a failure or structural collapse occurs that causes, or has the potential to cause, injury or loss of life, if requested by a ~~Building Official~~ Building Official Delegate, submit a report that provides:

6.11 An *Applicant* shall retain one or more registered professionals, to design, conduct field review, and witness the testing or verification of the following systems or construction, of:

(g) any other systems or installations a ~~Building Official~~ Building Official Delegate may require.

7.2 Neither the issuance of a permit under this bylaw, the review and acceptance of the design drawings, plans or specifications, nor inspections made by a ~~Building Official~~ Building Official Delegate, shall constitute a representation or warranty that the Building Code or the bylaw have been complied with or the building or structure meets any standard of materials or workmanship, and no person shall rely on any of those acts a establishing compliance with the Building Code or this bylaw or any standard of construction.

7.3 This bylaw is administered by the ~~Manager, Inspections~~Chief Building Official Delegate, who may:

7.3.4. Cancel, revoke and terminate all rights under a permit or permit application if:

(g) changes by any person to the *permit* documents which, in the judgment of a ~~*Building Official*~~Building Official Delegate change the scope of work, design, or intent of the original submission; or

7.3.6. Impose any conditions on any permit issued pursuant to this bylaw, including, without limitation:

(a) proof that professional liability insurance in an amount and form satisfactory to the ~~Manager, Inspections~~Chief Building Official Delegate is and will be maintained in full force and effect for any architect, engineer or other professional involved in the design, construction or inspection of a building;

(b) proof that project insurance in an amount and form satisfactory to the ~~Manager, Inspections~~Chief Building Official Delegate is and will be maintained in full force and effect for any building;

(d) that a guarantee, in a form satisfactory to the ~~Manager, Inspections~~Chief Building Official Delegate, of the Owner, or where the Owner is a subsidiary or affiliate of a corporation, of the parent corporation, is provided to the City with respect to the design, construction or inspection of a building;

(f) any other condition available at law which in the opinion of the ~~Manager, Inspections~~Chief Building Official Delegate should be imposed.

7.4 Copies of drawings for buildings in the City can be provided to applicants when available, subject to:

(a) Freedom of Information criteria, including if required by the ~~Manager, Inspections~~Chief Building Official Delegate, notice in writing from the owner and/or building architect that the applicant is authorized to obtain a copy of the drawings: and

8.2.1 Permits are issued upon the condition that:

(a) they are non-transferable, unless an application for a transfer is received and accepted by a ~~*Building Official*~~Building Official Delegate and the appropriate fee required is paid, as set out in Schedule D to the "Fees and Charges Bylaw, 2024, No. 9000"; *[Bylaw 9039, July 22, 2024]*

8.3.2 A Permit may be renewed for periods not exceeding six (6) months, except demolition permits, which may be renewed for periods of thirty (30) days, provided that:

(a) application in writing for such extension, citing reasons acceptable to the ~~Manager, Inspections~~Chief Building Official Delegate is made prior to the date of expiry; and

8.4.2 An application may be renewed for periods not exceeding six (6) months provided that:

(a) the application in writing for such extension, citing reasons acceptable to the ~~Manager, Inspections~~Chief Building Official Delegate is made prior to the date of expiry; and

8.5.1 A ~~*Building Official*~~ Building Official Delegate may, at the risk of the *Applicant*, issue a *permit* or otherwise authorize the commencement of *construction*, or installation of electrical, plumbing, gas, or fire protection systems before the entire plans, specifications or documents for the entire construction *permit* has been submitted or accepted, provided that adequate information and details have been filed with the *City*, in compliance with this bylaw, as determined by a ~~*Building Official*~~Building Official Delegate, to satisfy the ~~*Building Official*~~Building Official Delegate that the work which has been proposed is in compliance with this bylaw. Despite the issuance of partial *permits*, the requirements of this bylaw shall apply to the remainder of the *building* or systems as if the *permit* or *permits* had not been issued.

8.6.1. Notwithstanding subsection 8.1.1 and unless required by the ~~*Manager, Inspections*~~Chief Building Official Delegate, *building permits* are not required for:

(d) repairs which the ~~Manager, Inspections~~Chief Building Official Delegate may, on application by the Owner, exempt due to their minor nature.

8.6.2 Fees for *building permits* shall be based on the value of *construction* being proposed and that value shall be as determined by the ~~*Manager, Inspections*~~Chief Building Official Delegate.

8.7.2 Drawings and specifications supporting an application must be legible, drawn to scale and include:

(a) a Building Code analysis where required by a Building Official Delegate~~*Building Official*~~ and

8.7.3 Applications for a Building Permit for a Building that contains one or more uses contained in Table 1 and is required to comply with Part 3 of the Building Code shall:

(b) provide sufficient documentation to demonstrate compliance with this Step to the satisfaction of the ~~Chief Building Official~~Chief Building Official Delegate.

8.7.4 Applications for a Building Permit for a Building containing a residential Occupancy that is required to comply with Part 9 of the Building Code shall:

(b) provide sufficient documentation to demonstrate compliance with this Step to the satisfaction of the ~~Chief Building Official~~ Chief Building Official Delegate.

8.8.2 Where required, surveys, engineering reports and any other documentation deemed necessary by a ~~*Building Official*~~Building Official Delegate must be provided prior to a building inspection being requested.

8.8.3 Where requests for inspections of *construction* contain *Type 1 Offsite Construction – Engineered Wood Products, Type 2 Offsite Construction – Pre-fabricated Panels,* or Type *4 Offsite Construction – Volumetric Construction*, the ~~*Building Official*~~Building Official Delegate may authorize the omission of inspections deemed redundant through third-party certification or registered professional assurance. *[Bylaw 9118, July 7, 2025]*

8.8.4 The ~~*Chief Building Official*~~Chief Building Official Delegate, may require that the owner retain a professional to conduct any inspection required by this bylaw, and provide to the City satisfactory evidence that an inspection has been performed by a qualified professional and that the construction or installation inspected complies with any applicable codes and plans. *[Bylaw 9118, July 7, 2025]*

8.9.1 Before a *building* is demolished, raised or moved from a site within, into, or out of the *City*, the *Applicant* shall:

(f) provide evidence that the ~~City Engineer~~Street and Traffic Delegate, and the RCMP, have been informed of the time and route of the move.

8.10.1 Notwithstanding anything contained elsewhere in this bylaw, the ~~*Manager, Inspections*~~Chief Building Official Delegate may allow, for a limited time only, the erection or relocation and existence of a *building* for purposes of a temporary nature;

8.10.2 No person, unless authorized by the ~~Building Official~~Building Official Delegate, shall erect or place a temporary *building* without first entering into an agreement with the City and providing the required security deposit as set out in Schedule D to the "Fees and Charges Bylaw, 2024, No. 9000"; *[Bylaw 9039, July 22, 2024]*

8.10.3 A temporary *building* may be permitted for a period not exceeding one (1) year, on the condition that:

(a) the temporary *building* shall be removed no later than the expiration of the specified period of time, except that this period may be extended when, in the opinion of the ~~Manager, Inspections~~Chief Building Official Delegate, such extension is warranted;

8.11.1 Except as provided for in clause 8.11.1(a) every new *building* shall be occupied only after approval has been granted by a ~~*Building Official*~~Building Official Delegate by means of a *Certificate of Occupancy* being issued:

(a) Where portions of a new *building* are suitable for *occupancy* the ~~*Building Official*~~Building Official Delegate may issue an *Interim Occupancy Certificate* to

allow the *occupancy* of a *building*, or part thereof, before completion of *construction*, subject to compliance with all health and safety requirements and subject to such other conditions, including security, as the ~~*Building Official*~~Building Official Delegate may require;

8.14.2 Subject to the Provisions in Part 5 of this Bylaw:

(h) Where, in or on any premises, it is desired to install special fixtures, machines or appliances for which no provision is made in this bylaw, the ~~*Building Official*~~Building Official Delegate may issue a special permit for the installation if, in the opinion of the ~~*Building Official*~~Building Official Delegate they are satisfactory, and the installation does not disturb or interfere with the plumbing system in the said premises;

(i) The existing plumbing in any *building*, or the plumbing services to the *building*, shall be subject to inspections by the ~~*Building Official*~~Building Official Delegate, and:

(1) whenever it is found that any plumbing installation is defective, unsanitary, or inadequate, the ~~*Building Official*~~Building Official Delegate may notify, in writing, the *Owner*, *Agent* of the *Owner*, or person in charge of the property, of the defect, unsanitary condition or inadequacy, and the ~~*Building Official*~~Building Official Delegate may require that the plumbing system or part thereof be repaired or altered to make the plumbing system safe, and to correct any deficiency identified;

(2) Whenever, in the opinion of the ~~*Building Official*~~Building Official Delegate there is reason to believe that the plumbing system in any *building*, or the plumbing services to the *building*, has become dangerous or defective on account of the settlement of the *building* or through abuse, accident, or for any other cause, the ~~*Building Official*~~Building Official Delegate may require the *Owner*, *Agent*, or person in charge of the property to perform such tests as may be appropriate to ascertain whether any defective conditions exist.

(j) In existing buildings in which the plumbing system is altered, repaired or renovated, deviations from this bylaw are permitted, provided such deviations are found necessary, conform to the intent of this bylaw, and are approved by the ~~Building Official~~Building Official Delegate,

(l) All water supply pipe, sewer pipe, or waste pipe, shall be protected in the following manner, unless otherwise accepted by the ~~Building Official~~Building Official Delegate:

(3) Where sanitary and/or storm drainage systems are subject to loading, vehicular or otherwise, a minimum coverage of 1m (3.28 ft) is required. Where coverage is less than 1m (3.28 ft), piping must be protected to the satisfaction of the ~~*Building Official*~~ Building Official Delegate.

8.15.1 Except where exempted by the ~~Building Official~~ Building Official Delegate, drawings and specifications are to be submitted for each plumbing permit application.

8.16.2 Where requests for inspections of *construction* contain *Type 3 Offsite Construction – Pre-assembled Mechanical Systems*, the ~~*Building Official*~~Building Official Delegate may authorize the omission of inspections deemed redundant through third-party certification or registered professional assurance. *[Bylaw 9118, July 7, 2025]*

8.18.1 Except where exempted by a ~~*Building Official*~~Building Official Delegate drawings and specifications are to be submitted for each gas *permit* application;

8.21.1 Plans shall be submitted for any installation designed by a registered professional and where so requested by the ~~*Building Official*~~Building Official Delegate.

10.3 Clause 10.1 does not apply to additions and alterations which have a construction value of less than 25% of the construction value of the building prior to the addition or the alteration as determined by the ~~Manager, Inspections~~Chief Building Official Delegate.

12.1.1 A ~~*Building Official*~~Building Official Delegate:

12.2.1 In carrying out a review, examination or evaluation under this bylaw, a ~~*Building Official*~~Building Official Delegate may:

(a) be accompanied by any person or thing that the ~~Building Official~~ Building Official Delegate considers would be of assistance in the performance of their duties;

(d) review, perform or require to be performed any tests and evaluations, at the expense of the Owner, that the ~~Building Official~~ Building Official Delegate considers necessary for any thing, process or activity to which this bylaw applies and remove any thing, if necessary, for the purpose of having tests or evaluations performed.

12.2.2 On completion of a field review, examination or evaluation the ~~*Building Official*~~Building Official Delegate may provide to the *Owner* or *Owner's Agent*, advice or a report or direction with respect to the thing, process or activity that was reviewed, examined or evaluated, and that person shall take all necessary action to comply with that direction.

12.2.3 A ~~*Building Official*~~Building Official Delegate is not required to review a *building* or structure, a plumbing system, an electrical systems or a gas system solely because a *Permit* has been issued.

12.3.1 A ~~*Building Official*~~Building Official Delegate may issue an order if the ~~*Building Official*~~Building Official Delegate believes, on reasonable and probable grounds, that:

13.1 If a person submits evidence to the *City* in connection with an application for acceptance for an *alternative solution* to satisfy one or more of the requirements of this bylaw, the ~~*Manager, Inspections*~~Chief Building Official Delegate may accept an *alternate solution* as described the *Code*, if he or she is of the opinion that the evidence submitted demonstrates that the *alternative solution* will provide the level of performance required by the *Code(s)* or this bylaw.

13.2 Where an *alternative solution* is granted at the request of Owner in respect of any building, the ~~Manager, Inspections~~Chief Building Official Delegate may impose additional conditions pursuant to Section 7.3 of this bylaw.

~~PART 14 – PENALTIES AND ENFORCEMENT~~

~~14.1 Every person who violates a provision of this Bylaw, or consents, allows or permits an act or thing to be done in violation of a provision of this Bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this Bylaw, is guilty of an offence and is liable to the penalties imposed under this Bylaw or any other~~

~~applicable Bylaw of the City, and is guilty of a separate offence each day that a violation continues to exist.~~

~~Any person who contravenes any of the provisions of this Bylaw commits an offence punishable upon summary conviction and is liable to a fine of not more than $10,000.00 or to imprisonment for not more than six months or to both. Each day that an offence continues shall constitute a separate offence.~~

~~Pursuant to Section 264 of the *Community Charter,* S.B.C. Chapter 26, any person designated as a Bylaw Enforcement Officer pursuant to the "Bylaw Notice Enforcement Bylaw, 2005, No. 7675" or is named as the Enforcement Officer pursuant to the "Ticket Information Utilization Bylaw, 1992, No. 6300" is hereby authorized and empowered to enforce the provisions of the Bylaw or Bylaw Notice or Municipal Ticket Information or as otherwise provided by this or any other Bylaw of the City of North Vancouver.~~

~~(a) Other fees and deposits for each *permit* are set out in Schedule D to the "Fees and Charges Bylaw, 2024, No. 9000". *[Bylaw 9039, July 22, 2024]*~~

PART 14 – OFFENCES, PENALTIES AND ENFORCEMENT

14.1 Every person who:

(1) violates a provision of this bylaw;

(2) permits, suffers or allows any act to be done in violation of any provision of this bylaw;

(3) neglects to do anything required to be done under any provision of this bylaw; or

(4) allows a violation of this bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

14.2 Each day during which a violation, contravention or breach of this bylaw continues is deemed to be a separate offence.

14.3 Other fees and deposits for each permit are set out in Schedule D to the "Fees and Charges Bylaw, 2024, No. 9000", as amended or replaced from time to time.

Excerpt from "Consumption of Liquor in Public Places Bylaw, 2020, No. 8781"

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8781

A Bylaw to establish "Consumption of Liquor in Public Places Bylaw"

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

1. This Bylaw shall be known and cited for all purposes as **"Consumption of Liquor in Public Places Bylaw, 2020, No. 8781".**

2. Definitions

   In this bylaw:

   ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time."

4. Sign Specifications

   ~~A. The City Engineer or their delegate must post signs setting out the boundaries of each Permitted Space and the hours during which Liquor may be consumed in the Permitted Space.~~

   A. The person with the applicable delegated power in Table 11, Column A of the Delegation Bylaw must post signs setting out the boundaries of each Permitted Space and the hours during which Liquor may be consumed in the Permitted Space.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8041

A bylaw to regulate the use of pesticides for cosmetic purposes within the City of North Vancouver pursuant to the *Community Charter*, SBC 2003, c26

1. This bylaw may be cited as **"Cosmetic Pesticide Use Control Bylaw, 2009, No. 8041"**.

Definitions

3. In this bylaw:

"Delegate" means a person with the delegated power of "Issuance of pesticide permits" in Table 10, Column A of the "Delegation Bylaw, 2026, No. 9157".

"Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time.

Prohibition

4. (c) ~~Despite Section 4(a), a permit may be issued to authorize use and application of pesticides where there is a danger to human or animal health or damage to buildings and structures.~~Despite Section 4(a), the Delegate is authorized to issue a permit to authorize use and application of pesticides where there is a danger to human or animal health or damage to buildings and structures.

(d) ~~Despite Section 4 (a) a permit may be issued to authorize use and application of pesticides to *public land* where there is in place an *Integrated Pest Management Program* governing the applicant.~~Despite Section 4(a), the Delegate is authorized to issue a permit to authorize use and application of pesticides to public land where there is in place an Integrated Pest Management Program governing the applicant.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 7343

A Bylaw to establish procedures to amend the Official Community Plan, the Zoning Bylaw, adopt a Heritage Revitalization Agreement Bylaw, or to issue permits under Part 26 of the *Local Government Act*

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

1. TITLE

This bylaw shall be cited as the City of North Vancouver **"Development Procedures Bylaw, 2001, No. 7343".**

2. DEFINITIONS *[Bylaw 8348, June 9, 2014]*

"**Delegate**" means a person with the delegated powers of "Issuance of development permits; Issuance of minor development variance permits; Approving authority under section 242 of the *Strata Property Act*; Authority to require security as a condition of a land use permit" in Table 9, Column A of the Delegation Bylaw;

"**Delegation Bylaw**" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time;

4. APPLICANT, FEES, LEGAL FEES, AND REFUND POLICY
[Bylaw 8348, June 9, 2014]

(a) Applications for bylaw amendments, permits, and permit extensions shall be submitted in writing to the City by the Applicant, and shall be accompanied by all information relevant to the proposed development required by the City to conduct a thorough review and analysis of the proposed development. The Applicant must apply in the form prescribed by the City and must provide the information required by the form.

(i) If the ~~Director of Planning and Development~~Delegate is not satisfied that the information is sufficient either in scope, level of detail, accuracy or in any other respect, the ~~Director of Planning and Development~~Delegate may, within 30 business days of receipt of the information submitted by the applicant, require the applicant to provide, at the applicant's expense, further information reasonably required to comply with this section;

(c) Refunds of application fees shall be made on the following basis:

(iii) If an application is withdrawn prior to any significant work being commenced by the City, an amount up to the full application fee may be refunded to the applicant at the discretion of the ~~Director of Planning and Development~~Delegate;

5. PROCESS

(a) An application under Section 2 shall be processed by the ~~Director of Planning and Development~~Delegate, or his designate, who shall submit a report to Council for

consideration other than applications which may be approved by the ~~Director of Planning and Development~~Delegate.

(b) The review of applications by the Council or the ~~Director of Planning and Development~~Delegate may include referrals to persons or groups for such reports or advice as is deemed necessary to evaluate the application.

(c) In the event the ~~Director of Planning and Development~~Delegate rejects a Development Permit, the applicant may apply to the Council for reconsideration of the application. *[Bylaw 8454, December 9, 2015]*

6. DELEGATION OF COUNCIL POWERS

(a) The Council delegates to the ~~Director of Planning and Development~~Delegate the powers of the Council under s.490 of the *Local Government Act* to issue Development Permits in respect of Development Permit Areas established by the Official Community Plan, 2014, No. 8400, provided that they do not involve a variance to the Zoning Bylaw, 1995, No.6700, including the powers of the Council to require that the applicant provide security for the purposes of s.502 of the *Local Government Act*, however:

(i) The ~~Director of Planning and Development~~Delegate reserves the ability to refer the Development Permit application to Council for consideration.

(b) The Council delegates to the ~~Director of Planning and Development~~Delegate the powers of the Council, pursuant to s.498.1 of the *Local Government Act*, to issue a Minor Development Variance Permit, subject to guidelines set out in Schedule "B".

(c) In imposing security requirements under s.502 of the *Local Government Act*, the ~~Director of Planning and Development~~Delegate may require the applicant to provide as security:

(ii) provide a letter of credit in the amount of 1% of the estimated value of all construction occurring within the scope of the permit as calculated by a quantity surveyor, to be cashed if conditions of the permit with respect to development energy usage are not met and certified as such by a recognized professional within a period of 24 months following the issuance of a certificate of occupancy and/or at the discretion of the ~~Director of Planning and Development~~Delegate.

(d) In imposing the security requirements set out in section 6(d), the ~~Director of Planning and Development~~Delegate may require security to be maintained for so long as there is a reasonable possibility of contravention of a landscaping condition, the creation of an unsafe condition, and the causing of harm to the environment in connection with the development authorized by the permit.

(e) An owner of land whose Development Permit application or Minor Development Variance Permit application is subject to this section may, at any time following application submission or within 10 business days following being notified in writing of the ~~Director of Planning and Development's~~Delegate's decision on their application, request Council reconsideration of their application by giving notice in writing to the Corporate Officer setting out the grounds for Council consideration, provided the owner has paid the applicable fee as set out in Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000". *[Bylaw 9038, July 22, 2024]*

(g) The Council may either confirm the decision of the ~~Director of Planning and Development~~Delegate; or substitute its own decision, including the Development Permit or Minor Development Variance Permit conditions and amounts of security.

(h) The Council delegates to the ~~Director of Planning and Development~~Delegate the powers of the Council under s.242 of the *Strata Property Act* to act as the approving authority for applications to convert previously occupied buildings with fewer than three units to strata title.

[Bylaw 8916, July 11, 2022]

SCHEDULE "B"

MINOR DEVELOPMENT VARIANCE PERMIT CONSIDERATION GUIDELINES

Assessment by Categories

In addition to the general guidelines above, the ~~Director of Planning and Development~~Delegate shall consider the following specific guidelines for each type of variance outlined below:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8852

A Bylaw for the prevention and suppression of fire and preservation of life

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

Title

1.1 This Bylaw shall be known and cited for all purposes as **"Fire Bylaw, 2021, No. 8852"**.

Water Supply Systems for Fire Protection

6.39 The colour coding and location of all fire hydrants in the Municipality will be subject to the approval of the ~~Fire Chief and the Municipal Engineer~~Fire Hydrant Delegate.

Construction and Demolition Sites

6.71 Prior to construction of any new water supply system or extension of an existing water supply system, the Owner of the property must submit plans for the water supply system, including the proposed fire hydrant locations and all components of the water supply system to the Public Works Delegate~~Municipal Engineer~~ and the Fire Chief for review and acceptance.

6.72 Fire hydrants must not be decommissioned prior to review and acceptance by the ~~Municipal Engineer and the Fire Chief~~Fire Hydrant Delegate.

6.73 All construction and demolition sites must immediately advise the ~~Municipal Engineer~~Fire Hydrant Delegate and the Fire Department of all fire hydrant conditions affecting fire safety during the installation of the water supply to the site for mitigation measures, including, but not limited to, fire hydrants temporarily out of service, low water volumes and low water pressure.

6.78 Fire hydrants must be installed in accordance with the following requirements:

(b) In residential areas - located generally at street intersections and no more than 150m apart. In high density residential, commercial or industrial areas, - located a maximum of 75m apart or as otherwise approved by the ~~Municipal Engineer~~Fire Hydrant Delegate and the Fire Department;

Appendix A – Definitions

~~"Building Official" means the Municipality's Chief Building Official and the building inspectors, plan checkers, plumbing inspectors, mechanical inspectors and electrical inspectors designated or appointed by the Municipality.~~
"Building Official" means a person with the delegated power of "Issuance of permits relating to building, plumbing, gas, electricity, and other works" in Table 9, Column A of the Delegation Bylaw.

"Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time.

~~"Fire Chief" means the person appointed as the Chief of the Fire Department of the Municipality or an authorized designate.~~
"Fire Chief" has the same meaning as defined in the Delegation Bylaw and, for the purposes of this bylaw, has the delegated power of "Supervision, management, and control over the Fire department; administering the regulation of enhancement systems and fire alarms; taking all measures necessary for firefighting or fire prevention" in Table 6, Column A of the Delegation Bylaw.

~~"Fire Department" means the department that provides municipal emergency and non-emergency fire and rescue services.~~
"Fire Department" means the department that provides municipal emergency and non-emergency fire and rescue services and, for the purposes of this bylaw, has the delegated power of "Fire prevention; emergency response; enforcement of fire-related enactments; approval of Fire Department lock boxes" in Table 6, Column A of the Delegation Bylaw.

"Fire Hydrant Delegate" means a person with the delegated power of "Approval of the location, installation, decommission, and colour coding of fire hydrants" in Table 17, Column A, of the Delegation Bylaw.

~~"Municipal Engineer" means the General Manager – Engineering, Parks and Environment or a person designated to act in his/her place.~~

"Public Works Delegate" means a person with the delegated power of "Acceptance of the installation of water supply systems" in Table 17, Column A, of the Delegation Bylaw.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 7677

A Bylaw to regulate the sale, purchase, possession, disposal and discharge of Fireworks, and the discharge of Animal-Deterring Explosives, in the City of North Vancouver pursuant to section 264 of the *Community Charter* (SBC 2003, c.26).
[Bylaw 8854, July 12, 2021]

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

Title

1. This bylaw shall be known and cited for all purposes as **"Fireworks Regulation Bylaw, 2005, No. 7677".**

Definitions

2. In this bylaw:

"Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time.

"Firework Enforcement Delegate" means a person with the delegated power of "Seizure of fireworks or animal deterring explosives that contravene the Fireworks Regulation Bylaw" in Table 6, Column A of the Delegation Bylaw.

"Firework Permit Delegate" means a person with the delegated power of "Issuance of permits to sell or discharge fireworks" in Table 6, Column A of the Delegation Bylaw.

4. Fireworks may be sold to and discharged by persons:

(c) with a permit, being written permission of ~~the Fire Chief having jurisdiction in the Municipality~~ a Firework Permit Delegate;

7. A Firework Enforcement Delegate ~~The Fire Chief, a member of the North Vancouver City Fire Department~~ or a member of the Royal Canadian Mounted Police may rescind a permit or written permission and/or confiscate and seize any Fireworks, and may confiscate and seize any Animal-Deterring Explosives and issue a ticket, in the event: *[Bylaw 8854, July 12, 2021]*

(b) ~~The Fire Chief~~ A Firework Permit Delegate determines that the permit holder submitted false or inaccurate information in his or her application;

8. (a) A Firework Enforcement Delegate ~~The Fire Chief, a member of North Vancouver City Fire Department,~~ or member of the Royal Canadian Mounted Police may ticket, confiscate and seize any Fireworks from a person who does not have written permission to purchase, possess, dispose or discharge fire works.

(b) A Firework Enforcement Delegate~~The Fire Chief, a member of North Vancouver City Fire Department~~ or member of the Royal Canadian Mounted Police may ticket,

confiscate and seize any Fireworks from a person, business or organization that sells Fireworks without a business license;

(c) A Firework Enforcement Delegate~~The Fire Chief, a member of North Vancouver City Fire Department~~ or member of the Royal Canadian Mounted Police may ticket, confiscate and seize any Fireworks from a person, business or organization that sells Fireworks to a person, business or organization that does not have written permission to purchase, possess, dispose or discharge fire works.

~~**Penalty**~~

10. [DELETED]~~Every person who contravenes or fails to comply with this bylaw commits an offence and is punishable in accordance with the provisions of the *Offence Act (British Columbia)* and may be fined up to a maximum of $10,000 in accordance with the *Community Charter*.~~

Offences, Penalties and Enforcement ~~*[Bylaw 7993, March 23, 2009]*~~

~~13. Every person who violates a provision of this Bylaw, or consents, allows or permits an act or thing to be done in violation of a provision of this Bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this Bylaw is guilty of an offence and is liable to the penalties imposed under this Bylaw or any other applicable Bylaw of the City, and is guilty of a separate offence each day that a violations continues to exist.~~

~~Any person who contravenes any of the provisions of this bylaw commits an offence punishable upon summary conviction and is liable to a fine of not more than $10,000.00 or to imprisonment for not more than six months or to both. Each day than an offence continues shall constitute a separate offence.~~

~~Pursuant to Section 264 of the *Community Charter*, S.B.C. 2003, Chapter 26, any person designated as a Bylaw Enforcement Officer pursuant to the "Bylaw Notice Enforcement Bylaw, 2005, No. 7675" or is named as the enforcement officer pursuant to the "Ticket Information Utilization Bylaw, 1992, No. 6300" is hereby authorized and empowered to enforce the provisions of this Bylaw by Bylaw Notice or Municipal Ticket Information or as otherwise provided by this or any other Bylaw.~~

~~The provisions of this Bylaw are severable. If, for any reason, any provision is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this Bylaw.~~
~~*[Bylaw 7993, March 23, 2009]*~~

Offences, Penalties and Enforcement

13. (a) Every person who:

(i) violates a provision of this bylaw;

(ii) permits, suffers or allows any act to be done in violation of any provision of this bylaw;

(iii) neglects to do anything required to be done under any provision of this bylaw; or

(iv) allows a violation of this bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

(b) Each day during which a violation, contravention or breach of this bylaw continues is deemed to be a separate offence.

(c) The provisions of this bylaw are severable. If, for any reason, any provision is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this bylaw.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

Bylaw No. 6696

A Bylaw to prevent unsightliness of property by prohibiting the placement of graffiti and requiring that property be kept free of graffiti.

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

1. This Bylaw may be cited as **"The City of North Vancouver Graffiti Bylaw, 1995, No. 6696".**

OFFENCES, ~~AND~~ PENALTIES AND ENFORCEMENT

6.1 ~~1~~ ~~Every person who:~~

~~a) violates any provisions of the Bylaw; or~~

~~b) causes or suffers to permit any act or thing to be done in contravention, or in violation, of any of the provisions of the Bylaw; or~~

~~c) neglects or refrains from doing anything required to be done by any of the provisions of this Bylaw, or~~

~~d) fails to comply with an Order to Comply, direction or notice given under this Bylaw;~~

~~shall be deemed to be guilty upon summary conviction of an infraction of this Bylaw, and shall be liable to the penalties hereby imposed.~~

~~6.2 Each day that an infraction is permitted to exist shall constitute a separate offence.~~

~~6.3 Any person who is guilty of an infraction of this Bylaw is liable to a fine and penalty of not less than Five Hundred ($500.00) Dollars and not more than Two Thousand ($2,000.00) Dollars and to the cost of prosecution.~~

Every person who:

(a) violates a provision of this Bylaw;

(b) permits, suffers or allows any act to be done in violation of any provision of this Bylaw;

(c) neglects to do anything required to be done under any provision of this Bylaw; or

(d) allows a violation of this Bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

6.2 Each day during which a violation, contravention or breach of this Bylaw continues is deemed to be a separate offence.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8292

A Bylaw to provide for the adoption of the "Heritage Conservation Procedures Bylaw, 2013, No. 8292"

1. This bylaw shall be known and cited for all purposes as the **"Heritage Conservation Procedures Bylaw, 2013, No. 8292".**

3. ~~The Director of Community Development, Manager of Inspections and City Engineer~~The person with the delegated power of "Heritage conservation" in Table 12, Column A of the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time (the "Delegate") is hereby authorized to withhold the issuance of any permits, subdivision, or other approvals which in their opinion would alter or cause to alter, (i) any protected heritage property subject to temporary heritage protection, any property in the City of North Vancouver Heritage Registry, or (iii) potential Heritage Registry property, pending referral to Council.

4. The ~~Director of Community Development and Manager of Inspections are~~ Delegate is hereby authorized to order a heritage inspection of any property.

5. The ~~Director of Community Development and Manager of Inspections are~~ Delegate is hereby authorized to withhold the issuance of any permit to demolish a heritage resource listed in the City of North Vancouver Heritage Registry pending the issuance of all other approvals necessary to complete the proposed new use, alteration or redevelopment of the site.

6. Heritage resources which are protected through a heritage designation bylaw, or a heritage conservation area bylaw, shall be substantially maintained at all times in accordance with the "Standards and Guidelines for the Conservation of Historic Places in Canada" at the discretion of the ~~Director, Community Development~~Delegate.

7. The ~~Director of Community Development and Manager of Inspections are~~ Delegate is hereby authorized to issue Heritage Alteration Permits provided that said permits do not vary bylaws or permits. A security deposit may be required as a condition of approval. The security deposit shall be in the form of cash or a letter of credit on terms deemed acceptable to the City. The amount of deposit required shall be based upon the value of work to be done and shall not exceed the following:

8. Where a power of Council has been delegated to a municipal officer, or employee, and an owner or applicant of an affected property is dissatisfied with the decision made by that officer or employee, they may, within 30 days, appeal the decision to City Council. Such an appeal shall be made in the form of a letter outlining the reason for the appeal and addressed to the ~~Director, Community Development Department~~Delegate, who shall then report to Council with the appeal within 21 days or at the next meeting of Council, whichever is longer. Council may refer the appeal to the Heritage Advisory Commission for a recommendation and may hold a Public Meeting prior to making a decision. A decision of Council on an appeal shall be final. There shall be no cost to the appellant for such an appeal.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 7575

A Bylaw to Create a Hydronic Energy Service

1. This Bylaw shall be known and cited for all purposes as **"City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575".**

5. Multi-family residential, commercial, industrial and institutional buildings:

   (a) on Class 1 properties, are required to apply for, be connected to and use the Heating Service and may apply for, be connected to and use the Cooling Service unless the ~~City's Director of Finance~~person with the delegated power of "Withholding of hydronic services" in Table 7, Column A of the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time (the "Delegate") considers that the cost of providing the Cooling Service to the property and buildings would be excessive to the City;

   (b) subject to section 5.1, on Class 2 properties, are required to apply for, be connected to and use the Heating Service and may apply for, be connected to and use the Cooling Service unless the ~~City's Director of Finance~~Delegate considers that the cost of providing the Heating Service or the Cooling Service as the case may be to the property and buildings would be excessive to the City; and *[Bylaw 8910, February 14, 2022]*

   (c) on Class 3 properties, may apply for, be connected to and use the Heating Service and the Cooling Service unless the ~~City's Director of Finance~~Delegate considers that the cost of providing the Heating Service or the Cooling Service as the case may be to the property and the buildings would be excessive to the City.

5.1 Notwithstanding section 5(b), on Class 2 properties, acute healthcare buildings containing hospital spaces are not required to use the Heating Service, provided that:

   (a) the buildings are required to apply for, and be connected to, the Heating Service, may use the Heating Service, and may apply for, be connected to and use the Cooling Service, unless the ~~City's Director of Finance~~Delegate considers that the cost of providing the Heating Service or the Cooling Service as the case may be to the property and buildings would be excessive to the City;

Excerpt from "Minimum Maintenance Standards Bylaw, 1978, No. 5124"

Attachment 12

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 5124

A Bylaw to establish minimum standards for the maintenance of property in the City of North Vancouver.

1. TITLE

This Bylaw may be referred to as the **"Minimum Maintenance Standards Bylaw, 1978, No. 5124".**

6. OFFENCE, PENALTIES AND ENFORCEMENT ~~AND PENALTIES~~

~~6.1 Application~~

~~The Owner and the Occupier and each of them of any property to which this Bylaw applies shall cause such property to conform to the standards set forth in this Bylaw.~~

~~6.2 Penalty~~

~~Any person guilty of an infraction of any provision of this Bylaw shall be liable to a fine of not less than $50.00 and not more than $500.00 for each offence. Any person who commits an offence of a continuing nature shall be liable to a fine not exceeding $50.00 for each day such offence is continued.~~

6.1 Every person who:

(a) violates a provision of this Bylaw;

(b) permits, suffers or allows any act to be done in violation of any provision of this Bylaw;

(c) neglects to do anything required to be done under any provision of this Bylaw; or

(d) allows a violation of this Bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

6.2 Each day during which a violation, contravention or breach of this Bylaw continues is deemed to be a separate offence.

6.3 No provision of this Bylaw depends for its validity on the validity of any other provision.

6.4 Notwithstanding any other provisions of this Bylaw where any Dwelling, Dwelling Unit or Yard does not comply with the standards set out in this Bylaw, the Council may, by resolution, order the remedy of any default within 60 days after service of such order.

~~6.3 Enforcement~~

~~Notwithstanding any other provisions of this Bylaw where any Dwelling, Dwelling Unit or Yard does not comply with the standards set out in this Bylaw, the Council may, by resolution, order the remedy of any default within 60 days after service of such order.~~

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8885

A Bylaw to Control Noise within the City of North Vancouver

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

1. This Bylaw shall be known and cited for all purposes as **"Noise Control Bylaw, 2021, No. 8885".**

4.3 The following Sounds are prohibited from being made by any Person in the Municipality because they are hereby deemed by Council as objectionable, or liable to disturb the quiet, peace, rest, enjoyment, comfort and convenience of individuals or the public notwithstanding that such Sounds may not constitute a violation of any other provision of this Bylaw:

(e) the Sound made through the operation of engine compression brakes ~~a "Jacobs or Jake" brake~~ or other type of engine brake on a Motor Vehicle for any purpose other than as an emergency braking device for the safe operation of the Motor Vehicle;

8. OFFENCES, PENALTIES AND ENFORCEMENT

~~8.1 Severability~~

~~No provision of this Bylaw depends for its validity on the validity of any other provision.~~

~~8.2 Offences and Penalties~~

~~Every Person who contravenes any provision of this Bylaw is considered to have committed an offence against this Bylaw and is liable on summary conviction, to a fine or to imprisonment for not more than 6 months or to both a fine and imprisonment, to a maximum of $50,000, and each day that such a violation is caused, or allowed to continue, constitutes a separate and continuing offence.~~

~~Any person designated as a Bylaw Enforcement Officer pursuant to the "Bylaw Notice Enforcement Bylaw, 2018, No. 8675", or is named as the enforcement officer pursuant to the "Ticket Information Utilization Bylaw, 1992, No. 6300", is hereby authorized and empowered to enforce the provisions of this Bylaw or Bylaw Notice or Municipal Ticket Information or as otherwise provided by this or any other Bylaw of the City of North Vancouver.~~

8.1 Every person who:

(a) violates a provision of this Bylaw;

(b) permits, suffers or allows any act to be done in violation of any provision of this Bylaw;

(c) neglects to do anything required to be done under any provision of this Bylaw; or

(d) allows a violation of this Bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

8.2 Each day during which a violation, contravention or breach of this Bylaw continues is deemed to be a separate offence.

8.3 No provision of this Bylaw depends for its validity on the validity of any other provision.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 5659

A Bylaw in the exercise of, but not limited to, the City's various powers pursuant to Section 932 of the *Municipal Act*, R.S.B.C. 1979, Chapter 290 and amendments thereto.

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

1. Citation

This Bylaw may be cited for all purposes as **"City of North Vancouver Nuisance Abatement Bylaw, 1986, No. 5659".**

2. Definitions

In this Bylaw unless the context otherwise requires:

~~"Bylaw Enforcement Officer" means the person or persons appointed to the position having that name by the Council of the Municipality and includes a Building Inspector of the Municipality;~~

"Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time;

Financial Officer means a person designated as a Financial Officer under section 149 of the *Community Charter* pursuant to Table 1 of the Delegation Bylaw;

"Nuisance Enforcement Officer" means a person with the delegated power of "Administration and Enforcement of the Nuisance Abatement Bylaw" in Table 8, Column A of the Delegation Bylaw;

~~"Treasurer" means the person appointed to the position having that name by the Council of the Municipality.~~

5. Enforcement

The ~~Bylaw Enforcement Officer~~Nuisance Enforcement Officer is hereby empowered to administer and enforce this Bylaw.

6. Order to Comply

(a) Where a person has failed to perform the obligations pursuant to the provisions of this Bylaw, the ~~Bylaw Enforcement Officer~~Nuisance Enforcement Officer may, in accordance with this section, issue to such person an Order to Comply with the requirements of this Bylaw in respect of which that person is in default.

(c) An Order to Comply shall be sufficiently issued when the ~~Bylaw Enforcement Officer~~Nuisance Enforcement Officer:

8. Costs

(a) The designated ~~Bylaw Enforcement Officer~~Nuisance Enforcement Officer shall certify to the ~~Treasurer~~Financial Officer all costs incurred by the municipality in performing or causing to be performed any obligations under Section 6 of this Bylaw.

(b) Upon receipt from the ~~Bylaw Enforcement Officer~~Nuisance Enforcement Officer of a certified record of the total costs incurred in any specific matter, the ~~Treasurer~~Financial Officer shall demand payment thereof by issuing an invoice therefor in the same manner as for an Order to Comply issued under Section 5 of this Bylaw.

~~9. Offences, Penalties and Enforcement~~

~~Every person who violates a provision of this Bylaw, or consents, allows or permits an act or thing to be done in violation of a provision of this Bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this Bylaw, is guilty of an offence and is liable to the penalties imposed under this Bylaw or any other applicable Bylaw of the City, and is guilty of a separate offence each day that a violation continues to exist.~~

~~Any person who contravenes any of the provisions of this Bylaw commits an offence punishable upon summary conviction and is liable to a fine of not more than $10,000.00 or to imprisonment for not more than six months or to both. Each day that an offence continues shall constitute a separate offence.~~

~~Pursuant to Section 264 of the *Community Charter*, S.B.C. 2003 Chapter 26, any person designated as a Bylaw Enforcement Officer pursuant to the "Bylaw Notice Enforcement Bylaw, 2005, No. 7675" or is named as the enforcement officer pursuant to the "Ticket Information Utilization Bylaw, 1992, No. 6300" is hereby authorized and empowered to enforce the provisions of this Bylaw by Bylaw Notice or Municipal Ticket Information or as otherwise provided by this or any other Bylaw.~~

~~The provisions of this Bylaw are severable. If, for any reason, any provision is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this Bylaw.~~

~~*[Bylaw 8028, November 2, 2009]*~~

9. Offences, Penalties and Enforcement

(a) Every person who:

(i) violates a provision of this bylaw
(ii) permits, suffers or allows any act to be done in violation of any provision of this bylaw;
(iii) neglects to do anything required to be done under any provision of this bylaw; or
(iv) allows a violation of this bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

(b) Each day during which a violation, contravention or breach of this bylaw continues is deemed to be a separate offence.

(c) The provisions of this bylaw are severable. If, for any reason, any provision is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this bylaw.

FORM 1

THE CORPORATION OF THE CITY OF NORTH VANCOUVER
NUISANCE ABATEMENT BYLAW NO. 5659
ORDER TO COMPLY

~~8. Offence and Penalties~~

~~(a) Every person who:~~

~~(i) violates any of the provisions of this Bylaw,~~

~~(ii) causes or suffers or permits any act or thing to be done in contravention of or in violation of any of the provisions of this Bylaw,~~

~~(iii) neglects or refrains from doing anything required to be done by any of the provisions of this Bylaw,~~

~~(iv) fails to comply with an order, direction or notice given under this Bylaw,~~

~~shall be deemed to be guilty upon summary conviction of an infraction of this Bylaw and shall be liable to the penalties hereby imposed. Each day that an infraction is permitted to exist shall constitute a separate offence.~~

~~(b) Any person who is guilty of an infraction of this Bylaw is liable to a fine and penalty of not less than $500 nor more than $2,000 and to the cost of prosecution.~~

~~(c) Without in any way derogating from the other provisions of the *Offence Act* (British Columbia) where a defendant is convicted of an offence, the justice may exercise all of the powers set out in section 79 of the *Offence Act*, R.S.B.C. 1979, c. 305. Form 1/Rev.~~

9. Offences, Penalties and Enforcement

(a) Every person who:

(i) violates a provision of this bylaw
(ii) permits, suffers or allows any act to be done in violation of any provision of this bylaw;
(iii) neglects to do anything required to be done under any provision of this bylaw; or
(iv) allows a violation of this bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

(b) Each day during which a violation, contravention or breach of this Bylaw continues is deemed to be a separate offence.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

Bylaw No. 6611

A Bylaw relating to parks in the City of North Vancouver

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

201 This Bylaw may be cited for all purposes as the **"Parks Regulation Bylaw, 1996, No. 6611".**

301 ~~**Definitions**~~In this bylaw:

~~.1~~ "City" means The Corporation of the City of North Vancouver

~~.2~~ "Commission" is the North Vancouver Recreation and Culture Commission *[Bylaw 8398 October 20, 2014]*

~~.3~~ "Council" is the Mayor and Councillors of The Corporation of the City of North Vancouver

"Delegate" means a person delegated the power of "Park and outdoor recreation planning, design, construction, operation, and maintenance; park regulation; commemorative installations; approval of commemorative permits; setting of park hours; removal of bylaw violations from parks, roadways, and paths; post traffic and parking signs;" in Table 11, Column A of the Delegation Bylaw

"Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time

~~.4~~ "Director of Recreation and Culture" is the person holding the office of Director of the North Vancouver Recreation and Culture Commission or duly authorized representative *[Bylaw 8398 October 20, 2014]*

~~.5 "Engineer" is the person holding the office of City Engineer or duly authorized representative~~

~~.6~~ Deleted *[Bylaw 8398 October 20, 2014]*

~~.7~~ "Helmet" means a protective device intended to be worn on the head that must:

- have a smooth, rigid and durable outer surface,
- be constructed so that the helmet is capable of absorbing energy on impact,

- be strongly attached to a strap designed to be fastened under the chin of the person wearing it, and
- be undamaged from use of misuse

~~.8 "Manager, Lands" is the person holding the office of Manager, Lands, of the City of North Vancouver or duly authorized representative~~

~~.9~~ "Park or Parks" means all lands and improvements within the areas defined in Schedule "A" of this Bylaw, whether or not they are dedicated parks

~~.10 "Community Events Programmer" is the person defined as such in the Policy for Events in Parks and Public Open Spaces~~
~~*[Bylaw 8398 October 20, 2014]*~~

~~.11 "Manager, Parks and Natural Spaces" is the person holding the office of Manager, Parks and Natural Spaces for the City of North Vancouver~~
~~*[Bylaw 9092, March 31, 2025]*~~

~~.12~~ "Roller Skates" means any footwear or device which may be attached to the foot or footwear, to which wheels are attached and such wheels may be used by the wearer for moving or propulsion, including but not limited to in-line skates commonly known as rollerblades

~~.13~~ "Skateboard" means all wheeled objects, coasters, toys, conveyances, or similar devices used for transportation or sport which are propelled by human power and does not include bicycles or roller skate.

~~.14~~ "Park Event" is an event as defined in the Policy for Events in Parks and Public Open Spaces. Types of events included in the policy include: community events, weddings and picnics, and events organized by a commercial entity or a community group that operates primarily for profit or business purposes. *[Bylaw 8398, October 20, 2014]*

601 Parks shall be managed as follows:

.1 The ~~Manager, Parks and Natural Spaces~~Delegate is responsible ~~to the Engineer~~ for the construction, operation and maintenance of the Parks, and the placement of commemorative benches, plaques and trees. *[Bylaw 9092, March 31, 2025]*

.2 The ~~Manager, Parks and Natural Spaces~~Delegate, within a Park, is hereby authorized to: *[Bylaw 9092, March 31, 2025]*

5. Prohibit the use of any facility in any Park, when, in the ~~Manager, Parks and Natural Spaces'~~Delegate's opinion, such use would cause damage to or result in unreasonable or unacceptable wear and tear on any such facility. *[Bylaw 9092, March 31, 2025]*

~~.4 The Manager, Lands is responsible for managing the leases of facilities within the Parks.~~

801 Commemorative Benches and Commemorative Tree(s)

Commemorative Benches and Tree(s) can be installed in accordance with Schedule D of this Bylaw. Applications for Permits shall be directed to the ~~Manager, Parks and Natural Spaces~~Delegate. *[Bylaw 9092, March 31, 2025]*

803 Park Events *[Bylaw 8398 October 20, 2014]*

Applications to hold a park event shall be directed to the ~~Community Events Programmer~~Delegate in accordance with Event Fees set out in Schedule E of the "Fees and Charges Bylaw, 2024, No. 9000." *[Bylaw 8398 October 20, 2014] [Bylaw 9092, March 31, 2025]*

901 No person shall:

.1 cut, remove, prune, limb, top or in any way damage a tree within any Park without authorization from the ~~Manager, Parks and Natural Spaces~~Delegate.
[Bylaw 9092, March 31, 2025]

.4 deposit or remove top soil, wood, rock or other materials or Park assets in, to, from or within any Park without authorization from the ~~Manager, Parks and Natural Spaces~~Delegate. *[Bylaw 9092, March 31, 2025]*

.9 play any organized game on any portion of a Park unless it is in accordance with the rules and regulations prescribed by the ~~Manager, Parks and Natural Spaces~~Delegate. *[Bylaw 9092, March 31, 2025]*

1201 Offences, Penalties, and Enforcement:

~~.1 Every person who violates a provision of this Bylaw, or consents, allows or permits an act or thing to be done in violation of a provision of this Bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this Bylaw, is guilty of an offence and is liable to the penalties imposed under this Bylaw or any other applicable Bylaw of the City, and is guilty of a separate offence each day that a violation continues to exist.~~

~~Any person who contravenes any of the provisions of this bylaw commits an offence punishable upon summary conviction and is liable to a fine of not more than $10,000.00 or to imprisonment for not more than six months or to both. Each day that an offence continues shall constitute a separate offence.~~

~~Pursuant to Section 264 of the Community Charter, S.B.C. 2003 Chapter 26, any person designated as a Bylaw Enforcement Officer pursuant to the Bylaw Notice Enforcement Bylaw, 2005, No. 7675 or is named as the enforcement officer pursuant to the Ticket Information Utilization Bylaw, 1992, No. 6300 is hereby authorized and empowered to enforce the provisions of this Bylaw by Bylaw Notice or Municipal Ticket Information or as otherwise provided by this or any other Bylaw.~~

~~The provisions of this Bylaw are severable. If, for any reason, any provision is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this Bylaw.~~

.1 Offence

(a) Every person who:

(i) violates a provision of this bylaw;

(ii) permits, suffers or allows any act to be done in violation of any provision of this bylaw;

(iii) neglects to do anything required to be done under any provision of this bylaw; or

(iv) allows a violation of this bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

(b) Each day during which a violation, contravention or breach of this bylaw continues is deemed to be a separate offence.

.4 Equitable compensation for the value of a City tree as determined by a Certified Arborist using the methods described in the "Guide for Plant Appraisal" (most recent edition), shall be required by the City if, in the opinion of the ~~Manager, Parks and Natural Spaces~~Delegate, a City tree has been irreparably damaged or has been removed without prior authorization. Repairable tree damage shall be appraised and the reduced tree value and/or cost of the repair will be considered as equitable compensation. *[Bylaw 9092, March 31, 2025]*

.5 The provisions of this bylaw are severable. If, for any reason, any provision is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this bylaw.

PART 14 – SCHEDULE D

1401 PARKS AND GREENWAYS DONATIONS PROGRAM

1. Conditions of Application

1.1. The City accepts donation items subject to this bylaw and the procedures contained within.

1.2. Donation items are accepted provided that:

2.2.1 The park or open space in question has space for these items as determined by the Delegate~~staff of the Engineering, Parks and Environment Department.~~

2.2.2 The applicant submits a signed Application Form (Appendix 1) requesting the selected donation item and its associated plaque (if applicable). Signature will constitute agreement with the procedures and stipulations within this policy.

2.2.3 Payment in full of the current fee for the donation item (as set out in Schedule E of "Fees and Charges Bylaw, 2024, No. 9000") is received after the location is approved by the ~~Manager, Parks and Natural Spaces~~Delegate. An income tax receipt will be issued at the time of payment if requested. *[Bylaw 9037, July 22, 2024] [Bylaw 9092, March 31, 2025]*

2.2.4 The wording on the plaque (if applicable) is deemed appropriate by the Delegate~~City staff~~ (refer to 3.7)

2. Procedures

2.1. The style and type of donation item will be determined by the ~~Engineering, Parks and Environment Department~~Delegate from time to time. Plaques will be attached to or near the donation item (if applicable). The amount of text on the plaque will be specified by the ~~Engineering, Parks and Environment Department~~Delegate from time to time (see Appendix 1) and will reflect cost, aesthetics and physical fit to the donation item.

2.2. The fee for a donation item covers the procurement and installation of a new donation item for a ten (10) year donation term as set out in Schedule E of "Fees and Charges Bylaw, 2024, No. 9000". *[Bylaw 9037, July 22, 2024]*

2.3. If the donation item is damaged, destroyed or defaced to an extent that, in the opinion of the ~~Manager, Parks and Natural Spaces~~Delegate, replacement is required within the ten year donation term, it will be done at no cost to the applicant. *[Bylaw 9092, March 31, 2025]*

2.4. At the discretion of the ~~Manager, Parks and Natural Spaces~~Delegate, the donor may be offered renewal of the donation item for another 10 year term. However, the ~~Manager~~ Delegate may elect not to renew a donation item for reasons of safety, security, maintenance issues, or park reconfiguration. *[Bylaw 9092, March 31, 2025]*

2.5. The cost of the renewal term will be outlined in Schedule E of the "Fees and Charges Bylaw, 2024, No. 9000" at the future renewal date. *[Bylaw 9037, July 22, 2024] [Bylaw 9092, March 31, 2025]*

2.6. Within six months of the end of the ten (10) year donation term, the City will attempt to contact the applicant or alternate to discuss the possibility of donation renewal.

3.7 Should the donor choose not to renew the donation item, or the City is unable to contact the applicant or alternate by the end of the donation term, the City reserves the right to make the donation item available to another applicant. If the donor chooses not to renew the donation item, the City will offer the plaque to the donor at no charge (if applicable).

3.8 The donation of items in no way constitutes ownership of the item by the applicant, nor the land upon which it is situated, or the surrounding lands. The City retains the right to use the lands adjacent to these donated items as it deems appropriate, up to and including moving donation items to other locations. Should this be necessary, the City will make every effort to contact the donor prior to relocating the item.

3.9 Wording on plaques shall not contain the phrase "in memory of". Final wording is subject to approval by the ~~Manager, Parks and Natural Spaces~~Delegate. *[Bylaw 9092, March 31, 2025]*

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 7598

A Bylaw to remediate Hazardous Conditions on Properties involving Controlled Substances and to provide for the recovery of costs for such works.

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

PART 1 – TITLE

This bylaw shall be known and cited for all purposes as the "**Properties Involving Controlled Substances Bylaw, 2004, No. 7598".**

PART 2 – DEFINITIONS

2. In this bylaw:

~~2.1.~~ **"Controlled Substance"** means a "Controlled Substance" as defined and described in Schedules I, II and III of the *Controlled Drugs and Substances Act*, 1996 c. 19, as may be amended from time to time, but does not include the trade or manufacture of a Controlled Substance that is permitted under that Act or otherwise lawfully permitted under the City's Business License Bylaw.

~~2.2.~~ **"Controlled Substance Property"** means:

a) a Property contaminated by chemical or biological materials used in or produced by the trade or manufacture of a Controlled Substance; or
b) a Property modified to trade or manufacture a Controlled Substance; or
c) a Property which has been used for the ingestion, use, sharing, sale, trade or barter of a Controlled Substance therein or thereon; and
d) which no longer meets the applicable standards under the British Columbia Building Code, British Columbia Fire Code, ~~Health Act~~ *Public Health Act* or other applicable regulations including any Bylaw requirements of the City of North Vancouver.

"**Delegation Bylaw**" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time.

~~2.3.~~ **"Hazardous Conditions"** means:

a) any real or potential risk of fire; or
b) any real or potential risk to the health or safety of Persons or Property; or
c) any unapproved building modifications made to the Property, or repairs needed to the Property;

arising or resulting from the use or contamination of a Property as a Controlled Substance Property.

~~2.4. **"Inspector"** means any member of the Royal Canadian Mounted Police or City of North Vancouver Fire Department, an Environmental Health Officer of the Vancouver Coastal Health Authority, a Building Official, Electrical Safety Officer, Plumbing and Gas~~

~~Inspector, Bylaw Enforcement Officer, or any other authorized employee of the City of North Vancouver.~~
"Inspecting Delegate" means a person with the delegated power of "Inspection of properties regarding compliance with the Properties Involving Controlled Substances Bylaw" in Table 10, Column A of the Delegation Bylaw.

~~2.5.~~ **"Occupant"** includes:
a) a person who is qualified to maintain an action for trespass, or
b) a person who simply occupies the land.

~~2.6.~~ **"Owner"** means:

a) the registered Owner of an estate in fee simple, or
b) the tenant for life under a registered life estate, or
c) the registered holder of the last registered agreement for sale;
d) the lessee of a residential or commercial ground lease.

"Permitting Delegate" means a person with the delegated power of "Issuance of permits relating to building, plumbing, gas, electricity, and other works" in Table 9, Column A of the Delegation Bylaw.

~~2.7.~~ **"Person"** includes natural persons of either sex, associations, corporations, bodies politic, partnerships, whether acting by themselves or by a servant, agent or employee, and the heirs, executors, administrators, successors and assigns or other legal representative of such persons.

~~2.8.~~ **"Property"** means all real property, including, but not limited to, front yards, side yards, back yards, driveways, walkways, and sidewalks and shall include any building, structure, vehicle, chattel or fence located on such real property.

~~2.9.~~ **"Re-occupancy Permit"** means permission or authorization in writing by the ~~Chief Building Official~~Permitting Delegate to re-occupy any building or part thereof in respect of which the ~~Chief Building Official~~ Permitting Delegate has issued an order to cease occupancy because of a hazardous condition.

~~2.10~~ **"Registered Occupational Hygienist"** means an individual trained and accredited in accordance to the standards set out by the Canadian Registration Board of Occupational Hygienists.

~~2.11.~~ *Deleted in its entirety* *{Bylaw No. 8253. Council Date: October 22/2012}*

~~2.12.~~ **"Special Safety Inspection"** means an inspection coordinated with other such departments, jurisdictions, and contractors as is necessary; to review Hazardous Conditions that may exist, and to issue such orders as are applicable; pursuant to the British Columbia Building Code, British Columbia Fire Code, ~~Health Act~~ *Public Health Act* and other such regulation and Bylaw within the City of North Vancouver.

PART 5 – RIGHT OF ENTRY

5.1. An ~~Inspector~~Inspecting Delegate may enter onto any land, into any building, structure, or premises at any reasonable time for the purpose of determining compliance with this Bylaw. Entry can be made:

c) where an ~~Inspector~~Inspecting Delegate has reasonable grounds for believing that failure to enter may result in a significant risk to the health or safety of the occupier or other Persons; or

PART 6 – ALTERATION REPAIR AND RECONNECTION OF ELECTRICAL, WATER OR GAS SUPPLY

6.1. If, as a result of the unlawful use of a Property as a Controlled Substance Property, where:

1. the Owner or Occupant has applied to a ~~Building Inspector~~Inspecting Delegate for a Special Safety Inspection pursuant to this section;

2. the Property has been inspected by the ~~Inspector~~Inspecting Delegate and all other lawful authorities having jurisdiction over the supply of electricity, water or natural gas, for compliance with all health and safety requirements of the City's Bylaws and any Provincial statute or regulation relating to building, electrical, water, health, gas, or fire safety;

4. all of the work referred to in subsection 6.1.3 has been completed and inspected by the ~~Inspector~~Inspecting Delegate and all other lawful authorities having jurisdiction and the Property is in compliance with the City's Bylaws and all Provincial statutes and regulations referred to in subsection 6.1.2; and

PART 7 - SIGNS

7.1. The ~~Inspector~~Inspecting Delegate may post an "**UNSAFE DO NOT ENTER OR OCCUPY"** notice, as set out in Schedule "B", in a conspicuous place at the entrances of a Controlled Substance Property. No Person shall:

a) interfere with or obstruct an ~~Inspector~~Inspecting Delegate from posting the notices; or

b) remove, alter, cover, or mutilate a posted notice except by permission of the ~~Inspector~~Inspecting Delegate.

PART 8 – NON-COMPLIANCE AND REMEDIATION

8.1. If an Owner or Occupant fails to comply with a written notice of an ~~Inspector~~Inspecting Delegate, the City, by its employees or other Persons, at a reasonable time and in a reasonable manner, may enter the Property and effect compliance at the expense of the Owner or Occupant who has failed to comply.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8853

A Bylaw to provide for In-Building Emergency Responder Communications Enhancement Systems within the City of North Vancouver

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

PART 1 – TITLE

101 This Bylaw shall be known and cited for all purposes as **"Radio Amplification Bylaw, 2021, No. 8853"**.

PART 2 – DEFINITIONS

201 In this Bylaw, unless the context otherwise requires:

"Building Inspector" means a person with the delegated power of "Issuance of occupancy permits (certificates of occupancy)" in Table 9, Column A of the Delegation Bylaw;
~~"Building Inspector" means the person(s) appointed by the Council for the City to be building inspectors, or such person's authorized designate;~~

"Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time;

~~"Fire Chief" means the person appointed as the Chief of the Fire Department of the City or an authorized designate;~~

"Public Safety Delegate" means a person with the delegated power of "Approval of in-building emergency responder communications enhancement systems" in Table 6, Column A of the Delegation Bylaw;

"Test Operator" means an individual or company with experience in testing radio communications signals and whose credentials are satisfactory to the ~~Fire Chief~~Public Safety Delegate.

302 – Exemptions

This Bylaw shall not apply to:

(b) Any Building that has been granted an exemption in writing by the ~~Fire Chief~~Public Safety Delegate ~~or Building Official~~, where the ~~Fire Chief~~Public Safety Delegate ~~or Building Official~~ considers that the Building should be exempt from this Bylaw, having consideration for the operational needs of the City, the need for or quality of radio coverage in the Building, or any other factor the ~~Building Official or Fire Chief~~Public Safety Delegate considers appropriate.

401 – Adequate Radio Coverage

For the purposes of this Bylaw, “Adequate Radio Coverage” means coverage that meets all of the following criteria:

(d) In the event that active amplification is required to meet the foregoing communication quality requirements in the Building including the Shadowed Area of the Building, coordination with E-Comm is required to ensure that its outdoor radio communication performance is not degraded. If there is a trade-off to be made between maintaining the E-Comm outdoor radio communication performance and restoration of signal strength in the Building and Shadowed Area, the trade-off decision shall be made by E-Comm and communicated to the ~~Fire Chief~~Public Safety Delegate by the Building Owner.

501 – Systems Allowed

Where a Building must provide an Enhancement System to achieve Adequate Radio Coverage to comply with section 402 of this Bylaw, such Enhancement System shall include any of the following that are sufficient to achieve the required criteria:

(d) Any other system acceptable to the ~~Fire Chief~~Public Safety Delegate, as signified in writing on a case by case basis.

601 – Initial Compliance

After a new Enhancement System has been installed and before that system is put into regular operation, the Owner of a Building regulated by this Bylaw shall arrange for tests by a Test Operator to verify that the Enhancement System is installed and operates in compliance with this Bylaw, at the sole expense of the Owner. The procedures used for testing shall be developed by the Owner, subject to acceptance by the ~~Fire Chief~~Public Safety Delegate, and in compliance with the following guidelines:

Acceptance Tests

Enhancement System acceptance shall be based upon a commissioning report that consists of the following tests and information:

(a) Radio Coverage testing:

ii. acceptance tests shall be performed using radio frequencies assigned to the Dispatch Center, after proper coordination with an agent of that system and with the ~~Fire Chief~~Public Safety Delegate;

v. where the Shadowed Area, or the floor plate area of a Building, is greater than 4,500 m2 it shall be divided into a uniform grid of not more than 15m on a side, or if the floor area is smaller than 4,500m2 it shall be divided into a uniform grid of approximately 20 equal areas, to a minimum of 9m2, and measurements shall be taken at the centre of each grid area. The size of the grids shall also be reduced, or the number of grids increased, upon recommendation of the ~~Fire Chief~~Public Safety Delegate, or Building Inspector in areas where special construction or other obstruction may significantly affect radio signals. Tests shall also be performed in the fire command centres, stairwells, protect-in-place areas, lobby refuge areas, equipment rooms, and high-hazard areas without the use of a grid system;

602 – Annual Testing

At least once per calendar year, at the sole cost of the Owner, the Owner shall retain a Test Operator to test all active components of the Enhancement System, including but not limited to all amplifiers, power supplies and back-up batteries, and shall keep a record of such tests for inspection by the ~~Fire Chief~~Public Safety Delegate or other inspector designated by the City. The Test Operator may adjust the amplifier gain if necessary to re-establish the gain recorded upon acceptance testing, and batteries and power supplies shall be tested under load for a period of at least one hour to verify that they will function properly during a power outage.

Additional tests or inspection of records may be conducted from time to time by the Fire Department at the discretion of the ~~Fire Chief~~Public Safety Delegate, after giving reasonable notice to the Owner. If the radio signal within the Building or within the Shadowed Area appears to have degraded, or if the tests show Inadequate Radio Coverage, the Owner of the Building is required to remedy the problem and restore the Enhancement System in a manner consistent with the original acceptance criteria in section 601, unless the Owner can demonstrate conclusively that the degradation is solely the result of external changes not under his or her control.

604 – Test Equipment

Portable radios used for DAQ testing must be of the same type used by the Fire Department. SINAD (ratio of signal-plus-noise-plus-distortion-to-noise-plus-distortion) Bit Error Rate (BER) and signal strength measurements shall be made using appropriate instrumentation acceptable to the ~~Fire Chief~~Public Safety Delegate. The Test Operator shall ensure that the Test Operator's radios and measurement equipment have been tested for conformance to design specification within twelve months prior to the conduct of Enhancement System acceptance tests or re-tests.

801 No Permit for occupancy of a Building shall be issued for any Building until the requirements of this Bylaw have been met to the satisfaction of the Building Inspector and ~~Fire Chief~~Public Safety Delegate.

901 Every Owner or occupant of a Building shall, at all reasonable times, permit the Building Inspector, the ~~Fire Chief~~Public Safety Delegate, or their authorized designate to enter into and inspect any Building or structure to ascertain whether the regulations and provisions of this Bylaw are being obeyed and any person who refuses entry shall be in violation of the Bylaw and shall be liable to the penalties hereby imposed.

1101 – Orders

If the ~~Fire Chief~~Public Safety Delegate finds that any provision of this Bylaw has been contravened or has not be complied with, or has been complied with improperly or only in part, or that conditions exist in or about a Building or property to which the Bylaw applies and which constitutes a hazard to life or property or both, the ~~Fire Chief~~Public Safety Delegate may make an order to ensure full and proper compliance with this bylaw and, in particular, but without limiting the generality of the foregoing, ~~Fire Chief~~Public Safety Delegate may:

(b) make orders with respect to any of the matters referred to in this Bylaw; and

if the Owner, occupier or lessee does not comply with the requirements in subsection (a) and/or (b) above, the ~~Fire Chief~~Public Safety Delegate may take such action as the ~~Fire~~

~~Chief~~Public Safety Delegate deems necessary to mitigate the hazard and may recover the costs and expenses of such action from the Owner, occupier or lessee, as applicable.

1102 – Standard of Work

The ~~Fire Chief~~Public Safety Delegate may, where work being completed is not covered by this Bylaw or applicable codes, in the interest of safety adopt the latest edition of the National Fire Protection Association codes, standards, recommended practices and manuals by reference or equivalent.

1103 – Rejection of Work

The ~~Fire Chief~~Public Safety Delegate may, after the examination of any work, issue a written rejection, which shall have the same force and effect as an order issued under Section 1101.

1106 – Appeal of Order to ~~Fire Chief~~Public Safety Delegate

Any person against whom an order has been made under this Bylaw may, before the expiration of seven days after the service of the order, appeal to the ~~Fire Chief~~Public Safety Delegate, who shall review and shall amend, revoke or confirm the order appealed against or substitute another order.

1108 – Designation of the Bylaw

This Bylaw is designated pursuant to section 264 of the *Community Charter* as a bylaw that may be enforced by means of a ticket in the form prescribed and the ~~Fire Chief~~Public Safety Delegate, members and authorized Local Assistants to the Fire Commissioner, are designated to enforce this Bylaw by means of a ticket pursuant to section 264 of the *Community Charter*.

1110 – Ticketing (Municipal Ticket Information)

Pursuant to sections 264(1)(c) and 265(1)(a) of the *Community Charter*, this bylaw is designated as a bylaw that may be enforced by means of a ticket in the form prescribed, and the ~~Fire Chief~~Public Safety Delegate, Local Assistants to the Fire Commissioner and Bylaw Enforcement Officers are designated to enforce this bylaw. The table below sets out the designated expressions for offences under this bylaw with the corresponding bylaw section number and fine amount.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 7831

A Bylaw to regulate the use of real property of the Corporation of the City of North Vancouver

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

1. This Bylaw shall be known and cited for all purposes as the **"City of North Vancouver Real Property Regulation Bylaw, 2006, No. 7831"**.

5. Offences, ~~Penalties and Enforcement~~Penalties and Enforcement

~~Bylaw Enforcement Officers are authorized to enforce this bylaw and issue tickets or bylaw notices for contraventions of the provisions in this Bylaw.~~

~~Each day that an offence continues constitutes a separate offence.~~

~~Every person who offends against or violates any of the provisions in this Bylaw and its schedules or who suffers or permits any act or thing to be done in contravention of any of the provisions of the Bylaw, or, who neglects to do or refrains from doing, anything required to be done by any of the provisions of this Bylaw, or fails to comply with an order, direction, or notice given under this Bylaw is liable upon summary conviction, to a fine and penalty not exceeding $10,000 or imprisonment of not more than six months or both.~~

5.1 Every person who:

(a) violates a provision of this Bylaw;

(b) permits, suffers or allows any act to be done in violation of any provision of this Bylaw;

(c) neglects to do anything required to be done under any provision of this Bylaw; or

(d) allows a violation of this Bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

5.2 Each day during which a violation, contravention or breach of this Bylaw continues is deemed to be a separate offence.

5.3 No provision of this Bylaw depends for its validity on the validity of any other provision."

~~SCHEDULE B22 TO BYLAW NO 6300~~

~~"CITY OF NORTH VANCOUVER REAL PROPERTY REGULATION BYLAW, 2006, NO. 7831"~~

~~DESIGNATED EXPRESSION~~	~~SECTION~~	~~FINE~~
~~Placing thing(s) on Real Property~~	~~3(a)~~	~~$150.00~~
~~Building Structure or Occupying Real Property~~	~~3(b)~~	~~$150.00~~

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 7931

A Bylaw to prescribe standards for the maintenance and prevention of nuisances at rental residential premises

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

PART I: TITLE

1. This Bylaw shall be known and cited for all purposes as **"Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931".**

2. PART I: INTERPRETATION

~~**"Building Inspector"** means a person who has been assigned the responsibility for administering bylaws enacted to regulate the construction, alteration, repair or demolition of buildings and structures and shall include a Building Official as defined in the City of North Vancouver Construction Regulation Bylaw;~~

"**Delegation Bylaw**" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time.

"**Fee Administration Delegate**" means a person delegated the power of "Administration of fees for repeat nuisance service calls" in Table 8, Column A of the Delegation Bylaw.

~~**"Inspector"** means the person or persons, designated from time to time, to enforce the requirements of this bylaw and shall include a Property Use Inspector, Bylaw Enforcement Officer or Building Inspector;~~

"owner" in respect of real property means the registered owner as defined in the *Land Title Act*~~*Municipal Act*~~;

"**Standards Enforcement Delegate**" means a person delegated the power of "Administration and enforcement of the Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw" in Table 8, Column A of the Delegation Bylaw.

"tenancy agreement" means an agreement, whether written or oral, express or implied, having a predetermined expiry date or not, between a landlord and tenant respecting possession of residential premises and occupation of a room or premises in a hotel;

"tenant" means a person or persons who have the right of exclusive possession of residential premises under a tenancy agreement.

4. AUTHORIZATION OF ADMINISTRATION

The Standards Enforcement Delegate~~*Inspector*~~ is authorized to administer and enforce this bylaw and to perform any other duties and exercise any other powers that may be delegated by *Council*.

5. STANDARDS ENFORCEMENT DELEGATE'S~~INSPECTOR'S~~ RIGHT OF ENTRY

The Standards Enforcement Delegate ~~Inspector~~ is authorized under the provisions of the Community Charter, Section 16, to enter, at all reasonable times on any property that is subject to this bylaw to ascertain whether the requirements of this bylaw are met. The Standards Enforcement Delegate ~~Inspector~~ shall display or show proper identification.

6. NOTICE TO COMPLY TO BYLAW STANDARDS

The Standards Enforcement Delegate ~~Inspector~~ may direct an owner whose rental accommodation fails to meet the requirements of this bylaw to remedy the non-compliance within the time stated by the Standards Enforcement Delegate ~~Inspector~~ in a written notice to comply delivered to the owner.

~~**7. OFFENCES AND PENALTIES**~~

~~A person who~~

~~(a) prevents, obstructs or attempts to prevent or obstruct a Building Inspector, authorized by this bylaw, from entering onto any property,~~
~~(b) causes, suffers or permits any act or thing to be done in contravention of or in violation of this bylaw,~~
~~(c) violates any provision of this bylaw,~~
~~(d) neglects or refrains from doing anything required to be done by any provision of this bylaw, commits an offence and upon summary conviction, may be subject to a maximum fine of $10,000, six (6) months imprisonment, or both.~~

~~**8.** Each day that a violation is permitted to exist constitutes a separate offence.~~

7. OFFENCE

Every person who:

(a) violates a provision of this bylaw;

(b) permits, suffers or allows any act to be done in violation of any provision of this bylaw;

(c) neglects to do anything required to be done under any provision of this bylaw; or

(d) allows a violation of this bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

8. Each day during which a violation, contravention or breach of this bylaw continues is deemed to be a separate offence.

10. TENANT REGISTER

Every person issued a business license by the City for the purpose of suite rentals in respect of residential property shall maintain a current register containing the name and previous address of every *tenant* residing in each *rental accommodation* and shall produce the register for review by the Standards Enforcement Delegate ~~*Inspector*~~ upon request.

11. CONDITIONS OF LICENCE

For the purposes of preventing or abating *nuisances* and ensuring the safety, quiet, peace, enjoyment, comfort and convenience of tenants of *rental units* and persons in the vicinity of *rental units*, the Standards Enforcement Delegate ~~*Inspector*~~ may impose terms and conditions upon the granting, renewal or suspension of a business licence issued by the City to require pro-active property management through the implementation of the property management practices recommended by the North Vancouver Crime Free Multi-Housing Program (CFMH), including but not limited to:

PART 4 – LODGING HOUSES

"Lodging house" means any building containing three or more units separately occupied and includes a hotel, motel, apartment building, rooming house and boarding house but does not include a single-family residential building, a duplex building, a self owned apartment or a building managed by a strata corporation pursuant to the *Strata Property Act*~~Strata Title Act~~.

40. Repeat Nuisance Service Calls

(a) Where police or *City* officials have been required to respond to three (3) or more *nuisance service calls* for a single *residential premises* within a twelve (12) month period in response to or for the abatement of nuisance conduct, activity or condition, the *City* may impose upon the *owner* of that *residential premises* an *excessive nuisance abatement fee* as set out in "Schedule B of the Fees and Charges Bylaw, 2024, No. 9000" for each additional *nuisance service call* responded to at that *residential premises* within the twenty-four (24) month period following the Fee Administration Delegate's ~~*Inspector's*~~ notice referred to in Section 40.(b). *[Bylaw 9041, July 22, 2024]*

(b) Prior to imposing an *excessive nuisance abatement fee,* the Fee Administration Delegate ~~*Inspector*~~ shall first provide written notice to the *owner* of the *residential premises* describing in reasonable detail the nature of the nuisance conduct, activity or condition that has occurred, been maintained or permitted in, on or near the *residential premises*, and:

I. informing the *owner* that the nuisance conduct, activity or condition must be abated within 30 days, or such other period of time as the Fee Administration Delegate ~~*Inspector*~~ considers reasonable in the circumstances, and steps taken to ensure that the nuisance conduct, activity or condition does not re-occur; and

II. advising the *owner* that they may be subject to the imposition of *excessive nuisance abatement fees* for each additional *nuisance service call* responded to at the same *residential property* within the twenty-four (24) month period following the Fee Administration Delegate's ~~Inspector's~~ notice, and that the imposition of such fees is in addition to the City's right to seek other legal remedies or actions for abatement of the nuisance.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 5899

A Bylaw to provide for the abatement of rodents pursuant to the *Municipal Act*, R.S.B.C. 1979, Chapter 290.

The Council of The Corporation of the City of North Vancouver, in open meeting assembled, enacts the following:

TITLE

1. This Bylaw may be cited as the **"Rodent Control Bylaw, 1988, No. 5899".**

OFFENCES, PENALTIES AND ENFORCEMENT

~~9. Every person who violates a provision of this Bylaw, or consents, allows or permits an act or thing to be done in violation of a provision of this Bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this Bylaw, is guilty of an offence and is liable to the penalties imposed under this Bylaw or any other applicable Bylaw of the City, and is guilty of a separate offence each day that a violation continues to exist.~~

~~Any person who contravenes any of the provisions of this bylaw commits an offence punishable upon summary conviction and is liable to a fine of not more than $10,000.00 or to imprisonment for not more than six months or to both. Each day that an offence continues shall constitute a separate offence.~~

~~Pursuant to Section 264 of the *Community Charter*, S.B.C. 2003 Chapter 26, any person designated as a Bylaw Enforcement Officer pursuant to the "Bylaw Notice Enforcement Bylaw, 2005, No. 7675" or is named as the enforcement officer pursuant to the "Ticket Information Utilization Bylaw, 1992, No. 6300" is hereby authorised and empowered to enforce the provisions of this Bylaw by Bylaw Notice or Municipal Ticket Information or as otherwise provided by this or any other Bylaw.~~

~~The provisions of this Bylaw are severable. If, for any reason, any provisions is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this Bylaw."~~

~~[Bylaw 8030, November 2, 2009]~~

9.1 Every person who:

(a) violates a provision of this Bylaw;

(b) permits, suffers or allows any act to be done in violation of any provision of this Bylaw;

(c) neglects to do anything required to be done under any provision of this Bylaw; or

(d) allows a violation of this Bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

9.2 Each day during which a violation, contravention or breach of this Bylaw continues is deemed to be a separate offence.

9.3 No provision of this Bylaw depends for its validity on the validity of any other provision.

~~Province of British Columbia~~
~~Ministry of Health~~
~~Preventive Services~~
~~5th Floor 1515 Blanshard Street~~
~~Victoria British Columbia~~
~~V8W 3C8~~

~~June 8, 1988~~ ~~HL 10985/N~~

~~Bruce Hawkshaw~~
~~City Clerk~~
~~The Corporation of the~~
~~City of North Vancouver~~
~~141 West 14th Street~~
~~North Vancouver, B.C.~~
~~V7M 1H9~~

~~Dear Mr. Hawkshaw:~~

~~Re: Rodent Control Bylaw, 1988, No. 5899~~

~~Enclosed are two copies of the subject bylaw which was approved and endorsed by the undersigned.~~

~~Yours sincerely,~~

~~H.M. Richards~~
~~Provincial Health Officer~~
~~Preventive Services~~

~~HMR/hw~~

~~Enclosures~~

~~c.c Honourable Peter A. Dueck~~
~~Minister of Health~~

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 6746

A Bylaw to provide for the operation and management of a Sewerage and Drainage Utility

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

1. This Bylaw may be cited for all purposes as the **"Sewerage and Drainage Utility Bylaw, 1995, No. 6746".**

401 Definitions

~~"Building Inspector" means the person holding the office of City Building Inspector or duly authorized representative.~~

"Building Inspector" means a person with the delegated power of "Issuance of occupancy permits" in Table 9, Column A of the Delegation Bylaw.

"Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time.

~~"Director of Finance" means the person holding the office of City Director of Finance or duly authorized representative.~~

~~"Engineer" means the person holding the office of the City Engineer or duly authorized representative.~~

"Financial Delegate" means a person with the delegated power of "Authority over financial matters concerning sewerage, drainage, and water utility; rating of all premises" in Table 17, Column A of the Delegation Bylaw.

"Flood Prevention Delegate" means a person with the delegated power of "Enforcement of flood construction levels" in Table 17, Column A of the Delegation Bylaw.

"Oil and grease" means an organic substance or substances recoverable by procedures set out in Standard Methods or procedures authorized by the ~~Engineer~~Sewerage and Drainage Delegate and includes, but is not limited to, hydrocarbons, esters, fats, oils, waxes, and high-molecular weight carboxylic acids.

"Sewerage and Drainage Delegate" means a person with the delegated power of "Approval of applications to establish and sever sanitary and storm drainage services" in Table 17, Column A the Delegation Bylaw.

502 Financial

1. The Financial Division is under the direction and supervision of the ~~Director of Finance~~Financial Delegate who is responsible for:

503 Engineering

1. The Sewerage and Drainage Delegate~~Engineering Division is under the direction and supervision of the Engineer, who~~ is responsible for the following:

601 Application for Service

1. Before the laying of private service pipe(s), the Owner of the premises to be served shall submit to the ~~Engineer~~Sewerage and Drainage Delegate a written application for service accompanied by the application connection fee(s) as set out in Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000". The application shall state particulars of the location of the site, the type of pavement and structure erected or to be erected thereon, and the required size and location of the service pipe(s). Sanitary waste meets the regulations pursuant to the *Greater Vancouver Sewerage and Drainage District Act* governing the admission of wastes into sewers. The ~~Director of Finance~~Financial Delegate or ~~Engineer~~Sewerage and Drainage Delegate may ask, and shall receive, any information in such detail and form as they may deem appropriate. *[Bylaw 9053, July 22, 2024]*

2. The installation of a private service pipe shall not proceed until authorized by the ~~Engineer~~Sewerage and Drainage Delegate.

3. Property developments (including renovations) between $50,000 and $150,000 in value may choose not to install new sanitary private service pipes but shall be required to perform a private service pipe inspection to identify any defects or sources of inflow and infiltration. Property developments between $150,000 and $250,000 in value may choose not to install new sanitary private service lines, but shall be required to perform a sanitary private service line upgrade to reduce inflow and infiltration. The owner shall submit to the ~~Engineer~~Sewerage and Drainage Delegate a written application for a sanitary connection upgrade accompanied by the fee as set out in Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000". All developments over $250,000 refer to the Subdivision and Development Control Bylaw. *[Bylaw 8686, December 10, 2018] [Bylaw 9053, July 22, 2024]*

602 Application to Sever

1. Before the severing of a private service pipe, the Owner of the premises shall submit to the ~~Engineer~~Sewerage and Drainage Delegate a written application for the severance of the service accompanied by the appropriate severance fee as set out in Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000", together with payment of any outstanding charges under Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000" to the date of application. Upon application to the ~~Director of Finance~~Financial Delegate, any prepaid rates will be pro-rated and the balance refunded. *[Bylaw 9053, July 22, 2024]*

603 Location and Elevation of Service Pipe

1. The size, location and invert elevation of a service pipe at the property line shall be determined by the ~~Engineer~~Sewerage and Drainage Delegate.

701 General

2. Every building shall be connected to the storm drainage collection system, unless the Owner has obtained the approval of the ~~Building Inspector~~ Sewerage and Drainage Delegate.

3. Stormwater Management Facilities located on private property, as required by the Subdivision and Development Control Bylaw, shall be the responsibility of the Owners to maintain and ensure good functioning order. Should the Owner be unable to construct Stormwater Management Facilities on private property, the Owner may request, subject to review and approval by the ~~Engineer~~Sewerage and Drainage Delegate, to install the facilities on public property or pay a Fee in lieu of constructing the works as set out in Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000". *[Bylaw 8686, December 10, 2018] [Bylaw 9053, July 22, 2024]*

4. Before constructing access over a storm collection system ditch, the Owner of the premises to be granted access shall submit to the ~~Engineer~~Sewerage and Drainage Delegate a written application to construct a ditch drainage culvert accompanied by connection fee(s) as set out in Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000". The application shall state particulars of the location of the site, the type of pavement and structure erected or to be erected thereon. *[Bylaw 8686, December 10, 2018] [Bylaw 9053, July 22, 2024]*

702 Use of Private Service Pipe

1. The private service pipe for a property is solely for the purpose of transporting either sanitary waste or storm drainage from the property to the City's service pipe or other point of disposal as approved by the ~~Engineer~~Sewerage and Drainage Delegate.

703 Maintenance of Private Service Pipe

1. Every Owner shall maintain the private service pipe in proper order and free from leakage or inflow and infiltration in accordance with the B.C. Plumbing Code. Should leakage occur, the ~~Engineer~~Sewerage and Drainage Delegate may give notice to the Owner to effect the necessary repairs or replacements within 96 hours or other period as may be specified in the notice. *[Bylaw 8686, December 10, 2018]*

2. If the Owner fails to comply with such a notice within the time specified, the ~~Engineer~~Sewerage and Drainage Delegate may have the necessary work done, and any cost incurred may be recovered as a charge under this Bylaw.

706 Change in Use, Occupancy or Property Served

1. Unless covered in a development permit, before changing the use, occupancy, site served or other matter which will change the amount or rate of storm drainage discharged into the City's storm drainage collection system, an Owner shall make a written application to the ~~Engineer~~Sewerage and Drainage Delegate seeking approval for the change prior to proceeding.

2. If any change occurs in the use, occupancy, site served, or other matter which may affect the fees or charges payable under this Bylaw or if any change in the other particulars given in the application for establishment of the service occurs, and should any such change entail an increase in the fees or charges, then such an

increase shall take effect from the actual date of change as determined or estimated by the ~~Director of Finance~~Financial Delegate.

707 Disconnection

1. Where an Owner discharges into the City sanitary waste collection system any sanitary waste, trucked waste or prohibited waste which does not comply with the regulations pursuant to the *Greater Vancouver Sewerage and Drainage District Act* governing the admission of wastes into sewers and where a court of competent jurisdiction determines that the discharge creates a nuisance, the ~~Engineer~~Sewerage and Drainage Delegate is authorized to require the Owner or occupier of the real property to immediately abate the nuisance, and where the nuisance is not abated, the ~~Engineer~~Sewerage and Drainage Delegate is authorized to cause the nuisance to be abated by the disconnection or plugging of any sanitary sewer connection at the expense of the person in default.

2. Where an owner or occupier of real property discharges any domestic waste, trucked waste or prohibited waste into a storm drain or storm drainage facility or watercourse, and where a court of competent jurisdiction determines that the discharge creates a nuisance, then the ~~Engineer~~Sewerage and Drainage Delegate is authorized to require the owner or occupier of the real property to immediately abate the nuisance, and where the nuisance is not abated, the ~~Engineer~~Sewerage and Drainage Delegate is authorized to cause the nuisance to be abated by the disconnection or plugging of any storm sewer connection at the expense of the person in default.

3. If action in default is taken under subsection 706.1, the expense may be recovered from the owner of the real property ~~in accordance with section 299 of the *Municipal Act*~~.

710 Flood Construction Level *[Bylaw 8340, November 4, 2013]*

2. The ~~City Engineer~~Flood Prevention Delegate may impose a Flood Construction Level of more than 4.5 metres GSC if it is his opinion that a Flood Construction Level of more than 4.5 metres GSC is required to:

3. The ~~City Engineer~~ Flood Prevention Delegate may impose a Flood Construction Level of less than 4.5 metres GSC in relation to a specific parcel of land if:

   (a) the ~~City Engineer~~ Flood Prevention Delegate is of the opinion that a Flood Construction Level of less than 4.5 metres GSC is consistent with provincial guidelines in relation to flood control, flood hazard management and development of land that is subject to flooding; or

   (b) the ~~City Engineer~~ Flood Prevention Delegate has received a report certified by a professional engineer or geoscientist experienced in geotechnical engineering or hydrological engineering, as circumstances require, that the parcel of land may be used safely for the use intended if a Flood Construction Level of less than 4.5 metres GSC is imposed.

4. If the ~~City Engineer~~ Flood Prevention Delegate imposes a Flood Construction Level of less than 4.5 metres GSC in relation to a specific parcel of land, the ~~City Engineer~~

Flood Prevention Delegate may require that the owner of the parcel of land enter into a covenant under section 219 of the *Land Title Act*.

801 Connection and Severance Fees

1. Applications to connect to the sanitary waste and storm collection systems shall be accompanied by the appropriate connection fee as set out in Schedule J of the "Fees and Charges Bylaw, 2024, No. 9000", unless otherwise directed by the ~~Engineer~~Sewerage and Drainage Delegate. *[Bylaw 9053, July 22, 2024]*

805 Rebate for Unoccupied Premises

2. An application for rebate may be made in writing to the ~~Director of Finance~~Financial Delegate.

901 Tampering with the City's Facilities

1. No person shall tamper or interfere with the City's sanitary sewer or storm drainage collection systems, nor shall any person, except as authorized by the ~~Engineer~~Sewerage and Drainage Delegate, connect to any pipe, or other part of the City's sanitary sewer or storm drainage collection system.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 6363

A Bylaw to regulate and control signs.

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

1. This Bylaw may be cited for all purposes as the **"Sign Bylaw, 1992, No. 6363".**

Definitions

2. In this Bylaw:

“Awning and Canopy Sign Delegate” means a person with the delegated power of “Approval of the building of awning and canopy signs below the prescribed minimum projections” in Table 9, Column A, of the Delegation Bylaw.

~~"Building Inspector" or "Inspectors" mean the Building Inspector or Property Use Inspector of the Municipality appointed pursuant to the provisions of the Building Bylaw 1972, No. 4361 and includes the Director of Development Services and Assistants.~~

“Business Licence Bylaw” means the “Business Licence Bylaw, 2018, No. 8640”, as amended or replaced from time to time.

“Construction Regulation Bylaw” means the “Construction Regulation Bylaw, 2003, No. 7390”, as amended or replaced from time to time.

"Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time.

~~"Electrical Inspector" means the person or persons appointed to this position pursuant to the provisions of the “Electrical Bylaw, 1953, No. 2572” as amended from time to time.~~

"Grade" means the elevation which is established by the ~~City Engineer~~Street Sign Delegate for the surface of the sidewalk or boulevard adjacent to any sign abutting or encroaching into a sidewalk, or the elevation of the finished ground surface directly below a sign.

"Lot" means "parcel" as defined under the *Land Title Act*, RSBC 1979 C-219 including a bare land strata lot but excluding a lot created under the *Strata Property Act*, RSBC 1998 C 43.

~~"Lot" means "parcel" as defined under the Land Tide Act, RSBC 1979 C-219 including a bare land strata lot but excluding a lot created under the Condominium Act, RSBC 1979 C 61.~~

“Noise Control Bylaw” means the “Noise Control Bylaw, 2021, No. 8885”, as amended or replaced from time to time.

"Permit" means an authorization in writing issued by the ~~Building Inspector~~Sign Enforcement Delegate pursuant to this Bylaw.

"Residential Zone" means an area designated as a residential zone within the Zoning Bylaw.

~~"Residential Zone" means an area designated as a residential zone within the Zoning Bylaw No. 3778, 1967~~.

"Sign Enforcement Delegate" means a person delegated the power of "Approval and revocation of sign permits; enforcement of the Sign Bylaw" in Table 9, Column A of the Delegation Bylaw.

"Street Sign Delegate" means a person delegated the power of "Approval of street signs, street decorations, and public notices on streets; establishment of the grade of elevation for ground adjacent to or below a sign" in Table 15, Column A of the Delegation Bylaw.

"Zoning Bylaw" means "Zoning Bylaw, 1995, No. 6700" as amended or replaced from time to time.

~~"Zoning Bylaw" means "Zoning Bylaw No. 3778, 1967".~~

3.2 This Bylaw exempts the following from sign permit requirements:

c) Signs or public notices on streets erected or authorized to be installed by the ~~City Engineer~~Street Sign Delegate, City Bylaws or Provincial or Federal legislation;

g) Street decorations authorized by the ~~City Engineer~~Street Sign Delegate;

5.1 Except as may be otherwise provided for by this Bylaw, the ~~Building Inspector~~Sign Enforcement Delegate is authorized to receive applications for sign permits and approve or refuse such applications and to issue sign permits in accordance with the provisions of this Bylaw.

5.2 The ~~Building Inspector~~Sign Enforcement Delegate may enter at all reasonable times on any property in order to inspect any sign installation located therein to ascertain whether the provisions of this Bylaw are being observed.

6.1 Application for a Sign Permit

(c) An electrical permit in accordance with the Construction Regulation Bylaw ~~City Electrical Bylaw~~ is required for all electric signs and must be obtained from a ~~City Electrical Inspector~~Sign Enforcement Delegate before a sign permit may be granted.

(d) Every applicant shall apply in writing to the ~~Building Inspector~~Sign Enforcement Delegate on a form provided, with the requisite fees as set out in Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000". *[Bylaw 9035, July 22, 2024]*

6.2 Plans and Specifications

e) Whenever in the opinion of the ~~Building Inspector~~Sign Enforcement Delegate the character of the proposed work requires such technical knowledge, a drawing signed and sealed by a professionally certified B.C. Engineer illustrating details of attachment and. assembly for freestanding, awning, canopy and projecting signs.

6.3 Issuing a Sign Permit

a) The ~~Building Inspector~~Sign Enforcement Delegate shall issue a sign permit if the application complies with all provisions of this Bylaw and all other applicable laws and enactments.

6.5 Refusal of a Sign Permit

The ~~Building Inspector~~Sign Enforcement Delegate shall refuse to issue a sign permit for any sign if:

b) The building on which the sign is to be located or attached is determined to be incapable of supporting the signs, or if the information submitted regarding the construction of the building is not sufficient to enable the ~~Inspector~~Sign Enforcement Delegate to adequately determine the capability of such building to give such support; or

c) The proposed sign would, in the opinion of the ~~Inspector~~Sign Enforcement Delegate who may seek the advice of the ~~City Engineer~~Street Sign Delegate, obstruct or otherwise interfere with any traffic control devices, or the safe driving visibility of motorists; or

e) An applicant has failed to provide the information required by Section 6.2 within 30 days of a request by the ~~Building Inspector~~Sign Enforcement Delegate in writing.

f) The applicant is a sign installation contractor who is not licensed in the City of North Vancouver to carry on the business of installing signs as required by the Business Licence Bylaw~~Business License Bylaw, 1973, No. 4513~~.

6.6 Revocation of a Sign Permit

The ~~Building Inspector~~Sign Enforcement Delegate may revoke a sign permit:

6.6.1

The ~~Building Inspector~~Sign Enforcement Delegate may revoke at any time a sign permit issued for a sign over any street or public property where, in the ~~Inspector's~~Sign Enforcement Delegate's opinion, the sign interferes with or will interfere with:

In such cases (as noted herein) the ~~Inspector~~Sign Enforcement Delegate shall give notice of revocation to the property owner, including a time limit for removal, as he deems advisable, and thereafter all rights and privileges granted with respect to such sign shall be deemed to be cancelled and of no further effect. The sign shall be removed in accordance with Section 7.3 (a) and (b) at no cost to the City.

6.7 Written Reasons for Refusal to Issue or Revocation of a Sign Permit

The ~~Building Inspector~~Sign Enforcement Delegate shall provide written reasons for the refusal to issue a Sign Permit or for revocation of a Sign Permit.

6.8 Appeal to Council

a) An applicant for a Sign Permit or the holder of a Sign Permit may appeal to Council the decision of the ~~Building Inspector~~Sign Enforcement Delegate to refuse to issue or revoke a Sign Permit.

7.3 Repair and Removal

This section only applies to the extent that signs are not protected by Section 616 of the *Local Government Act*, RSBC 2015, C 1~~Section 970 of the Municipal Act, RSBC 1979 C 290~~.

b) A person shall not alter or relocate a sign which is not in compliance with Bylaw unless the sign is at the same time altered or relocated to conform with this Bylaw, except that a person may change the face of the sign or repair the sign if neither change or repair exceeds 75% of the value of the sign immediately prior as determined by the ~~Building Inspector~~Sign Enforcement Delegate in his absolute discretion.

8.1 Responsible Official

The ~~Building Inspector~~Sign Enforcement Delegate is empowered to enforce this Bylaw, and may order any person:

8.2 The ~~Building Inspector~~Sign Enforcement Delegate may prescribe a time limit within which any order given under clause 8.1 (a), (b), or (c) is to be complied with.

8.3 Re-Inspection

a) Where an order has been issued under Section 8.1, the person to whom the sign permit has been issued shall advise the ~~Building Inspector~~Sign Enforcement Delegate when corrections have been made and shall request a re-inspection.

11.1 Awning Signs

11.1.3 Awning Placement

d) Notwithstanding Section 11.1.3b), minimum awning projections may be reduced by the ~~Director of Community Development~~Awning and Canopy Sign Delegate, if in their opinion there are obstructions or potential hazards that would make the application of the minimum standards unfeasible.

11.2 Canopy Signs

11.2.3 Canopy Placement Area

a) A canopy shall be installed in accordance with the requirements of the British Columbia Building Code and the Construction Regulation Bylaw~~City of North Vancouver Building Bylaw, 1972, No. 4361~~.

c) Notwithstanding Section 11.2.3 b), the minimum projections may be reduced by the ~~Director of Community Development~~Awning and Canopy Sign Delegate, if in their opinion there are obstructions or potential hazards that would make the application of the minimum standards unfeasible.

13.2 Material and Methods of Construction of Sign Structures

e) No sign shall be erected, placed or maintained by any person unless it is safely and securely fastened to the structure to which it is attached in a manner satisfactory to the ~~Building Inspector~~Sign Enforcement Delegate.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 4945

A Bylaw for the prohibition of the use of slingshots and dangerous devices.

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

1. This Bylaw shall be known and cited as **"Slingshots and Dangerous Devices Bylaw, 1976, No. 4945".**

2 . In this Bylaw:

"Bylaw Enforcement Officer" means a person with the delegated power of "Enforcement of the City's bylaws; issuing bylaw notices" in Table 4, Column A of the Delegation Bylaw;

"Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time;

7. It shall be lawful for any ~~Peace officer~~Bylaw Enforcement Officer to confiscate a slingshot from any person when he has reasonable grounds to believe that that person has made ' manufactured, contrived, offered for sale or purchased such slingshot contrary to this Bylaw.

8. It shall be lawful for any ~~Peace Officer~~Bylaw Enforcement Officer to confiscate a slingshot from any person when he has reasonable grounds to believe that that person is in possession of or has used such slingshot contrary to this bylaw.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

Bylaw No. 7026

A Bylaw to Regulate Smoking in Public Places and in the Workplace

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

This bylaw may be cited as **"Smoking Regulation Bylaw, 1998, No. 7026"**.

~~**PART 10: OFFENCE, PENALTIES AND ENFORCEMENT**~~

~~(a) Every person or proprietor who violates a provision of this bylaw, or consents, allows or permits an act or thing to be done in violation of a provision of this bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this bylaw, is guilty of an offence and is liable to the penalties imposed under this bylaw or any other applicable bylaw of the City, and is guilty of a separate offence each day that a violation continues to exist.~~

~~(b) Any person who contravenes any of the provisions of this bylaw commits an offence punishable upon summary conviction and is liable to a fine of not more than $10,000.00 or to imprisonment for not more than six months or to both. Each day that an offence continues shall constitute a separate offence.~~

~~(c) Pursuant to Section 264 of the *Community Charter*, S.B.C. Chapter 26, any person designated as a Bylaw Enforcement Officer pursuant to the "Bylaw Notice Enforcement Bylaw, 2018, No. 8675" or is named as the Enforcement Officer pursuant to the "Ticket Information Utilization Bylaw, 1992, No. 6300" is hereby authorized and empowered to enforce the provisions of this bylaw by Bylaw Notice or Municipal Ticket Information or as otherwise provided by this or any other bylaw of the City of North Vancouver.~~ *[Bylaw 8754, July 20, 2020]*

PART 10: OFFENCES, PENALTIES AND ENFORCEMENT

(a) Every person who:

(i) violates a provision of this bylaw;

(ii) permits, suffers or allows any act to be done in violation of any provision of this bylaw;

(iii) neglects to do anything required to be done under any provision of this bylaw; or

(iv) allows a violation of this bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

(b) Each day during which a violation, contravention or breach of this bylaw continues is deemed to be a separate offence.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 6920

A Bylaw to provide for the operation of a Solid Waste Management Service.

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

1. This Bylaw may be cited for all purposes as **"Solid Waste Management Service Bylaw, 1997, No. 6920".**

301 Definitions

~~"City Engineer" means the person holding the office of City Engineer or their duly authorized representative.~~

~~"Director of Finance" means the person holding the office of Director of Finance or their duly authorized representative.~~

"Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time.

"Financial Officer" means a person designated as a Financial Officer under section 149 of the *Community Charter* pursuant to Table 1 of the Delegation Bylaw.

"Highway" means a highway as defined in the *Community Charter*, SBC 2003, c 26.

~~"Highway" means a highway as defined in the *Municipal Act*, R.S.B.C. 1979, c.290 (includes a lane).~~

"Solid Waste Management Delegate" means a person with the delegated power of "Administration of solid waste management services; approval of the type and location of solid waste receptacles" in Table 14, Column A of the Delegation Bylaw.

501 Use of the Solid Waste Management Service

2. Garbage collection service provided for properties with nine units or less. At the discretion of the ~~City Engineer~~Solid Waste Management Delegate, service may or may not be provided within this requirement due to operational reasons. The ~~City Engineer~~Solid Waste Management Delegate may also choose to provide service to properties with greater than nine units should it be deemed to be operationally feasible and cost effective.

4. An owner or resident of a dwelling unit within a multi-family complex may utilize the service of a private commercial bulk garbage container contractor, provided that the ~~City Engineer~~Solid Waste Management Delegate be so advised in writing and provided that such containers be situated on private property in a location satisfactory to the ~~City Engineer~~Solid Waste Management Delegate and are in accordance with the Zoning Bylaw. At no time shall containers be placed on or encroach upon or project over any highway.

502 Frequency of Service

1. The City will endeavour to collect Garbage every other week. The ~~City Engineer~~Solid Waste Management Delegate may establish and alter the frequency that collections of Garbage are made from Residential and Commercial premises. *[Bylaw 8419, June 15, 2015]*

605 Use of the Green Can (Yard Trimmings and Food Scraps) Collection Program

2. An owner or resident of a dwelling unit within a multi-family complex may utilize the service of a private commercial organics (Food Scraps and Yard Trimmings) collection contractor, provided that the ~~City Engineer~~Solid Waste Management Delegate be so advised in writing and provided that materials are taken to an approved commercial composting facility regulated under the BC *Environmental Management Act*. Where use of a private commercial organics collection contractor is approved by the ~~City Engineer~~Solid Waste Management Delegate, the Schedule K of the "Fees and Charges Bylaw, 2024, No. 9000" Green Can Collection services fees would not apply. *[Bylaw 9054, July 22, 2024]*

3. An owner or resident of a dwelling unit within a multi-family complex may utilize the service of a private commercial organics (Food Scraps and Yard Trimmings) collection contractor, provided that the ~~City Engineer~~Solid Waste Management Delegate be so advised in writing and provided that materials are taken to an approved commercial composting facility regulated under the BC *Environmental Management Act*. Where use of a private commercial organics collection contractor is approved by the ~~City Engineer~~Solid Waste Management Delegate, the Schedule "A" Green Can Collection services fees would not apply.

4. If section 605.3 applies to a multi-family dwelling, the occupiers, owner, or strata corporation must:

   (a) Ensure that Food Scraps and Yard Trimmings collection containers are situated on private property in a location satisfactory to the ~~City Engineer~~Solid Waste Management Delegate and are in accordance with the Zoning Bylaw. At no time shall containers be placed on or encroach upon or project over any highway;

   (b) Ensure that a sufficient number of collection containers are provided for the multi-family property, to the satisfaction of the ~~City Engineer~~Solid Waste Management Delegate;

   (d) Ensure that collection containers display appropriate signage and that collection containers and any associated surfaces or enclosures are kept tidy and cleaned on a regular basis, to the satisfaction of the ~~City Engineer~~Solid Waste Management Delegate.

606 Frequency of Service

1. The City will endeavor to collect Yard Trimmings and Food Scraps weekly. The ~~City Engineer~~Solid Waste Management Delegate may establish and alter the frequency that collections are made.

703 Yard Trimmings and Food Scrap Containers *[Bylaw 8419, June 15, 2015]*

1. All users of the Yard Trimmings and Food Scraps collection service must ensure that Yard Trimmings and Food Scraps must be in one of the following types of containers:

   (b) another type of waste receptacle approved by the ~~City Engineer~~Solid Waste Management Delegate;

704 Location and Placement of Containers

1. All users of the Solid Waste Management Service shall ensure that containers for garbage, yard trimmings, food scraps, and recyclable materials are:

   (c) Set out containers in an accessible and correct location satisfactory to the ~~City Engineer~~Solid Waste Management Delegate and are in accordance with the Zoning Bylaw. *[Bylaw 8955, December 15, 2022]*

705 Maintenance of Containers and Enclosures

2. All garbage containers and bulk garbage containers for household garbage, commercial garbage, yard trimmings, food scraps, and or recyclable materials, and any enclosure used to store the containers shall be stored in a tidy manner on private property, and maintained in good condition. The ~~City Engineer~~Solid Waste Management Delegate may identify containers or enclosure which are unfit for their purpose and inform the Owner that the containers or enclosures shall no longer be used. Each Owner of a container or enclosure so identified shall forthwith replace, modify, or repair the container to the satisfaction of the ~~City Engineer~~Solid Waste Management Delegate.

802 Payment

1. The Owner of a dwelling unit shall pay to the City, the rates set out in Section 801 and Schedule K of the "Fees and Charges Bylaw, 2024, No. 9000". Rates shall be due and payable as specified from time to time by the ~~Director of Finance~~Financial Officer. *[Bylaw 9054, July 22, 2024]*

PART 9 – ENFORCEMENT OF BYLAW

901 2. The ~~City Engineer~~Solid Waste Management Delegate and his assistants and any other City official appointed to administer or enforce the provisions of this Bylaw are hereby authorized to enter at all reasonable times upon any property or premises, to ascertain whether the regulations or directions herein, are being obeyed.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 7541

A Bylaw to protect the Streams and Drainage Systems of the City of North Vancouver

1. This Bylaw shall be known and cited for all purposes as the **"City of North Vancouver Stream and Drainage System Protection Bylaw, 2003, No. 7541".**

2. Definitions

2.1 In this bylaw, unless the context otherwise requires

~~"Building Inspector" means the person(s) appointed to the position of Building Inspector for the City of North Vancouver, or his or her designate.~~

~~"Chief Building Official" means the person appointed to the position of Chief Building Official for the City of North Vancouver or designates.~~ *[Bylaw 8746, October 19, 2020]*

~~"City Engineer" means the person appointed to the position of City Engineer for the City of North Vancouver or his or her designates.~~

"Construction Work Delegate" means a person delegated the power of "Suspension of construction work that is suspected to cause a prohibited substance to enter the drainage system" in Table 17, Column A of the Delegation Bylaw.

"Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time.

"Discharge Prevention Delegate" means a person delegated the power of "Enforcement of the prevention of discharge of prohibited substances into the drainage system" in Table 17, Column A of the Delegation Bylaw.

"Erosion and Sediment Control Delegate" means a person delegated the power of "Authority to require erosion and sediment control (ESC) plans" in Table 17, Column A of the Delegation Bylaw.

~~"Property Use Inspector" means the person appointed to the position of Property Use Inspector for the City of North Vancouver.~~

"Soil Disturbance Delegate" means a person delegated the power of "Authority to require security deposits for work involving the disturbance of soil" in Table 9, Column A of the Delegation Bylaw.

6. Construction Work

6.3 Notwithstanding the requirements of Section 6.2, the Erosion and Sediment Control Delegate~~City Engineer~~ may waive the requirement for submission of an ESC Plan for permit applications that do not involve the disturbance of soil. *[Bylaw 8746, November 2, 2020]*

6.5 Notwithstanding the provisions of Section 6.2 or 6.3, in the case of Construction Work carried out under a building permit for the construction of a single or two-family dwelling,

where any of the factors described in Appendix 2 apply, such that the guidelines for ESC in Appendix 1, are considered by the ~~City Engineer~~Discharge Prevention Delegate to be inadequate to prevent the discharge of a Prohibited Substance into a Drainage System, the Discharge Prevention Delegate~~City Engineer~~ may require the Owner to provide an ESC Plan in accordance with Section 7 of this Bylaw. *[Bylaw 8746, November 2, 2020]*

6.9 The ~~City Engineer or Chief Building Official~~Soil Disturbance Delegate may require a security deposit for Construction Work involving the disturbance of soil, in the amount specified in Appendix 3, to secure the full and proper compliance with the provisions of this bylaw. *[Bylaw 8746, November 2, 2020]*

7. Erosion and Sediment Control Plan *[Bylaw 8746, November 2, 2020]*

7.2 The Erosion and Sediment Control Plan shall include:

7.2.5 an ESC monitoring program conducted by an ESC Monitor with:

(b) monitoring reports submitted to the Erosion and Sediment Control Delegate~~City's Engineering Department~~ within one week of each site inspection;

8. Remedies

8.2 If any person is carrying on any Construction Work or any other activity in contravention of this bylaw which in the opinion of the Erosion and Sediment Control Delegate, Discharge Prevention Delegate, Soil Disturbance Delegate~~City Engineer, Chief Building Official~~, or Bylaw Enforcement Officer is causing or is likely to result in a discharge of Prohibited Substance into the Drainage System, then the ~~Building Inspector~~Construction Work Delegate may order the immediate suspension of all or any portion of such Construction Work or other activity by posting a notice to that effect at the place where the Construction Work or other activity is ongoing. *[Bylaw 8746, November 2, 2020]*

8.3 The Discharge Prevention Delegate~~City Engineer, Chief Building Official~~, or Bylaw Enforcement Officer may further direct that steps be taken to prevent further Fouling or discharge of Prohibited Substance in to the Drainage System. *[Bylaw 8746, November 2, 2020]*

8.4 If in the opinion of the Discharge Prevention Delegate~~City Engineer or the Chief Building Official~~, immediate steps should be taken to prevent the likely escape of a Prohibited Substance, or to stop an escape which is ongoing, and/or if the Discharge Prevention Delegate~~City Engineer or Chief Building Official~~ is not satisfied that the Owner, has taken the appropriate steps to mitigate the damages, then the City may enter onto the property to take such steps as are necessary in the circumstances. *[Bylaw 8746, November 2, 2020]*

9. Inspection

9.1 The Environmental Technician, Bylaw Enforcement Officer, ~~Property Use Inspector, or Building Inspector,~~ and Construction Work Delegate are hereby authorized to enter at all reasonable times upon any property for the purpose of ascertaining whether the regulations of this bylaw are being observed. *[Bylaw 8746, November 2, 2020]*

~~10. Offences, Penalties and Enforcement~~ *~~[Bylaw 8290, September 23, 2013]~~*

~~Every person who violates a provision of this Bylaw, or consents allows or permits an act or thing to be done in violation of a provision of this Bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this Bylaw, is guilty of an offence and is liable to the penalties imposed under this Bylaw or any other applicable Bylaw of the City, and is guilty of a separate offence each day that a violation continues to exist.~~

~~Any person who contravenes any of the provisions of this bylaw commits an offence punishable upon summary conviction and is liable to a fine of not more than $10,000 or to imprisonment for not more than six months or to both. Each day that an offence continues shall constitute a separate offence.~~

~~Pursuant to Section 264 of the *Community Charter*, S.B.C. 2003 Chapter 26, any person designated as a Bylaw Enforcement Officer pursuant to the Bylaw Notice Enforcement Bylaw, 2005, No. 7675 or is named as the Enforcement Officer pursuant to the Ticket Information Utilization Bylaw, 1992, No. 6300 is hereby authorized and empowered to enforce the provisions of this Bylaw by Bylaw Notice or Municipal Ticket Information or as otherwise provided by this or any other Bylaw.~~

~~The provisions of this Bylaw are severable. If, for any reason, any provision is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this Bylaw.~~

10. Offences, Penalties and Enforcement

10.1 Every person who:

(a) violates a provision of this bylaw;

(b) permits, suffers or allows any act to be done in violation of any provision of this bylaw;

(c) neglects to do anything required to be done under any provision of this bylaw; or

(d) allows a violation of this bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

10.2 Each day during which a violation, contravention or breach of this Bylaw continues is deemed to be a separate offence.

11. Severability

11.1 The provisions of this Bylaw are severable. If, for any reason, any provision is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this Bylaw.

APPENDIX 2

Single and Two-family Site Conditions Requiring Erosion and Sediment Control Plans

The City may require the Owner to provide an Erosion and Sediment Control Plan in accordance with the provisions of Section 7 of this bylaw, when in the opinion of the ~~City Engineer~~Erosion and Sediment Control Delegate a site meets one or more of the following criteria: *[Bylaw 8746, November 2, 2020]*

APPENDIX 3

Deposits

The ~~City Engineer or Chief Building Official~~Soil Disturbance Delegate may require a refundable security deposit prior to issuing a building permit, in the amount of $1000, to secure the full and proper compliance with the provisions of this bylaw. The security deposit must be in a form acceptable to the ~~City Engineer or Chief Building Official~~Soil Disturbance Delegate.

If the amount of the security deposit is insufficient for the City to complete the remedial work, the Owner will pay any deficiency to the City on demand.

When the Owner complies with the provisions of this bylaw the city will return the security deposit at such a time as the QEP provides the City with written notice that the site is complete, the site is stable and under control and the site no longer poses a threat to the Drainage System, and the ESC Measures have been removed to the acceptance of the ~~City Engineer or Chief Building Official~~ Erosion and Sediment Control Delegate and Soil Disturbance Delegate.
[Bylaw 8746, November 2, 2020]

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 6234

A Bylaw to regulate traffic and the use of streets within the City of North Vancouver

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

201 This Bylaw may be cited for all purposes as the **"Street and Traffic Bylaw, 1991, No. 6234".**

PART 16 – OFFENCES, PENALTIES AND ENFORCEMENT

~~**1601** Every person who violates a provision of this Bylaw, or consents, allows or permits an act or thing to be done in violation of a provision of this Bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this Bylaw, is guilty of an offence and is liable to the penalties imposed under this Bylaw or any other applicable Bylaw of the City, and is guilty of a separate offence each day that a violation continues to exist.~~

~~**1602** Any person who contravenes any of the provisions of this Bylaw commits an offence punishable upon summary conviction and is liable to a fine of net less that $20.00 and not more than $10,000.00 or to imprisonment for not more than six months, or to both. Each day that an offence continues shall constitute a separate offence.~~

1601 Every person who:

(a) violates a provision of this Bylaw;

(b) permits, suffers or allows any act to be done in violation of any provision of this Bylaw;

(c) neglects to do anything required to be done under any provision of this Bylaw; or

(d) allows a violation of this Bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00

1602 Each day during which a violation, contravention or breach of this Bylaw continues is deemed to be a separate offence.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 8888

A Bylaw to establish "Tree Bylaw, 2022, No. 8888"

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

1. This Bylaw shall be known and cited for all purposes as **"Tree Bylaw, 2022, No. 8888".**

3. Definitions

"Delegate" means a person with the delegated power of "Issuance of permits to cut or remove trees; authority over trees that pose a safety risk on private land" in Table 16, Column A the Delegation Bylaw.

"Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time.

~~"Director" means the City's Director of Planning and Development, or any person acting in that person's capacity or at that person's direction.~~

4. Prohibition and Exemption

B. Section 4.A does not apply:

(2) To the cutting or removal of tree that, due to natural causes only, presents an imminent danger to persons or property, in which case the Owner may cut the tree, but shall report the cutting to the ~~Director~~Delegate within the next business day along with at least one photograph of the tree prior to such cutting, and shall not remove the tree until authorized to do so by the ~~Director~~Delegate;

5. Application for Tree Cutting or Removal Permit

A. An Owner, or a person acting on behalf of the Owner with written authorization of the Owner, may apply to the ~~Director~~Delegate for a permit to cut or remove a tree by paying the non-refundable application fee set out in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000" and providing all of the following information: *[Bylaw 9049, July 22, 2024]*

(9) Any further information the ~~Director~~Delegate reasonably requires to decide whether or not to issue the permit, and what conditions, if any to include in the permit.

6. Tree Removal Permits

A. If a tree is located on a parcel that is the subject of an active building permit application, the ~~Director~~Delegate may only issue a permit authorizing the cutting or removal of the tree if it is:

(2) Located such that the retention of the tree would, in the opinion of the ~~Director~~Delegate having regard to site planning, architecture, engineering, cost

of construction or other matters the ~~Director~~Delegate considers relevant, place unreasonable constraints on development of the parcel to its permitted density, in accordance with any approved site plans;

(3) Within an area required to provide access during the construction of a proposed building or structure, and for this purpose the ~~Director~~Delegate must rely on the determination of the City's Chief Building Official;

B. Before issuing a permit under section 6.A(1), (2) or (3), the ~~Director~~Delegate must consider whether the proposed cutting or removal could be avoided by the issue of a development variance permit under s. 498 of the *Local Government Act*.

C. If a tree is located on a parcel that is not the subject of an active development permit or building permit application the ~~Director~~Delegate may only issue a permit for the cutting or removal of the tree if it is:

7. Tree Replacement and Compensation

A. Every person who cuts or removes a tree pursuant to a permit issued under this Bylaw shall within 6 months following the issuance of the permit or within such other time as may be specified by the ~~Director~~Delegate, plant replacement trees on the same parcel as the parcel from which the trees are being cut or removed, as follows (and every such tree is, for the purpose of this Bylaw, a "replacement tree"):

B. Except as may be required or authorized by the ~~Director~~Delegate, having regard to the size, health and species of the tree being replaced, or based on the recommendations of a Certified Arborist, at least one replacement tree must be a conifer, and the caliper for a replacement tree must be at least 5 cm.

E. The permit holder shall maintain replacement trees for two years from the date of planting, or such longer period as the ~~Director~~Delegate may order having regard to the species and size of the tree and the location where it is to be planted (the "maintenance period"), but in no case shall the maintenance period for a replacement tree be longer than 4 years.

F. If a replacement tree does not survive the maintenance period the permit holder shall, as soon as possible, replace the tree with another replacement tree approved by the ~~Director~~Delegate in the same manner as a replacement tree under s. 7.A., and subject to a further maintenance period in accordance with s. 7.E.

G. The ~~Director~~Delegate must not issue a permit under 6. A. (1), (2), or (3) unless the applicant first pays to the City the ecological compensation fee, as set out in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000", for every tree to be cut or removed pursuant to the permit, except that the ecological compensation fee shall be reduced by $750 for each additional replacement tree the applicant agrees to plant. *[Bylaw 9049, July 22, 2024]*

8. Permit Conditions

A. The ~~Director~~Delegate must not issue a permit unless the applicant:

(1) Posts security for every replacement tree to be planted, in the amount set out in Schedule F of the "Fees and Charges Bylaw, 2024, No. 9000", with the security to be returned to the person who provided it only if, at the end of the maintenance period, the ~~Director~~Delegate is satisfied the tree(s) is healthy, and otherwise the security shall be forfeited to the City; and,

B. The ~~Director~~Delegate may make permits subject to such other conditions as the ~~Director~~Delegate deems advisable to protect other trees, vegetation, soils, watercourses, habitat, or municipal works, or for the health, safety or convenience of neighbours or other members of the community, including any of the following conditions:

9. Right to Reconsideration by Council

A. A person dissatisfied with the ~~Director's~~Delegate's decision to refuse a permit, or include a condition in a permit, may appeal the decision to council by delivering written notice to the City Clerk within 14 calendar days of the decision, with the notice to include a brief explanation of the basis for the appeal, and any further information the Clerk considers necessary to assist council in making a decision on the appeal.

B. The Clerk will:

(1) Provide Council with copies of any notice delivered under s. 19, together with copies of the original tree removal permit application and the ~~Director's~~Delegate's reasons, if any were provided to the applicant, for the refusal or condition that is the subject of the appeal; and,

10. Enforcement and Penalties for Contravention

C. If a person cuts, removes or damages or causes or allows a tree to be cut, removed or damaged other than as authorized by this Bylaw or a permit issued under this Bylaw, the ~~Director~~Delegate or a Bylaw enforcement officer may impose, in writing, a requirement that the person do one or both of the following, by a specified date:

(2) Plant replacement trees that would be required under section 7, plus at least two additional replacement trees, with the type, caliper and location of the replacement trees, and any other requirements in respect of the replacement trees, to be determined either by the ~~Director~~Delegate or, at the ~~Director's~~Delegate's discretion, by a Certified Arborist hired at the expense of the person who is subject to the requirement.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 6417

A Bylaw to provide for the operation and management of a Water Utility

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

201 Short Title

This Bylaw may be cited for all purposes as **"Water Utility Bylaw, 1994, No. 6417".**

301 Definitions

"Backflow Prevention Delegate" means a person with the delegated power of "Making requirements for the installation of backflow prevention assemblies" in Table 17, Column A of the Delegation Bylaw.

"Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time.

~~"Engineer" means the person holding the office of City Engineer or his duly authorized representative.~~

"Financial Delegate" means a person with the delegated power of "Authority over financial matters concerning sewerage, drainage, and water utility; rating of all premises" in Table 17, Column A of the Delegation Bylaw.

~~"Director of Finance" means the person holding the office of City Director of Finance or his duly authorized representative.~~

"Waterworks Delegate" means the person delegated the power of "Management and control of all design, construction, operation, and maintenance of the City waterworks system; management and control of distribution of water within the City and to certain areas outside the City; approval of applications for water service" in Table 17, Column A the Delegation Bylaw.

402 Financial

1. The financial division is under the direction and supervision of the ~~Director of Finance~~Financial Delegate who is responsible for:

403 Engineering

1. The engineering division is under the direction and supervision of the ~~Engineer~~Waterworks Delegate, who is responsible for the works which distribute water within the City and to certain areas outside the City. The ~~Engineer~~Waterworks Delegate is responsible for the following:

   (d) The presentation to Council of a report on the general condition of the works belonging to the Water Utility accompanied by such information and suggestions as the Waterworks Delegate~~he~~ shall deem necessary.

501 Application for Water Service

1. The responsibility for the cost of installing or replacing a water service is as follows:

   Where "City Standard" is the pipe diameter deemed by the ~~Engineer~~Waterworks Delegate as appropriate for that land use, and the renewal is at the approval of the ~~Engineer~~Waterworks Delegate.

2. Before the laying of a private service pipe, the Owner of the premises to be served shall submit to the ~~Engineer~~Waterworks Delegate a written application for water service accompanied by the connection fee as set out in Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000" and such other fees as may be applicable. The application shall state particulars of the location of the site, the type of structure erected or to be erected thereon, intended water use or uses, the required size, flow demand and location of the service pipe, and any other financial or engineering information requested by the ~~Director of Finance~~Financial Delegate or the ~~Engineer~~Waterworks Delegate required to establish water service. *[Bylaw 9052, July 22, 2024]*

3. Property developments may choose to reuse an existing water connection of 20 years or less at the ~~City Engineer's~~ Waterworks Delegate's discretion, provided it is the correct size to meet flow requirements. The owner shall submit to the ~~Engineer~~Waterworks Delegate a written application for a water connection reuse accompanied by the fee as set out in Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000". *[Bylaw 9052, July 22, 2024]*

4. The installation of a private service pipe shall not proceed until the ~~Engineer~~Waterworks Delegate has approved the size and the location of the service pipe based on good engineering practice and compliance with applicable enactments, and upon payment to the City of the applicable connection fee for the required service pipe.

5. Only one domestic water service and one fire connection are allowed per property. The ~~Engineer~~Waterworks Delegate may approve additional connections upon being satisfied that there are no other practical means of providing adequate water supply and that public health will not be compromised.

6. The water service pipe shall not be turned on at the curb stop (property line) for occupancy use until the private plumbing system has been approved by the City plumbing Inspector on behalf of the ~~Engineer~~Waterworks Delegate or has been inspected for cross connections by the ~~Engineer~~Waterworks Delegate; this shall not prohibit the use of a water service for construction purposes for a limited time, provided the ~~Engineer~~Waterworks Delegate is satisfied that adequate provision is made to prevent backflow into the City water system.

502 Application to Sever Water Service

1. Water service to a property may be severed upon application in writing by the Owner and on payment of the Severance Fee as set out in Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000", together with payment of any outstanding charges under this Bylaw to the date of application. Upon

application to the ~~Director of Finance~~Financial Delegate, any prepaid rates will be pro-rated and the balance refunded. *[Bylaw 9052, July 22, 2024]*

503 Location of Service Pipe

1. The location of a service pipe shall be determined by the ~~Engineer~~Waterworks Delegate, based on good engineering practice.

504 Type and Arrangement of Meters and Service Pipes

1. For any application for establishment of water service or for any subsequent relocation or modification of the service pipe and meter the ~~Engineer~~Waterworks Delegate may determine and specify the size of meter, piping and flow-detecting device, based on good engineering practice. If the ~~Engineer~~Waterworks Delegate determines that the sizes requested by an Owner are improper for the flows and use desired, the Owner must amend the application accordingly.

506 Enlargement of an Existing Service Pipe or Meter

1. The enlargement of a service pipe or meter may be permitted by the ~~Engineer~~Waterworks Delegate and may be proceeded with upon written application to the ~~Engineer~~Waterworks Delegate at cost for severance of water service and installation of new service pipe, as set out in Section 701 of this Bylaw.

507 Temporary Water Service during Construction

2. Payment for water shall be in accordance with Schedule I of the "Fees and Charges Bylaw, 2024, No. 9000". The ~~Engineer~~Waterworks Delegate may deem that a meter is required. *[Bylaw 9052, July 22, 2024]*

508 Installation of Meters

1. The ~~Engineer~~Waterworks Delegate is authorized to install or to have installed, meters, if he so determines, in all commercial, mixed use, and industrial properties.

2. The ~~Engineer~~Waterworks Delegate is authorized to install or to have installed provision for meters in all residential properties and fire lines and may subsequently have a meter installed.

3. The ~~Engineer~~Waterworks Delegate may require the installation of or install a water meter despite the provisions of Sections 508.2 if he believes that the Owner's annual use of water is greater than 1.5 times the average for that type of building, in which case the ~~Director of Finance~~Financial Delegate shall levy the rates and charges as provided under this Bylaw.

4. The ~~Engineer~~Waterworks Delegate may permit the installation of or install a water meter, despite the provisions of Sections 508.2, if the Owner makes a written application for such.

601 Use of Water

1. Except where it forms part of a manufactured product, no water shall be sold or conveyed beyond the property served without permission of the ~~Engineer~~Waterworks Delegate. No water shall be wilfully wasted, or, except with the approval of the Council, used for powering machinery or for any other use which the ~~Engineer~~Waterworks Delegate deems extraordinary. Water shall not be used for private fountains or ornamental ponds without recirculation.

602 Repair of Leaks

1. Every Owner shall maintain the private service pipes, fittings, meter chambers, meter supports and fixtures in proper order and keep them free from leakage or wastage. Should leakage or wastage occur, the ~~Engineer~~Waterworks Delegate may give notice to the Owner to effect the necessary repairs or replacements within 96 hours or such lesser period as may be specified in the notice.

2. If the Owner fails to comply with such a notice within the time specified, the ~~Engineer~~Waterworks Delegate may either:

603 Prevention of Contamination

2. In addition to the requirements made by the City Plumbing Inspector for the installation of backflow prevention assemblies within the private plumbing system at the source of contamination, a backflow prevention assembly may be required by the ~~Engineer~~Waterworks Delegate on the water service pipe, should inspection on private property be restricted, or should, in the ~~Engineer's~~Waterworks Delegate's opinion, the health hazard imposed on the water system warrant premise isolation. In any event, backflow prevention devices shall be installed for all uses serving docks, piers and underground sprinklers. Backflow prevention devices shall be installed in accordance with Schedule G of this bylaw. These devices must be annually maintained and kept in good working order. The owner must deliver proof of proper maintenance of the devices to the ~~Engineer~~Waterworks Delegate annually.

4. If a condition exists which is contrary to this section, the ~~Engineer~~Waterworks Delegate may give notice to the Owner to correct the fault within 96 hours or such lesser period as may be specified in the notice.

5. If the Owner fails to comply with such notice, the ~~Engineer~~Waterworks Delegate may either:

   (c) Take such other action either on or off the Owner's property as the Waterworks Delegate~~he~~ deems appropriate to correct the fault or to reduce the possibility of contamination;

604 Regulations Restricting the Use of Water

2. The ~~Engineer~~Waterworks Delegate may, from time to time, impose restrictions on water use or change or revoke such restrictions, and in so doing, may make the restrictions applicable at specified times, on specified days, in specified areas, or for specified purposes.

607 Change in Use, Occupancy or Property Served

1. If any change occurs in the use, occupancy, site served, or other matter which may affect the fees or charges payable under this Bylaw or if any change in the other particulars given in the application for establishment of the service occurs, and should any such change entail an increase in the fees or charges; then such increase shall take effect from the actual date of change as determined or estimated by the ~~Director of Finance~~Financial Delegate.

608 Removal and Relocation of Facilities

1. Owners or others desiring the removal or relocation of City owned water facilities including service pipe, meters, valves, chambers, hydrants or other fittings and appurtenances, shall bear all costs of such removal or relocation. The ~~Engineer~~Waterworks Delegate may refuse to permit the removal or relocation of facilities if fire protection or the operation or control of any portion of the City water system or other public or private facilities would be endangered.

609 Admission of City Employees

2. The ~~Engineer~~Waterworks Delegate may, without liability to the Owner, inspect any part of any building, to expose piping, and to do any tests on water piping or fixtures belonging to the Owner that are required to determine compliance with this Bylaw.

610 Interconnected Service Pipes

1. Where a site is supplied by two or more service pipes and the piping within the site is interconnected, the Owner shall install and maintain automatic backflow prevention valves of a type approved by the ~~Engineer~~Waterworks Delegate on all of the private service pipes or in such location or locations that will prevent backflow into the City's system or reversal of water meters. If the Owner fails to install the required devices within 30 days, then the City may either install them on the service pipes and charge the full cost to the Owner, or alternatively may discontinue service.

702 Application for Shut-off or Turn-on

1. All applications for either the shutting off or turning on of water service to any premises shall be made in writing by the Owner to the ~~Engineer~~Waterworks Delegate. Applications to turn on will be accompanied by the fee set out in Schedule I of the “Fees and Charges Bylaw, 2024, No. 9000” if water service has been shut off for more than 7 days. *[Bylaw 9052, July 22, 2024]*

703 Testing of Meters

2. If the meter is found to over-register or under-register by more than 2%, the test fee shall be returned, and the ~~Director of Finance~~Financial Delegate shall estimate the resultant over-charges or under-charges and settle with the Owner accordingly. No such settlement shall extend for a period beyond one year prior to the test, and any refund shall be made only to the person who overpaid.

704 Non-registering Meters

2. If a meter fails to register or to properly indicate the flow of water, or if for any reason the meter cannot be read, the ~~Director of Finance~~Financial Delegate shall render a bill based on the average previous consumption of the previous comparable six month period.

705 Adjustment for Leaks

1. If a meter shows excessively high consumption in comparison with previous readings, the ~~Engineer~~Waterworks Delegate may so notify the Owner and advise him/her to have all plumbing examined for leaks.

2. No adjustment, refund, or credit whatever of any moneys paid or payable for water shall be made unless 1) it is determined that a water leak has occurred; 2) the ~~Engineer~~Waterworks Delegate is satisfied that the Owner could not reasonably have been expected to be aware of such leak; and 3) such leak is repaired within 96 hours of the date of notification.

3. A rebate for the metered water utility fee to compensate for the water leak will be made at the discretion of the ~~Director of Finance~~Financial Delegate when a qualified person that has repaired the water leak will provide attestation to the ~~Director of Finance~~Financial Delegate confirming the following conditions:

4. The ~~Director of Finance~~Financial Delegate will recalculate the metered water utility fee for the most recent billing period by estimating the normal volume based on usage history and trends over the previous two years. The recalculated metered water utility fee will be the sum of the following:

Provided that the total recalculated fee as determined above is less than the original billing, the ~~Director of Finance~~Financial Delegate may rebate the difference.

708 Adjustment of Charges for a Partial Period

1. Where any meter, charge or fee is prescribed by the month, year, or other period, the amount payable for a partial period shall be calculated on proportionate basis as determined by the ~~Director of Finance~~Financial Delegate.

709 Rebate for Unoccupied Premises

2. An application for rebate may be made in writing to the ~~Director of Finance~~Financial Delegate.

802 Tampering with the City's Facilities

1. No person shall tamper or interfere with the City's water works system, nor shall any person, except as authorized by the ~~Engineer~~Waterworks Delegate, connect to or operate any pipe, valve, meter, hydrant, or other part of the City's water system.

SCHEDULE C

Water Meter Standards

1. GENERAL

3. The location of all meters must have the approval of the ~~Engineer~~Waterworks Delegate PRIOR TO INSTALLATION. Check with the Engineering department first to avoid delays or later expensive reconstruction.

5. One, two and three unit developments - meters shall be installed outside in a chamber. Four unit and larger developments - meters shall be installed indoors. If the ~~Engineer~~Waterworks Delegate decides that the meter cannot be installed indoors, it shall be installed outside in a chamber on private property or, if not possible, then on City Right of Way. *[Bylaw 8364, December 16, 2012]*

6. AUTOMATIC READER AND ELECTRICAL WIRING

1. An automatic reader is to be installed by the City on the outside face of the building - remember to get prior approval of its location from the ~~Engineer~~Waterworks Delegate to avoid the consequences of poor planning. Some of the requirements for good location of an automatic reader are:

SCHEDULE G

Backflow Prevention Devices

1. Requirement for Backflow Prevention Assemblies

1. Over and above the requirements of the Plumbing Code, the ~~Engineer~~Backflow Prevention Delegate shall require backflow prevention assemblies to protect the City's potable water supply in private systems which:

   (c) As determined by the ~~Engineer~~Backflow Prevention Delegate, based on anticipated use of water on the premises.

3. Location and Layout of Backflow Prevention Assemblies

1. The location of backflow prevention assemblies will be as approved by the ~~Engineer~~Backflow Prevention Delegate. Wherever possible, the backflow prevention assembly shall be located inside the building, and shall be upstream of meters and branch fire lines.

4. Installation of Backflow Prevention Assemblies

3. The installation of an assembly may not be approved if, in the opinion of the ~~Engineer~~Backflow Prevention Delegate, the assembly is located such that inspection, testing or maintenance may be encumbered.

5. Testing and Certification of Backflow Prevention Assemblies

3. In July of each year, after the year of initial installation, or more frequently if required by the ~~Engineer~~Backflow Prevention Delegate, the backflow prevention assembly shall be checked by an approved backflow prevention assembly tester and the tester's certificate shall be forwarded to the ~~Engineer~~Backflow Prevention Delegate.

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 7665

A Bylaw relating to Wharves, Piers and Floating Docks in the City of North Vancouver (St. Roch Dock, Burrard Dry Dock Pier and Goldsworthy Pier)

201 This Bylaw may be cited for all purposes as the **"Wharf Regulation Bylaw, 2005, No. 7665" (St. Roch Dock, Burrard Dry Dock and Goldsworthy Pier)**.

302 DEFINITIONS

"Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time;

~~"Wharf Manager" means a person designated by City Council to manage the operation of a Wharf.~~

"Wharf Manager" means a person with the delegated power of "Administration and enforcement of the Wharf Regulation Bylaw" in Table 11, Column A of the Delegation Bylaw.

~~**PART 11 – OFFENCES, PENALTIES AND ENFORCEMENT**~~

~~**1101** Every person who violates a provision of this Bylaw, or consents, allows or permits an act or thing to be done in violation of a provision of this Bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this Bylaw, is guilty of an offence and is liable to the penalties imposed under this Bylaw or any other applicable Bylaw of the City, and is guilty of a separate offence each day that a violation continues to exist.~~

~~(a) Any person who contravenes any of the provisions of this bylaw commits an offence punishable upon summary conviction and is liable to a fine of not more than $10,000.00 or to imprisonment for not more than six months or to both. Each day that an offence continues shall constitute a separate offence.~~

~~(b) Pursuant to Section 264 of the *Community Charter*, S.B.C. 2003 Chapter 26, any person designated as a Bylaw Enforcement Officer pursuant to the "Bylaw Notice Enforcement Bylaw, 2005, No. 7675" or is named as the Enforcement Officer pursuant to the "Ticket Information Utilization Bylaw, 1992, No. 6300" is hereby authorised and empowered to enforce the provisions of this Bylaw by Bylaw Notice or Municipal Ticket Information or as otherwise provided by this or any other Bylaw.~~

~~The provisions of this Bylaw are severable. If, for any reason, any provision is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this Bylaw.~~

PART 11 – OFFENCES, PENALTIES AND ENFORCEMENT

1101 Every person who:

(a) violates a provision of this bylaw;

(b) permits, suffers or allows any act to be done in violation of any provision of this bylaw;

(c) neglects to do anything required to be done under any provision of this bylaw; or

(d) allows a violation of this bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

1102 Each day during which a violation, contravention or breach of this bylaw continues is deemed to be a separate offence.

1103 The provisions of this bylaw are severable. If, for any reason, any provision is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this bylaw.

PUBLIC NOTICE

Business Licence Amendment Bylaw, 2026, No. 9163

PURPOSE: The purpose of the proposed Bylaw is to incorporate housekeeping amendments and update the Offences, Penalties and Enforcement section in accordance with Section 263 of the ***Community Charter***.

BYLAW READINGS: Consideration of first, second and third readings of the proposed Bylaw will be at the Regular Council Meeting on **Monday, June 1, 2026**.

ACCESS DOCUMENTS: A copy of the proposed Bylaw is available for inspection online anytime at **cnv.org/PublicNotices** from **May 20 to June 1, 2026**.

PROVIDE INPUT: ***Written submissions, including your name and address,*** may be addressed to the Corporate Officer and sent by email to input@cnv.org, or by mail or delivered to City Hall, ***no later than noon on Monday, June 1, 2026,*** to ensure availability to Council at the meeting.

QUESTIONS? Contact the Legislative Services Department at **clerks@cnv.org.**

Watch the meeting online at cnv.org/LiveStreaming or in person at City Hall

141 WEST 14TH STREET / NORTH VANCOUVER / BC / V7M 1H9
T 604 985 7761 / F 604 985 9417 / CNV.ORG

Enter City Hall from 13th St after 5:30pm

city of north vancouver

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9163

A Bylaw to amend the Business Licence Bylaw, 2018, No. 8640

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

1. This Bylaw shall be known and cited for all purposes as **"Business Licence Bylaw, 2018, No. 8640, Amendment Bylaw, 2026, No. 9163" (Housekeeping Amendments and *Offence Act* Fine Limits).**

2. "Business Licence Bylaw, 2018, No. 8640" is amended as follows:

   A. In Part 3 – Definitions, remove the following definitions:

      (1) ""**Bylaw Enforcement Officer**" means the Manager – Bylaw Services, Bylaw Enforcement Officer, Bylaw Services Supervisor, Licensing Inspectors, Building Officials or other persons acting in another capacity on behalf of the City properly delegated by Council for the purpose of enforcement of the Business Licence Bylaw of the City."

      (2) ""**Inspector**" shall mean the person appointed from time to time by Bylaw or resolution of the Council as Licence Inspector of the City for the purpose of enforcing and carrying out the provisions of this Bylaw and shall include any acting or assistant Licence Inspector, or their delegates."

      (3) ""**Solicitor**" shall mean the Solicitor duly appointed for the City."

   B. In Part 3 – Definitions, add the following definitions:

      (1) ""**Business Licence Delegate**" means a person with the delegated power of "Business Licencing" in Table 3, Column A of the Delegation Bylaw."

      (2) ""**Bylaw Enforcement Delegate**" means a person with the delegated power of "Enforcement of the City's bylaws; issuing bylaw notices" in Table 4, Column A of the Delegation Bylaw, the Manager – Bylaw Services, Bylaw Enforcement Officer, Bylaw Services Supervisor, Business Licence Delegates, Building Officials or other persons acting in another capacity on behalf of the City properly delegated by Council for the purpose of enforcement of the Business Licence Bylaw of the City."

      (3) ""**Child Care Licence Delegate**" means a person with the delegated power of "Business licensing for child care facilities in a residential zone for 12 or fewer children that are not referred to Council" in Table 3, Column A of the Delegation Bylaw."

      (4) ""**City Solicitor**" shall mean the Solicitor duly appointed for the City."

      (5) ""**Delegation Bylaw**" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time."

(6) ""**Financial Officer**" means a person designated as a Financial Officer under section 149 of the *Community Charter* pursuant to Table 1 of the Delegation Bylaw."

(7) ""**Neighbourhood Consultation Delegate**" means a person with the delegated power of "Approval of neighbourhood consultation plans for child care facility business licence applications referred by Council to a public meeting" in Table 3, Column A of the Delegation Bylaw."

C. In each of sections 401, 403, 404, 405(1), 405(3), 406(5), 407, 411, 413, 415, 416(1), 418, 418(1), 418(2), 418(2)(e), 418(3), 418(3)(d), 418(4), 419(1), 419(2), 419(3), 420, 420(1), 420(2), 504(9), 504(11), 504(12), 507(1)(a), 507(1)(b), 507(1)(d), 507(3), 508, 511, 518(2)(a), 519, 521(1), 521(6), 521(7), 521(8), 521(9), 521(10), 521(11), 522(4), 523, 524, 525(2)(e), 525(3)(i), 525(4)(b), 525(5)(a), 525(5)(c), 528, 530(1), 532(2), and 533, delete the word "Inspector" wherever it appears, and replace with the words "Business Licence Delegate".

D. In the heading of section 402, delete the words "Director of Finance", and replace with the words "Financial Officer".

E. In the body of section 402, delete the words "Director of Finance of the Municipality", and replace with the words "Financial Officer".

F. In each of sections 509(4)(a) and 515(2)(a), delete the words "Director, Community Services" wherever it appears, and replace with the words "Neighbourhood Consultation Delegate".

G. In section 509(6), delete the words "Director, Community Services", and replace with the words "Child Care Licence Delegate".

H. In each of sections 525(2)(e), 525(3)(i), 525(4)(b), 525(5)(a), and 525(5)(c), delete the words "Bylaw Enforcement Officer" wherever it appears, and replace with the words "Bylaw Enforcement Delegate".

I. Delete section 534 in its entirety and replace it with the following:

534 Offence

(1) Every person who:

(a) violates a provision of this bylaw;

(b) permits, suffers or allows any act to be done in violation of any provision of this bylaw;

(c) neglects to do anything required to be done under any provision of this bylaw; or

(d) allows a violation of this bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

(2) Each day during which a violation, contravention or breach of this Bylaw continues is deemed to be a separate offence.

J. After section 534, add the following as section 535:

535 Severability

The provisions of this Bylaw are severable. If, for any reason, any provision is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this Bylaw.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9164

A Bylaw to Amend "Bylaw Notice Enforcement Bylaw, 2018, No. 8675"

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

1. This Bylaw shall be known and cited for all purposes as **"Bylaw Notice Enforcement Bylaw, 2018, No. 8675, Amendment Bylaw, 2026, No. 9164" (Housekeeping Amendments)**.

2. "Bylaw Notice Enforcement Bylaw, 2018, No. 8675" is amended as follows:

   A. In Schedule "A" – Designated Bylaw Contraventions and Penalties for Bylaw Contraventions, delete the heading of the table entitled "Election Sign Bylaw, 2022, No. 8643" and replace with the heading "Election Sign Bylaw, 2026, No. 9117" and make the following amendments in this table:

      (1) Immediately after the row described as "Placing Election Sign that has a height exceeding 1.8 metres", insert the following new row:

Inserting Election Sign into the ground, unless it is mounted on no thicker than a 9-gauge wire frame inserted no deeper than twenty (20) centimetres into the ground;	4.1(b)	Yes	$100	$90	$110	$0 penalty upon compliance

      (2) In the row described as "Placing Election Sign on a tree, a utility pole, or a flagpole":

         (a) In the column entitled "Description", insert the words "a wall," immediately prior to the words "a tree"; and
         (b) In the column entitled "Section", remove the section reference "4.1(b)" and replace it with "7.4(a)".

      (3) In the row described as "Placing Election Sign on a Chattel or a Mobility Device", in the column entitled "Section", remove the section reference "4.1(b)" and replace it with "7.4(b)".

      (4) In the row described as "Placing Election Sign before end of nomination period", in the column entitled "Description", delete the words "end of" and replace with the words "close of the".

      (5) In the row described as "Failure to remove Election Sign within 7 days of voting day", in the column entitled "Description", delete the words "of voting day" and replace with "after the last voting opportunity".

      (6) In the row described as "Placing Election Sign on public property or highway without authorization", in the column entitled "Section", remove the section reference "6.2" and replace it with "7.2".

B. In Schedule "A" – Designated Bylaw Contraventions and Penalties for Bylaw Contraventions, in table entitled "Nuisance Abatement Bylaw, 1986, No. 5659", insert the following row immediately after the row described as "Untidy or Unsightly Premise":

Feed Birds on Property	**3(d)**	**Yes**	**$150**	**$100**	**$250**	**$75**

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9165

A Bylaw to amend the Construction Regulation Bylaw, 2003, No. 7390

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

1. This Bylaw shall be known and cited for all purposes as **"Construction Regulation Bylaw, 2003, No. 7390, Amendment Bylaw, 2026, No. 9165" (Housekeeping Amendments and *Offence Act* Fine Limits).**

2. "Construction Regulation Bylaw, 2003, No. 7390" is amended as follows:

   A. In PART 3 – DEFINITIONS, remove the following definitions:

      (1) ""Building Official" means a Building Inspector and Plumbing Inspector as defined in the *Local Government Act*, a "local inspector" as defined by the *Gas Safety Act*, and an "inspector" as defined in the *Electrical Safety Act*, and employed or acting on behalf of the City, or designate."

      (2) ""Chief Building Official" means the person appointed to the position of Chief Building Official for the City of North Vancouver or designates."

      (3) ""City Engineer" means the City Engineer or his representative."

      (4) ""Manager, Inspections" means the person appointed from time to time by Council to serve as the City Building Inspector."

   B. In PART 3 – DEFINITIONS, add the following definitions:

      (1) ""Building Official Delegate" means a person with the delegated power of "Issuance of occupancy permits" in Table 9, Column A of the Delegation Bylaw."

      (2) ""Chief Building Official Delegate" means a person with the delegated power of "Administration and enforcement of the Construction Regulation Bylaw" in Table 9, Column A of the Delegation Bylaw."

      (3) ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time."

      (4) ""Electrical Safety Regulation" means the Electrical Safety Regulation, B.C. Reg. 100/2004."

      (5) ""Street and Traffic Delegate" means a person with the delegated power of "Administration and enforcement of the regulation of streets and traffic" in Table 15, Column A of the Delegation Bylaw."

C. In each of sections 4.1(b), 5.2, 5.5, 5.6, 5.7, 5.11, 5.15, 6.3, 6.5, 6.6, 6.10, 6.11(g), 7.2, 7.3.4(g), 8.2.1(a), 8.5.1, 8.7.2(a), 8.8.2, 8.8.3, 8.10.2, 8.11.1, 8.11.1(a), 8.14.2(h), 8.14.2(i), 8.14.2(i)(1), 8.14.2(i)(2), 8.14.2(j), 8.14.2(l), 8.14.2(l)(3), 8.15.1, 8.16.2, 8.18.1, 8.21.1, 12.1.1, 12.2.1, 12.2.1(a), 12.2.1(d), 12.2.2, 12.2.3, and 12.3.1, delete the word(s) "Building Official" wherever they appear, and replace it with the words "Building Official Delegate".

D. In PART 3 – DEFINITIONS, in the definitions for "Agent" and "Agents Authorization" and in each of sections 4.1, 7.3, 7.3.6(a), 7.3.6(b), 7.3.6(d), 7.3.6(f), 7.4(a), 8.3.2(a), 8.4.2(a), 8.6.1, 8.6.1(d), 8.6.2, 8.10.1, 8.10.3(a), 10.3, 13.1, and 13.2, delete the word(s) "Manager, Inspections" wherever they appear, and replace it with the words "Chief Building Official Delegate".

E. In each of sections 8.7.3(b), 8.7.4(b), and 8.8.4, delete the word(s) "Chief Building Official" wherever they appear, and replace it with the words "Chief Building Official Delegate".

F. In section 8.9.1(f), delete the word(s) "City Engineer" wherever they appear, and replace it with the words "Street and Traffic Delegate".

G. Delete PART 14 – PENALTIES AND ENFORCEMENT in its entirety and replace it with the following:

"**PART 14 – OFFENCES, PENALTIES, AND ENFORCEMENT**

14.1 Every person who:

(1) violates a provision of this bylaw;

(2) permits, suffers or allows any act to be done in violation of any provision of this bylaw;

(3) neglects to do anything required to be done under any provision of this bylaw; or

(4) allows a violation of this bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

14.2 Each day during which a violation, contravention or breach of this bylaw continues is deemed to be a separate offence.

14.3 Other fees and deposits for each permit are set out in Schedule D of the "Fees and Charges Bylaw, 2024, No. 9000", as amended or replaced from time to time."

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BYLAW NO. 9166

A Bylaw to amend "Consumption of Liquor in Public Places Bylaw, 2020, No. 8781"

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

1. This Bylaw shall be known and cited for all purposes as **"Consumption of Liquor in Public Places Bylaw, 2020, No. 8781, Amendment Bylaw, 2026, No. 9166" (Housekeeping Amendments).**

2. "Consumption of Liquor in Public Places Bylaw, 2020, No. 8781" is amended as follows:

   (1) In section 2, Definitions, add the following definition:

   ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time."

   (2) In section 4, Sign Specifications, delete subsection A in its entirety and replace with the following:

   "A. The person with the applicable delegated power in Table 11, Column A of the Delegation Bylaw must post signs setting out the boundaries of each Permitted Space and the hours during which Liquor may be consumed in the Permitted Space."

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BYLAW NO. 9167

A Bylaw to amend the Cosmetic Pesticide Use Control Bylaw, 2009, No. 8041

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

1. This Bylaw shall be known and cited for all purposes as **"Cosmetic Pesticide Use Control Bylaw, 2009, No. 8041, Amendment Bylaw, 2026, No. 9167" (Housekeeping Amendments).**

2. "Cosmetic Pesticide Use Control Bylaw, 2009, No. 8041" is amended as follows:

   A. In section 3, Definitions, add the following definitions:

      (1) ""Delegate" means a person with the delegated power of "Issuance of pesticide permits" in Table 10, Column A of the Delegation Bylaw."

      (2) ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time."

   B. In section 4, Prohibition, delete subsections (c) and (d) and replace them with the following:

      (c) "Despite Section 4(a), the Delegate is authorized to issue a permit to authorize use and application of pesticides where there is a danger to human or animal health or damage to buildings and structures."

      (d) "Despite Section 4(a) the Delegate is authorized to issue a permit to authorize use and application of pesticides to public land where there is in place an Integrated Pest Management Program governing the applicant."

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BYLAW NO. 9168

A Bylaw to amend the Development Procedures Bylaw, 2001, No. 7343

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

1. This Bylaw shall be known and cited for all purposes as **"Development Procedures Bylaw, 2001, No. 7343, Amendment Bylaw, 2026, No. 9168" (Housekeeping Amendments).**

2. "Development Procedures Bylaw, 2001, No. 7343" is amended as follows:

   A. In section 2, DEFINITIONS, add the following definitions:

      (1) ""Delegate" means a person with the delegated power of "Issuance of development permits; Issuance of minor development variance permits; Approving authority under section 242 of the *Strata Property Act*; Authority to require security as a condition of a land use permit" in Table 9, Column A of the Delegation Bylaw;"

      (2) ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time;"

   B. In each of sections 4(a)(i), 4(c)(iii), 5(a), 5(b), 5(c), 6(a), 6(a)(i), 6(b), 6(c), 6(c)(ii), 6(d), 6(g), and 6(h), delete the words "Director of Planning and Development" wherever they appear, and replace with the word "Delegate".

   C. In section 6(e), delete the words "Director of Planning and Development's" and replace with the word "Delegate's".

   D. In SCHEDULE "B", in the sentence following the heading titled "Assessment by Categories", delete the words "Director of Planning and Development" and replace with the word "Delegate".

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BYLAW NO. 9169

A Bylaw to amend the Fire Bylaw, 2021, No. 8852

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

1. This Bylaw shall be known and cited for all purposes as **"Fire Bylaw, 2021, No. 8852, Amendment Bylaw, 2026, No. 9169" (Housekeeping Amendments).**

2. "Fire Bylaw, 2021, No. 8852" is amended as follows:

   A. In section 6.39, delete the words "Fire Chief and the Municipal Engineer" and replace with the words "Fire Hydrant Delegate";

   B. In section 6.71, delete the words "Municipal Engineer" and replace with the words "Public Works Delegate";

   C. In section 6.72, delete the words "Municipal Engineer and the Fire Chief" and replace with the words "Fire Hydrant Delegate";

   D. In sections 6.73 and 6.78, delete the words "Municipal Engineer" and replace with the words "Fire Hydrant Delegate";

   E. In Appendix A – Definitions, remove the following definitions:

      (1) ""Building Official" means the Municipality's Chief Building Official and the building inspectors, plan checkers, plumbing inspectors, mechanical inspectors and electrical inspectors designated or appointed by the Municipality."

      (2) ""Fire Chief" means the person appointed as the Chief of the Fire Department of the Municipality or an authorized designate."

      (3) ""Fire Department" means the department that provides municipal emergency and non-emergency fire and rescue services."

      (4) ""Municipal Engineer" means the General Manager – Engineering, Parks and Environment or a person designated to act in his/her place."

   F. In Appendix A – Definitions, add the following definitions:

      (1) ""Building Official" means a person with the delegated power of "Issuance of permits relating to building, plumbing, gas, electricity, and other works" in Table 9, Column A of the Delegation Bylaw."

      (2) ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time."

      (3) ""Fire Chief" has the same meaning as defined in the Delegation Bylaw and, for the purposes of this bylaw, has the delegated power of "Supervision,

management, and control over the Fire department; administering the regulation of enhancement systems and fire alarms; taking all measures necessary for firefighting or fire prevention" in Table 6, Column A of the Delegation Bylaw."

(4) ""Fire Department" means the department that provides municipal emergency and non-emergency fire and rescue services and, for the purposes of this bylaw, has the delegated power of "Fire prevention; emergency response; enforcement of fire-related enactments; approval of Fire Department lock boxes" in Table 6, Column A of the Delegation Bylaw."

(5) ""Fire Hydrant Delegate" means a person with the delegated power of "Approval of the location, installation, decommission, and colour coding of fire hydrants" in Table 17, Column A, of the Delegation Bylaw."

(6) ""Public Works Delegate" means a person with the delegated power of "Acceptance of the installation of water supply systems" in Table 17, Column A, of the Delegation Bylaw."

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BYLAW NO. 9170

A Bylaw to amend "Fireworks Regulation Bylaw, 2005, No. 7677"

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

1. This Bylaw shall be known and cited for all purposes as **"Fireworks Regulation Bylaw, 2005, No. 7677, Amendment Bylaw, 2026, No. 9170" (Housekeeping Amendments and *Offence Act* Fine Limits).**

2. "Fireworks Regulation Bylaw, 2005, No. 7677" is amended as follows:

   A. In section 2, Definitions, add the following definitions:

      (1) ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time."

      (2) ""Firework Enforcement Delegate" means a person with the delegated power of "Seizure of fireworks or animal deterring explosives that contravene the Fireworks Regulation Bylaw" in Table 6, Column A of the Delegation Bylaw."

      (3) ""Firework Permit Delegate" means a person with the delegated power of "Issuance of permits to sell or discharge fireworks" in Table 6, Column A of the Delegation Bylaw."

   B. In section 4(c), delete the words "the Fire Chief having jurisdiction in the Municipality" and replace it with the words "a Firework Permit Delegate".

   C. In section 7, delete the words "The Fire Chief, a member of the North Vancouver City Fire Department" and replace it with the words "A Firework Enforcement Delegate".

   D. In section 7(b), delete the words "The Fire Chief" and replace it with the words "A Firework Enforcement Delegate".

   E. In each of sections 8(a), 8(b), and 8(c), delete the words "The Fire Chief, a member of North Vancouver City Fire Department," wherever they appear, and replace it with the words "A Firework Enforcement Delegate".

   F. Delete section 10 in its entirety.

   G. Delete section 13 in its entirety and replace it with the following:

      "**Offences, Penalties and Enforcement**

      13. (a) Every person who:

         (i) violates a provision of this bylaw;

(ii) permits, suffers or allows any act to be done in violation of any provision of this bylaw;

(iii) neglects to do anything required to be done under any provision of this bylaw; or

(iv) allows a violation of this bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

(b) Each day during which a violation, contravention or breach of this bylaw continues is deemed to be a separate offence.

(c) The provisions of this bylaw are severable. If, for any reason, any provision is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this bylaw."

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9171

A Bylaw to Amend "Graffiti Bylaw, 1995, No. 6696"

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

1. This Bylaw shall be known and cited for all purposes as **"Graffiti Bylaw, 1995, No. 6696, Amendment Bylaw, 2026, No. 9171" (*Offence Act* Fine Limits).**

2. "Graffiti Bylaw, 1995, No. 6696" is amended as follows:

   A. Delete sections 6.1, 6.2, and 6.3 and the heading entitled "OFFENCES AND PENALTIES" in their entirety and replace with the following:

   "OFFENCES, PENALTIES AND ENFORCEMENT

   6.1 Every person who:

   (a) violates a provision of this Bylaw;

   (b) permits, suffers or allows any act to be done in violation of any provision of this Bylaw;

   (c) neglects to do anything required to be done under any provision of this Bylaw; or

   (d) allows a violation of this Bylaw to continue;

   commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

   6.2 Each day during which a violation, contravention or breach of this Bylaw continues is deemed to be a separate offence."

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BYLAW NO. 9172

A Bylaw to amend the Heritage Conservation Procedures Bylaw, 2013, No. 8292

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

1. This Bylaw shall be known and cited for all purposes as **"Heritage Conservation Procedures Bylaw, 2013, No. 8292, Amendment Bylaw, 2026, No. 9172" (Housekeeping Amendments).**

2. "Heritage Conservation Procedures Bylaw, 2013, No. 8292" is amended as follows:

   A. In section 3, delete the words "The Director of Community Development, Manager of Inspections and City Engineer are" and replace with the words "The person with the delegated power of "Heritage conservation" in Table 12, Column A of the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time (the "Delegate") is";

   B. In each of sections 4, 5, and 7, delete the words "Director of Community Development and Manager of Inspections are" wherever they appear, and replace with the words "Delegate is";

   C. In section 6, delete the words "Director, Community Development" and replace with the word "Delegate";

   D. In section 8, delete the words "Director, Community Development Department" and replace with the word "Delegate".

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BYLAW NO. 9173

A Bylaw to amend the City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575

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

1. This Bylaw shall be known and cited for all purposes as **"City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575, Amendment Bylaw, 2026, No. 9173" (Housekeeping Amendments).**

2. "City of North Vancouver Hydronic Energy Service Bylaw, 2004, No. 7575" is amended as follows:

   A. In section 5.(a), delete the words "City's Director of Finance" and replace with the following:

      "person with the delegated power of "Withholding of hydronic services" in Table 7, Column A of the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time (the "Delegate")"

   B. In each of sections 5.(b), 5.(c), and 5.1(a), delete the words "City's Director of Finance" wherever they appear, and replace with the word "Delegate".

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BYLAW NO. 9174

A Bylaw to Amend "Minimum Maintenance Standards Bylaw, 1978, No. 5124"

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

1. This Bylaw shall be known and cited for all purposes as **"Minimum Maintenance Standards Bylaw, 1978, No. 5124, Amendment Bylaw, 2026, No. 9174" (*Offence Act* Fine Limits).**

2. "Minimum Maintenance Standards Bylaw, 1978, No. 5124" is amended as follows:

   A. Delete section 6 in its entirety and replace it with the following:

      "6. OFFENCE, PENALTIES AND ENFORCEMENT

         6.1 Every person who:

            (a) violates a provision of this Bylaw;

            (b) permits, suffers or allows any act to be done in violation of any provision of this Bylaw;

            (c) neglects to do anything required to be done under any provision of this Bylaw; or

            (d) allows a violation of this Bylaw to continue;

            commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

         6.2 Each day during which a violation, contravention or breach of this Bylaw continues is deemed to be a separate offence.

         6.3 No provision of this Bylaw depends for its validity on the validity of any other provision.

6.4 Notwithstanding any other provisions of this Bylaw where any Dwelling, Dwelling Unit or Yard does not comply with the standards set out in this Bylaw, the Council may, by resolution, order the remedy of any default within 60 days after service of such order."

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MAYOR

CORPORATE OFFICER

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9175

A Bylaw to Amend "Noise Control Bylaw, 2021, No. 8885"

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

1. This Bylaw shall be known and cited for all purposes as **"Noise Control Bylaw, 2021, No. 8885, Amendment Bylaw, 2026, No. 9175" (*Offence Act* Fine Limits).**

2. "Noise Control Bylaw, 2021, No. 8885" is amended as follows:

   A. Delete the words "a "Jacobs or Jake" brake" in section 4.3(e) and replace with the words "engine compression brakes".

   B. Delete section 8 in its entirety and replace with the following:

   "8. OFFENCES, PENALTIES AND ENFORCEMENT

   8.1 Every person who:

   (a) violates a provision of this Bylaw;
   (b) permits, suffers or allows any act to be done in violation of any provision of this Bylaw;
   (c) neglects to do anything required to be done under any provision of this Bylaw; or
   (d) allows a violation of this Bylaw to continue;

   commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

   8.2 Each day during which a violation, contravention or breach of this Bylaw continues is deemed to be a separate offence.

   8.3 No provision of this Bylaw depends for its validity on the validity of any other provision."

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9176

A Bylaw to amend the City of North Vancouver Nuisance Abatement Bylaw, 1986, No. 5659

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

1. This Bylaw shall be known and cited for all purposes as **"City of North Vancouver Nuisance Abatement Bylaw, 1986, No. 5659, Amendment Bylaw, 2026, No. 9176" (Housekeeping Amendments and *Offence Act* Fine Limits).**

2. "City of North Vancouver Nuisance Abatement Bylaw, 1986, No. 5659" is amended as follows:

   A. In section 2, Definitions, remove the following definitions:

      (1) ""Bylaw Enforcement Officer" means the person or persons appointed to the position having that name by the Council of the Municipality and includes a Building Inspector of the Municipality;"

      (2) ""Treasurer" means the person appointed to the position having that name by the Council of the Municipality."

   B. In section 2, Definitions, add the following definitions:

      (1) ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time;"

      (2) ""Financial Officer" means a person designated as a Financial Officer under section 149 of the *Community Charter* pursuant to Table 1 of the Delegation Bylaw;"

      (3) ""Nuisance Enforcement Officer" means a person with the delegated power of "Administration and Enforcement of the Nuisance Abatement Bylaw" in Table 8, Column A of the Delegation Bylaw;"

   C. In each of sections 5, 6(a), 6(c), 8(a), and 8(b), delete the words "Bylaw Enforcement Officer" wherever they appear, and replace with the words "Nuisance Enforcement Officer".

   D. In each of sections 8(a) and 8(b), delete the word "Treasurer" wherever it appears, and replace with the words "Financial Officer".

   E. Delete section 9 in its entirety and replace it with the following:

      "9. Offences, Penalties and Enforcement

         (a) Every person who:

            (i) violates a provision of this bylaw;

(ii) permits, suffers or allows any act to be done in violation of any provision of this bylaw;
(iii) neglects to do anything required to be done under any provision of this bylaw; or
(iv) allows a violation of this bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

(b) Each day during which a violation, contravention or breach of this bylaw continues is deemed to be a separate offence.

(c) The provisions of this bylaw are severable. If, for any reason, any provision is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this bylaw."

F. In FORM 1 of the bylaw, delete section 8 in its entirety and replace it with the following:

"9. Offences, Penalties and Enforcement

(a) Every person who:

(i) violates a provision of this bylaw;
(ii) permits, suffers or allows any act to be done in violation of any provision of this bylaw;
(iii) neglects to do anything required to be done under any provision of this bylaw; or
(iv) allows a violation of this bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

(b) Each day during which a violation, contravention or breach of this bylaw continues is deemed to be a separate offence."

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MAYOR

CORPORATE OFFICER

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9177

A Bylaw to amend the Parks Regulation Bylaw, 1996, No. 6611

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

1. This Bylaw shall be known and cited for all purposes as **"Parks Regulation Bylaw, 1996, No. 6611, Amendment Bylaw, 2026, No. 9177" (Housekeeping Amendments and *Offence Act* Fine Limits).**

2. "Parks Regulation Bylaw, 1996, No. 6611" is amended as follows:

   A. In section 301, delete the word "Definitions" and replace with the words "In this bylaw:".

   B. In section 301, remove the section numbering of individual definitions.

   C. In section 301, remove the following definitions:

      (1) ""Engineer" is the person holding the office of City Engineer or duly authorized representative";

      (2) ""Manager, Lands" is the person holding the office of Manager, Lands, of the City of North Vancouver or duly authorized representative";

      (3) ""Community Events Programmer" is the person defined as such in the Policy for Events in Parks and Public Open Spaces";

      (4) ""Manager, Parks and Natural Spaces" is the person holding the office of Manager, Parks and Natural Spaces for the City of North Vancouver".

   D. In section 301, add the following definitions:

      (1) ""Delegate" means a person delegated the power of "Park and outdoor recreation planning, design, construction, operation, and maintenance; park regulation; commemorative installations; approval of commemorative permits; setting of park hours; removal of bylaw violations from parks, roadways, and paths; post traffic and parking signs;" in Table 11, Column A of the Delegation Bylaw";

      (2) ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time".

   E. In section 601.1, delete the words "to the Engineer".

   F. In each of sections 601.1, 601.2, 801, 901.1, 901.4, 901.9, and 1201.4 of the bylaw, and in each of sections 1401.2.2.3, 1401.3.3, 1401.3.4, and 1401.3.9 of SCHEDULE D, delete the words "Manager, Parks and Natural Spaces" wherever they appear, and replace with the word "Delegate".

G. In section 601.1.5, delete the words “Manager, Parks and Natural Spaces’” and replace with the word “Delegate’s”.

H. Delete section 601.4 in its entirety.

I. In section 803, delete the words “Community Events Programmer” and replace with the word “Delegate”.

J. In section 1201, delete subsection .1 and replace it with the following:

“.1 Offence

(a) Every person who:

(i) violates a provision of this bylaw;

(ii) permits, suffers or allows any act to be done in violation of any provision of this bylaw;

(iii) neglects to do anything required to be done under any provision of this bylaw; or

(iv) allows a violation of this bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

(b) Each day during which a violation, contravention or breach of this bylaw continues is deemed to be a separate offence.”

K. In section 1201, after subsection .4, add the following as subsection .5:

“.5 The provisions of this bylaw are severable. If, for any reason, any provision is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this bylaw.”

L. In SCHEDULE D, in section 1401.2.2.1, delete the words “staff of the Engineering, Parks, and Environment Department” and replace with the words “the Delegate”.

M. In SCHEDULE D, in section 1401.2.2.4, delete the words “City staff” and replace with the words “the Delegate”.

N. In SCHEDULE D, in section 1401.3.1, delete the words “Engineering, Parks, and Environment Department” and replace with the words “Delegate”.

O. In SCHEDULE D, in section 1401.3.4, delete the word “Manager” and replace with the word “Delegate”.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9178

A Bylaw to amend the Properties Involving Controlled Substances Bylaw, 2004, No. 7598

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

1. This Bylaw shall be known and cited for all purposes as **"Properties Involving Controlled Substances Bylaw, 2004, No. 7598, Amendment Bylaw, 2026, No. 9178" (Housekeeping Amendments).**

2. "Properties Involving Controlled Substances Bylaw, 2004, No. 7598" is amended as follows:

   A. In PART 2 – DEFINITIONS, add a new section 2 as follows:

      "2. In this bylaw:"

   B. In PART 2 – DEFINITIONS, remove the section numbering of individual definitions and incorporate the definitions into section 2.

   C. In section 2, delete the following definition:

      ""Inspector" means any member of the Royal Canadian Mounted Police or City of North Vancouver Fire Department, an Environmental Health Officer of the Vancouver Coastal Health Authority, a Building Official, Electrical Safety Officer, Plumbing and Gas Inspector, Bylaw Enforcement Officer, or any other authorized employee of the City of North Vancouver."

   D. In section 2, add the following definitions:

      (1) ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time."

      (2) ""Inspecting Delegate" means a person with the delegated power of "Inspection of properties regarding compliance with the Properties Involving Controlled Substances Bylaw" in Table 10, Column A of the Delegation Bylaw."

      (3) ""Permitting Delegate" means a person with the delegated power of "Issuance of permits relating to building, plumbing, gas, electricity, and other works" in Table 9, Column A of the Delegation Bylaw."

   E. In section 2, in the definitions for "Controlled Substance Property" and "Special Safety Inspection", delete the words "Health Act" wherever they appear, and replace with the words "*Public Health Act*".

   F. In section 2, in the definition for "Re-occupancy Permit" delete the words "Chief Building Official" wherever they appear, and replace with the words "Permitting Delegate".

G. In each of sections 5.1, 5.1(c), 6.1.2, 6.1.4, 7.1, 7.1(a), 7.1(b), and 8.1, delete the word "Inspector" wherever it appears, and replace with the words "Inspecting Delegate".

H. In section 6.1.1, delete the words "Building Inspector" and replace with the words "Inspecting Delegate".

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9179

A Bylaw to amend the Radio Amplification Bylaw 2021 No 8853

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

1. This Bylaw shall be known and cited for all purposes as **"Radio Amplification Bylaw, 2021, No. 8853, Amendment Bylaw, 2026, No. 9179" (Housekeeping Amendments).**

2. "Radio Amplification Bylaw, 2021, No. 8853" is amended as follows:

   A. In section 201, Definitions, remove the following definitions:

      (1) ""Building Inspector" means the person(s) appointed by the Council for the City to be building inspectors, or such person's authorized designate;"

      (2) ""Fire Chief" means the person appointed as the Chief of the Fire Department of the City or an authorized designate;"

   B. In section 201, Definitions, add the following definitions:

      (1) ""Building Inspector" means a person with the delegated power of "Issuance of occupancy permits (certificates of occupancy)" in Table 9, Column A of the Delegation Bylaw;"

      (2) ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time;"

      (3) ""Public Safety Delegate" means a person with the delegated power of "Approval of in-building emergency responder communications enhancement systems" in Table 6, Column A of the Delegation Bylaw;"

   C. In section 302(b), delete the words "Fire Chief or Building Official" wherever they appear, and replace with the words "Public Safety Delegate".

   D. In section 302(b), delete the words "Building Official or Fire Chief" and replace with the words "Public Safety Delegate".

E. In the definition for “Test Operator” in section 201 and in each of sections 401(d), 501(d), 601, 601(a)ii, 601(a)v, 602, 604, 801, 901, 1101, 1102, 1103, 1106, 1108, and 1110, delete the words “Fire Chief” wherever they appear, and replace with the words “Public Safety Delegate”.

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MAYOR

CORPORATE OFFICER

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9180

A Bylaw to Amend "Real Property Regulation Bylaw, 2006, No. 7831"

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

1. This Bylaw shall be known and cited for all purposes as **"Real Property Regulation Bylaw, 2006, No. 7831, Amendment Bylaw, 2026, No. 9180" (*Offence Act* Fine Limits).**

2. "Real Property Regulation Bylaw, 2006, No. 7831" is amended as follows:

   A. Delete section 5 in its entirety and replace it with the following:

      "5. Offences, Penalties and Enforcement

         5.1 Every person who:

            (a) violates a provision of this Bylaw;
            (b) permits, suffers or allows any act to be done in violation of any provision of this Bylaw;
            (c) neglects to do anything required to be done under any provision of this Bylaw; or,
            (d) allows a violation of this Bylaw to continue;

            commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

         5.2 Each day during which a violation, contravention or breach of this Bylaw continues is deemed to be a separate offence.

         5.3 No provision of this Bylaw depends for its validity on the validity of any other provision."

   B. Delete Schedule B22 TO BYLAW NO 6300 in its entirety.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9181

A Bylaw to amend "Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931"

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

1. This Bylaw shall be known and cited for all purposes as **"Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931, Amendment Bylaw, 2026, No. 9181" (Housekeeping Amendments and *Offence Act* Fine Limits).**

2. "Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw, 2008, No. 7931" is amended as follows:

   A. In section 2, remove the following definitions:

      (1) ""Building Inspector" means a person who has been assigned the responsibility for administering bylaws enacted to regulate the construction, alteration, repair or demolition of buildings and structures and shall include a Building Official as defined in the City of North Vancouver Construction Regulation Bylaw;"

      (2) ""Inspector" means the person or persons, designated from time to time, to enforce the requirements of this bylaw and shall include a Property Use Inspector, Bylaw Enforcement Officer or Building Inspector;"

   B. In section 2, add the following definitions:

      (1) ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time."

      (2) ""Fee Administration Delegate" means a person delegated the power of "Administration of fees for repeat nuisance service calls" in Table 8, Column A of the Delegation Bylaw."

      (3) ""Standards Enforcement Delegate" means a person delegated the power of "Administration and enforcement of the Rental Premises Standards of Maintenance and Prevention of Nuisances Bylaw" in Table 8, Column A of the Delegation Bylaw."

   C. In section 2, in the definition of "owner", delete the words "*Municipal Act*" and replace with the words "*Land Title Act*".

   D. In each of sections 4, 5, 6, 10, and 11, delete the word "Inspector" wherever it appears, and replace with the words "Standards Enforcement Delegate".

   E. In the heading of section 5, delete the word "INSPECTOR'S" and replace with the words "STANDARDS ENFORCEMENT DELEGATE'S".

   F. Delete sections 7 and 8 in their entirety and replace them with the following:

"7. OFFENCE

Every person who:

(a) violates a provision of this bylaw;

(b) permits, suffers or allows any act to be done in violation of any provision of this bylaw;

(c) neglects to do anything required to be done under any provision of this bylaw; or

(d) allows a violation of this bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

8. Each day during which a violation, contravention or breach of this bylaw continues is deemed to be a separate offence."

G. In PART 4 – LODGING HOUSES, in the definition of "Lodging House", delete the words "*Strata Title Act*" and replace with the words "*Strata Property Act*".

H. In each of sections 40(a) and 40(b)II, delete the word "*Inspector's*" wherever it appears, and replace with the words "Fee Administration Delegate's".

I. In each of sections 40(b) and 40(b)I, delete the word "*Inspector*" wherever it appears, and replace with the words "Fee Administration Delegate".

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MAYOR

CORPORATE OFFICER

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9182

A Bylaw to Amend "Rodent Control Bylaw, 1998, No. 5899"

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

1. This Bylaw shall be known and cited for all purposes as **"Rodent Control Bylaw, 1998, No. 5899, Amendment Bylaw, 2026, No. 9182" (*Offence Act* Fine Limits).**

2. "Rodent Control Bylaw, 1998, No. 5899" is amended as follows:

   A. Delete section 9 in its entirety and replace with the following:

   "9.1 Every person who:

   (a) violates a provision of this Bylaw;
   (b) permits, suffers or allows any act to be done in violation of any provision of this Bylaw;
   (c) neglects to do anything required to be done under any provision of this Bylaw; or,
   (d) allows a violation of this Bylaw to continue;

   commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

   9.2 Each day during which a violation, contravention or breach of this Bylaw continues is deemed to be a separate offence.

   9.3 No provision of this Bylaw depends for its validity on the validity of any other provision."

   B. Delete the correspondence between The Corporation of the City of North Vancouver and the Ministry of Preventative Services attached to the bylaw.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9183

A Bylaw to amend the Sewerage and Drainage Utility Bylaw, 1995, No. 6746

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

1. This Bylaw shall be known and cited for all purposes as **"Sewerage and Drainage Utility Bylaw, 1995, No. 6746, Amendment Bylaw, 2026, No. 9183" (Housekeeping Amendments).**

2. "Sewerage and Drainage Utility Bylaw, 1995, No. 6746" is amended as follows:

   A. In section 401, Definitions, remove the following definitions:

      (1) ""Building Inspector" means the person holding the office of City Building Inspector or duly authorized representative."

      (2) ""Director of Finance" means the person holding the office of City Director of Finance or duly authorized representative."

      (3) ""Engineer" means the person holding the office of the City Engineer or duly authorized representative."

   B. In section 401, Definitions, add the following definitions:

      (1) ""Building Inspector" means a person with the delegated power of "Issuance of occupancy permits" in Table 9, Column A of the Delegation Bylaw."

      (2) ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time."

      (3) ""Financial Delegate" means a person with the delegated power of "Authority over financial matters concerning sewerage, drainage, and water utility; rating of all premises" in Table 17, Column A of the Delegation Bylaw."

      (4) ""Flood Prevention Delegate" means a person with the delegated power of "Enforcement of flood construction levels" in Table 17, Column A of the Delegation Bylaw."

      (5) ""Sewerage and Drainage Delegate" means a person with the delegated power of "Approval of applications to establish and sever sanitary and storm drainage services" in Table 17, Column A of the Delegation Bylaw."

   C. In the definition for "Oil and grease" in section 401 and in each of sections 601.1, 601.2, 601.3, 602.1, 603.1, 701.3, 701.4, 702.1, 703.1, 703.2, 706.1, 707.1, 707.2, 801.1, and 901.1, delete the word "Engineer" wherever it appears, and replace with the words "Sewerage and Drainage Delegate".

D. In each of sections 502.1, 601.1, 602.1, 706.2, and 805.2, delete the words “Director or Finance” wherever they appear, and replace with the words “Financial Delegate”.

E. In section 503.1, delete the words “Engineering Division is under the direction and supervision of the Engineer, who” and replace with the words “Sewerage and Drainage Delegate”.

F. In section 701.2, delete the words “Building Inspector” and replace with the words “Sewerage and Drainage Delegate”.

G. In section 707.3, delete the words “in accordance with section 299 of the *Municipal Act*”.

H. In each of sections 710.2, 710.3, 710.3(a), 710.3(b), and 710.4, delete the words “City Engineer” wherever they appear, and replace with the words “Flood Prevention Delegate”.

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MAYOR

CORPORATE OFFICER

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9184

A Bylaw to amend "Sign Bylaw, 1992, No. 6363"

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

1. This Bylaw shall be known and cited for all purposes as **"Sign Bylaw, 1992, No. 6363, Amendment Bylaw, 2026, No. 9184" (Housekeeping Amendments).**

2. "Sign Bylaw, 1992, No. 6363" is amended as follows:

   A. In section 2, Definitions, delete the following definitions:

      (1) ""Building Inspector" or "Inspectors" mean the Building Inspector or Property Use Inspector of the Municipality appointed pursuant to the provisions of the Building Bylaw 1972, No. 4361 and includes the Director of Development Services and Assistants."

      (2) ""Electrical Inspector" means the person or persons appointed to this position pursuant to the provisions of the "Electrical Bylaw, 1953, No. 2572" as amended from time to time."

      (3) ""Lot" means "parcel" as defined under the Land Tide Act, RSBC 1979 C-219 including a bare land strata lot but excluding a lot created under the Condominium Act, RSBC 1979 C 61."

      (4) ""Residential Zone" means an area designated as a residential zone within the Zoning Bylaw No. 3778, 1967."

      (5) ""Zoning Bylaw" means "Zoning Bylaw No. 3778, 1967"."

   B. In section 2, Definitions, add the following definitions:

      (1) ""Awning and Canopy Sign Delegate" means a person with the delegated power of "Approval of the building of awning and canopy signs below the prescribed minimum projections" in Table 9, Column A, of the Delegation Bylaw."

      (2) ""Business Licence Bylaw" means the "Business Licence Bylaw, 2018, No. 8640", as amended or replaced from time to time."

      (3) ""Construction Regulation Bylaw" means the "Construction Regulation Bylaw, 2003, No. 7390", as amended or replaced from time to time."

      (4) ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time."

      (5) ""Lot" means "parcel" as defined under the Land Title Act, RSBC 1979 C-219 including a bare land strata lot but excluding a lot created under the Strata Property Act, RSBC 1998 C 43."

(6) ““Noise Control Bylaw” means the “Noise Control Bylaw, 2021, No. 8885”, as amended or replaced from time to time.”

(7) “"Residential Zone" means an area designated as a residential zone within the Zoning Bylaw.”

(8) ““Sign Enforcement Delegate” means a person delegated the power of “Approval and revocation of sign permits; enforcement of the Sign Bylaw” in Table 9, Column A of the Delegation Bylaw.”

(9) ““Street Sign Delegate” means a person delegated the power of “Approval of street signs, street decorations, and public notices on streets; establishment of the grade of elevation for ground adjacent to or below a sign” in Table 15, Column A of the Delegation Bylaw.”

(10) “"Zoning Bylaw" means “Zoning Bylaw, 1995, No. 6700” as amended or replaced from time to time.”

C. In the definition for “Grade” in section 2 and in each of sections 3.2(c), 3.2(g), and 6.5(c), delete the words “City Engineer” wherever they appear, and replace with the words “Street Sign Delegate”.

D. In the definition for “Permit” in section 2 and in each of sections 5.1, 5.2, 6.1(d), 6.2(e), 6.3(a), 6.5, 6.5e), 6.6, 6.6.1, 6.7, 6.8a), 7.3(b), 8.1, 8.2, 8.3a), and 13.2(e), delete the words “Building Inspector” wherever they appear, and replace with the words “Sign Enforcement Delegate”.

E. In section 6.1(c), delete the words “City Electrical Bylaw” and replace with “Construction Regulation Bylaw”.

F. In section 6.1(c), delete the words “City Electrical Inspector” and replace with the words “Sign Enforcement Delegate”.

G. In each of sections 6.5b), 6.5c), and 6.6.1, delete the word “Inspector” wherever it appears, and replace with the words “Sign Enforcement Delegate”.

H. In section 6.5(f), delete the words “Business License Bylaw, 1973, No. 4513” and replace with “Business Licence Bylaw”.

I. In section 6.6.1, delete the word “Inspector’s” and replace with the words “Sign Enforcement Delegate’s”.

J. In section 7.3, delete the words “Section 970 of the Municipal Act, RSBC 1979 C 290” and replace with “Section 616 of the *Local Government Act*, RSBC 2015, C 1”.

K. In each of sections 11.1.3d) and 11.2.3c), delete the word “Director of Community Development” wherever they appear, and replace with the words “Awning and Canopy Sign Delegate”.

L. In section 11.2.3a), delete the words “City of North Vancouver Building Bylaw, 1972, No. 4361” and replace with the words “Construction Regulation Bylaw”.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9185

A Bylaw to amend the Slingshots and Dangerous Devices Bylaw, 1976, No. 4945

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

1. This Bylaw shall be known and cited for all purposes as **"Slingshots and Dangerous Devices Bylaw, 1976, No. 4945, Amendment Bylaw, 2026, No. 9185" (Housekeeping Amendments).**

2. "Slingshots and Dangerous Devices Bylaw, 1976, No. 4945" is amended as follows:

   A. In section 2, add the following definitions:

      (1) ""Bylaw Enforcement Officer" means a person with the delegated power of "Enforcement of the City's bylaws; issuing bylaw notices" in Table 4, Column A of the Delegation Bylaw;"

      (2) ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time;"

   B. In section 7, delete the words "Peace officer" and replace with the words "Bylaw Enforcement Officer".

   C. In section 8, delete the words "Peace Officer" and replace with the words "Bylaw Enforcement Officer".

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9186

A Bylaw to Amend "Smoking Regulation Bylaw, 1998, No. 7026"

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

1. This Bylaw shall be known and cited for all purposes as **"Smoking Regulation Bylaw, 1998, No. 7026, Amendment Bylaw, 2026, No. 9186" (*Offence Act* Fine Limits).**

2. "Smoking Regulation Bylaw, 1998, No. 7026" is amended as follows:

   A. Delete PART 10 in its entirety and replace it with the following:

   "**PART 10: OFFENCES, PENALTIES AND ENFORCEMENT**

   (a) Every person who:

   (i) violates a provision of this bylaw;
   (ii) permits, suffers or allows any act to be done in violation of any provision of this bylaw;
   (iii) neglects to do anything required to be done under any provision of this bylaw; or
   (iv) allows a violation of this bylaw to continue;

   commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

   (b) Each day during which a violation, contravention or breach of this bylaw continues is deemed to be a separate offence."

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9187

A Bylaw to amend the Solid Waste Management Service Bylaw, 1997, No. 6920

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

1. This Bylaw shall be known and cited for all purposes as **"Solid Waste Management Service Bylaw, 1997, No. 6920, Amendment Bylaw, 2026, No. 9187" (Housekeeping Amendments).**

2. "Solid Waste Management Service Bylaw, 1997, No. 6920" is amended as follows:

   A. In section 301, Definitions, remove the following definitions:

      (1) ""City Engineer" means the person holding the office of City Engineer or their duly authorized representative."

      (2) ""Director of Finance" means the person holding the office of Director of Finance or their duly authorized representative."

      (3) ""Highway" means a highway as defined in the *Municipal Act*, R.S.B.C. 1979, c.290 (includes a lane)."

   B. In section 301, Definitions, add the following definitions:

      (1) ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time."

      (2) ""Financial Officer" means a person designated as a Financial Officer under section 149 of the *Community Charter* pursuant to Table 1 of the Delegation Bylaw."

      (3) ""Highway" means a highway as defined in the *Community Charter*, SBC 2003, c 26."

      (4) ""Solid Waste Management Delegate" means a person with the delegated power of "Administration of solid waste management services; approval of the type and location of solid waste receptacles" in Table 14, Column A of the Delegation Bylaw."

   C. In each of sections 501.2, 501.4, 502.1, 605.2, 605.3, 605.4(a), 605.4(b), 605.4(d), 606.1, 703.1(b), 704.1(c), 705.2, and 901.2, delete the words "City Engineer" wherever they appear, and replace with the words "Solid Waste Management Delegate".

D. In section 802.1, delete the words “Director of Finance” and replace with the words “Financial Officer”.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9188

A Bylaw to amend the City of North Vancouver Stream and Drainage System Protection Bylaw, 2003, No. 7541

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

1. This Bylaw shall be known and cited for all purposes as **"City of North Vancouver Stream and Drainage System Protection Bylaw, 2003, No. 7541, Amendment Bylaw, 2026, No. 9188" (Housekeeping Amendments and *Offence Act* Fine Limits).**

2. "City of North Vancouver Stream and Drainage System Protection Bylaw, 2003, No. 7541" is amended as follows:

   A. In section 2.1, remove the following definitions:

      (1) ""Building Inspector" means the person(s) appointed to the position of Building Inspector for the City of North Vancouver, or his or her designate."

      (2) ""Chief Building Official" means the person appointed to the position of Chief Building Official for the City of North Vancouver or designates."

      (3) ""City Engineer" means the person appointed to the position of City Engineer for the City of North Vancouver or his or her designates."

      (4) ""Property Use Inspector" means the person appointed to the position of Property Use Inspector for the City of North Vancouver."

   B. In section 2.1, add the following definitions:

      (1) ""Construction Work Delegate" means a person delegated the power of "Suspension of construction work that is suspected to cause a prohibited substance to enter the drainage system" in Table 17, Column A of the Delegation Bylaw."

      (2) ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time."

      (3) ""Discharge Prevention Delegate" means a person delegated the power of "Enforcement of the prevention of discharge of prohibited substances into the drainage system" in Table 17, Column A of the Delegation Bylaw."

      (4) ""Erosion and Sediment Control Delegate" means a person delegated the power of "Authority to require erosion and sediment control (ESC) plans" in Table 17, Column A of the Delegation Bylaw."

      (5) ""Soil Disturbance Delegate" means a person delegated the power of "Authority to require security deposits for work involving the disturbance of soil" in Table 9, Column A of the Delegation Bylaw."

C. In section 6.3 and Appendix 2, delete the words “City Engineer” wherever they appear, and replace with the words “Erosion and Sediment Control Delegate”.

D. In section 6.5, delete the words “City Engineer” wherever they appear, and replace with the words “Discharge Prevention Delegate”.

E. In section 6.9, delete the words “City Engineer or Chief Building Official” and replace with the words “Soil Disturbance Delegate”.

F. In section 7.2.5(b), delete the words “City’s Engineering Department” and replace with the words “Erosion and Sediment Control Delegate”.

G. In section 8.2, delete the words “City Engineer, Chief Building Official” and replace with the words “Erosion and Sediment Control Delegate, Discharge Prevention Delegate, Soil Disturbance Delegate”.

H. In section 8.2, delete the words “Building Inspector” and replace with the words “Construction Work Delegate”.

I. In section 8.3, delete the words “City Engineer, Chief Building Official” and replace with the words “Discharge Prevention Delegate”.

J. In section 8.4, delete the words “City Engineer or the Chief Building Official” and replace with the words “Discharge Prevention Delegate”.

K. In section 8.4, delete the words “City Engineer or Chief Building Official” and replace with the words “Discharge Prevention Delegate”.

L. In section 9.1, delete the words “Property Use Inspector, or Building Inspector,” and replace with the words “and Construction Work Delegate”.

M. Delete section 10 in its entirety and replace it with the following:

“**10. Offences, Penalties and Enforcement**

10.1 Every person who:

(a) violates a provision of this bylaw;

(b) permits, suffers or allows any act to be done in violation of any provision of this bylaw;

(c) neglects to do anything required to be done under any provision of this bylaw; or

(d) allows a violation of this bylaw to continue;

commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

10.2 Each day during which a violation, contravention or breach of this Bylaw continues is deemed to be a separate offence.”

N. After section 10, add the following as section 11:

"**11. Severability**

11.1 The provisions of this Bylaw are severable. If, for any reason, any provision is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this Bylaw."

O. In only the first paragraph of Appendix 3, delete the words "City Engineer or Chief Building Official" wherever they appear, and replace with the words "Soil Disturbance Delegate".

P. In only the third paragraph of Appendix 3, delete the words "City Engineer or Chief Building Official" and replace with the words "Erosion and Sediment Control Delegate and Soil Disturbance Delegate".

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BYLAW NO. 9189

A Bylaw to Amend "Street and Traffic Bylaw, 1991, No. 6234"

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

1. This Bylaw shall be known and cited for all purposes as **"Street and Traffic Bylaw, 1991, No. 6234, Amendment Bylaw, 2026, No. 9189" (*Offence Act* Fine Limits).**

2. "Street and Traffic Bylaw, 1991, No. 6234" is amended as follows:

   A. Delete sections 1601 and 1602 in their entirety and replace with the following:

   "1601 Every person who:

   (a) violates a provision of this Bylaw;

   (b) permits, suffers or allows any act to be done in violation of any provision of this Bylaw;

   (c) neglects to do anything required to be done under any provision of this Bylaw; or,

   (d) allows a violation of this Bylaw to continue;

   commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

   1602 Each day during which a violation, contravention or breach of this Bylaw continues is deemed to be a separate offence."

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BYLAW NO. 9190

A Bylaw to amend the Tree Bylaw, 2022, No. 8888

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

1. This Bylaw shall be known and cited for all purposes as **"Tree Bylaw, 2022, No. 8888, Amendment Bylaw, 2026, No. 9190" (Housekeeping Amendments).**

2. "Tree Bylaw, 2022, No. 8888" is amended as follows:

   A. In section 3, Definitions, delete the following definition:

      ""Director" means the City's Director of Planning and Development, or any person acting in that person's capacity or at that person's direction."

   B. In section 3, Definitions, add the following definitions:

      (1) ""Delegate" means a person with the delegated power of "Issuance of permits to cut or remove trees; authority over trees that pose a safety risk on private land" in Table 16, Column A of the Delegation Bylaw."

      (2) ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time."

   C. In each of sections 4.B(2), 5.A, 5.A(9), 6.A, 6.A(2), 6.A(3), 6.B, 6.C, 7.A, 7.B, 7.E, 7.F, 7.G, 8.A, 8.A(1), 8.B, and 10.C, delete the word "Director" wherever it appears, and replace with the word "Delegate".

   D. In each of sections 9.A, 9.B(1), and 10.C(2), delete the word "Director's" wherever it appears, and replace with the word "Delegate's".

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BYLAW NO. 9191

A Bylaw to amend the Water Utility Bylaw, 1994, No. 6417

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

1. This Bylaw shall be known and cited for all purposes as **"Water Utility Bylaw, 1994, No. 6417, Amendment Bylaw, 2026, No. 9191" (Housekeeping Amendments).**

2. "Water Utility Bylaw, 1994, No. 6417" is amended as follows:

   A. In section 301, Definitions, remove the following definitions:

      (1) ""Engineer" means the person holding the office of City Engineer or his duly authorized representative."

      (2) ""Director of Finance" means the person holding the office of City Director of Finance or his duly authorized representative."

   B. In section 301, Definitions, add the following definitions:

      (1) ""Backflow Prevention Delegate" means a person with the delegated power of "Making requirements for the installation of backflow prevention assemblies" in Table 17, Column A of the Delegation Bylaw."

      (2) ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time."

      (3) ""Financial Delegate" means a person with the delegated power of "Authority over financial matters concerning sewerage, drainage, and water utility; rating of all premises" in Table 17, Column A of the Delegation Bylaw."

      (4) ""Waterworks Delegate" means the person delegated the power of "Management and control of all design, construction, operation, and maintenance of the City waterworks system; management and control of distribution of water within the City and to certain areas outside the City; approval of applications for water service" in Table 17, Column A of the Delegation Bylaw."

   C. In each of sections 402.1, 501.2, 502.1, 508.3, 607.1, 703.2, 704.2, 705.3, 705.4, 708.1, and 709.2, delete the words "Director of Finance" wherever they appear, and replace with the words "Financial Officer".

   D. In each of sections 403.1, 501.1, 501.2, 501.3, 501.4, 501.5, 501.6, 503.1, 504.1, 506.1, 507.2, 508.1, 508.2, 508.3, 508.4, 601.1, 602.1, 602.2, 603.2, 603.4, 603.5, 604.2, 608.1, 609.2, 610.1, 702.1, 705.1, 705.2, and 802.1, delete the word "Engineer" wherever it appears, and replace with the words "Waterworks Delegate".

   E. In each of sections 403.1(d) and 603.5(c), delete the word "he" wherever it appears, and replace with the words "the Waterworks Delegate".

F. In section 501.3, delete the words “City Engineer’s” and replace with the words “Waterworks Delegate’s”.

G. In section 603.2, delete the word “Engineer’s” and replace with the words “Waterworks Delegate’s”.

H. In SCHEDULE C, in each of sections 1.3, 1.5, and 6.1, delete the word “Engineer” wherever it appears, and replace with the words “Waterworks Delegate”.

I. In SCHEDULE G, in each of sections 1.1, 1.1(c), 3.1, 4.3, and 5.3, delete the word “Engineer” wherever it appears, and replace with the words “Backflow Prevention Delegate”.

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9192

A Bylaw to amend the Wharf Regulation Bylaw, 2005, No. 7665

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

1. This Bylaw shall be known and cited for all purposes as **"Wharf Regulation Bylaw, 2005, No. 7665, Amendment Bylaw, 2026, No. 9192" (Housekeeping Amendments and *Offence Act* Fine Limits).**

2. "Wharf Regulation Bylaw, 2005, No. 7665" is amended as follows:

   A. In section 302, DEFINITIONS, remove the following definition:

      ""Wharf Manager" means a person designated by City Council to manage the operation of a Wharf."

   B. In section 302, DEFINITIONS, add the following definitions:

      (1) ""Delegation Bylaw" means the "Delegation Bylaw, 2026, No. 9157" as amended or replaced from time to time;"

      (2) ""Wharf Manager" means a person with the delegated power of "Administration and enforcement of the Wharf Regulation Bylaw" in Table 11, Column A of the Delegation Bylaw."

   C. Delete PART 11 – OFFENCE, PENALTIES, AND ENFORCEMENT in its entirety and replace it with the following:

      "PART 11 – OFFENCES, PENALTIES AND ENFORCEMENT

      1101 Every person who:

         (a) violates a provision of this bylaw;

         (b) permits, suffers or allows any act to be done in violation of any provision of this bylaw;

         (c) neglects to do anything required to be done under any provision of this bylaw; or

         (d) allows a violation of this bylaw to continue;

         commits an offence and on summary conviction is liable to a fine of not more than $50,000.00.

      1102 Each day during which a violation, contravention or breach of this bylaw continues is deemed to be a separate offence.

1103 The provisions of this bylaw are severable. If, for any reason, any provision is held to be invalid by the decision of a court of competent jurisdiction, such a decision shall not affect the validity of the remaining provisions of this bylaw."

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THE CORPORATION OF THE CITY OF NORTH VANCOUVER

BYLAW NO. 9193

A Bylaw to repeal bylaws that are no longer necessary

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

1. This Bylaw shall be known and cited for all purposes as **"Obsolete Bylaw Repeal Bylaw, 2026, No. 9193".**

2. The following bylaws and all amendments thereto are hereby repealed:

   (a) "Application for Subdivision Fee Bylaw, 1974, No. 4647";

   (b) "The Application of Pesticide Notification Bylaw, 1989, No. 5972";

   (c) "Blasting Bylaw, 1954, No. 2287";

   (d) "City of North Vancouver Pound and Animals Regulations Bylaw, 1937, Amendment Bylaw 1938";

   (e) "City of North Vancouver Pound and Animals Regulations Bylaw, 1937, Amendment Bylaw 1945";

   (f) "Family Suite Application Fee Bylaw, 1988, No. 5890"; and

   (g) "Pool Room Regulations Bylaw, 1963, No. 3308".

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