



AGENDA  
SPECIAL COUNCIL MEETING

Thursday, November 19, 2020, 7:00 P.M.  
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE  
80 COMMERCIAL STREET, NANAIMO, BC  
SCHEDULED RECESS AT 9:00 P.M.

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1. CALL THE MEETING TO ORDER:
2. INTRODUCTION OF LATE ITEMS
3. APPROVAL OF THE AGENDA:
4. REPORTS:

a. Illegal Structure - 3532 Stephenson Pt Road

To be introduced by David LaBerge, Manager, Bylaw Services.

*Purpose: To obtain Council authorization to enforce the provisions of the Community Charter related to an unauthorized structure.*

Delegation:

1. Robert Scott Turgeon 3rd

Recommendation: That Council:

1. issue a Remedial Action Order at 3532 Stephenson Pt Road pursuant to Sections 72, 73 and 74 of the *Community Charter*,
2. Direct Staff or their authorized agents to take action in accordance with Section 17 of the *Community Charter* without further notice and at the owner's expense if the said remedial action is not undertaken within 30 days of Council's resolution; and
3. Direct the remedial action consist of removing the illegal structure.

b. Illegal Structure - 4259 Clubhouse Drive

To be introduced by David LaBerge, Manager, Bylaw Services.

*Purpose: To obtain Council authorization to enforce the provisions of the Community*

*Charter, related to an unauthorized structure.*

Recommendation: That Council:

1. issue a Remedial Action Order at 4259 Clubhouse Drive pursuant to Sections 72, 73 and 74 of the *Community Charter*;
2. direct Staff or their authorized agents to take action in accordance with Section 17 of the *Community Charter* without further notice and at the owner's expense, if the said remedial action is not undertaken within 30 days of Council's resolution; and
3. direct the remedial action consist of removing the illegal structure.

c. Bylaw Contravention Notices - Secondary Suites

To be introduced by Darcy Fox, Manager, Building Inspections.

*Purpose: To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of the properties listed within this report.*

Recommendation: That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the following property:

- 4909 Ney Drive – authorized secondary suite

d. Bylaw Contravention Notice - Construction Started Without a Building Permit - 129 Yon Place

To be introduced by Darcy Fox, Manager, Building Inspections.

*Purpose: To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 129 Yon Place.*

Delegation:

1. Sandeep Kamboj

Recommendation: That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 129 Yon Place for construction started without a building permit in contravention of "Building Bylaw 2016 No. 7224".

e. Bylaw Contravention Notice - Construction Started Without a Building Permit - 3042 McCauley Drive

To be introduced by Darcy Fox, Manager, Building Inspections.

*Purpose: To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 3042 McCauley Drive.*

Recommendation: That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the

*Community Charter* for the property located at 3042 McCauley Drive for construction started without a building permit in contravention of “Building Bylaw 2016 No. 7224”.

f. Bylaw Contravention Notice - Construction Started Without a Building Permit - 3528 Osprey Lookout

To be introduced by Darcy Fox, Manager, Building Inspections.

*Purpose: To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 3528 Osprey Lookout.*

Recommendation: That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 3528 Osprey Lookout for construction started without a building permit in contravention of “Building Bylaw 2016 No. 7224”.

g. Bylaw Contravention Notice - Construction Started Without a Building Permit - 2005 Boxwood Road

To be introduced by Darcy Fox, Manager, Building Inspections.

*Purpose: To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 2005 Boxwood Road.*

Recommendation: That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 2005 Boxwood Road for construction started without a building permit in contravention of “Building Bylaw 2016 No. 7224”.

h. Bylaw Contravention Notice - Construction Started Without a Building Permit - 323 Shepherd Avenue

To be introduced by Darcy Fox, Manager, Building Inspections.

*Purpose: To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 323 Shepherd Avenue.*

Recommendation: That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 323 Shepherd Avenue for construction started without a building permit in contravention of “Building Bylaw 2016 No. 7224”.

i. Bylaw Contravention Notice - Construction Started Without a Building Permit - 430 Renfrew Street

To be introduced by Darcy Fox, Manager, Building Inspections.

*Purpose: To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 430 Renfrew Street.*

Recommendation: That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the

*Community Charter* for the property located at 430 Renfrew Street for construction started without a building permit in contravention of “Building Bylaw 2016 No. 7224”.

j. Bylaw Contravention Notice - Construction Started Without a Building Permit - 746 Railway Avenue

To be introduced by Darcy Fox, Manager, Building Inspections.

*Purpose: To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 746 Railway Avenue.*

Recommendation: That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 746 Railway Avenue for construction started without a building permit in contravention of “Building Bylaw 2016 No. 7224”.

k. Bylaw Contravention Notice - Construction Not Completed as Per Conditions of Building Permit - 2340 Highland Boulevard

To be introduced by Darcy Fox, Manager, Building Inspections.

*Purpose: To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 2340 Highland Boulevard.*

Recommendation: That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 2340 Highland Boulevard for construction not completed as per the conditions of the building permit.

l. Bylaw Contravention Notice - Construction Not Completed as Per Conditions of Building Permit - 1021 Nelson Road

To be introduced by Darcy Fox, Manager, Building Inspections.

*Purpose: To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 1021 Nelson Road.*

Recommendation: That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 1021 Nelson Road for construction not completed as per the conditions of the building permit.

m. Bylaw Contravention Notice - Construction Not Completed as Per Conditions of Building Permit - 5 Gillespie Street

To be introduced by Darcy Fox, Manager, Building Inspections.

*Purpose: To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 5 Gillespie Street.*

Recommendation: That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the

*Community Charter* for the property located at 5 Gillespie Street for construction not completed as per the conditions of the building permit.

5. OTHER BUSINESS:

6. ADJOURNMENT: