

**MINUTES**  
SPECIAL COUNCIL MEETING (PUBLIC HEARING)  
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE  
80 COMMERCIAL STREET, NANAIMO, BC  
THURSDAY, 2020-JUN-18, AT 7:00 P.M.

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Present: Mayor L. Krog, Chair  
Councillor S. D. Armstrong  
Councillor D. Bonner  
Councillor T. Brown  
Councillor B. Geselbracht  
Councillor E. Hemmens  
Councillor Z. Maartman  
Councillor I. W. Thorpe  
Councillor J. Turley (joined electronically)

Staff: Jake Rudolph, Chief Administrative Officer  
J. Holm, Director, Development Approvals  
L. Rowett, Manager, Current Planning  
C. Horn, Planner  
L. Brinkman, Planner  
L. Nowak, Planning Assistant  
K. Robertson, Deputy City Clerk  
S. Snelgrove, Steno Coordinator  
K. Gerard, Recording Secretary

1. CALL THE SPECIAL COUNCIL MEETING TO ORDER:

The Special Meeting was called to order at 7:00 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda, be adopted, as circulated. The motion carried unanimously.

Mayor Krog spoke regarding the purpose of a Public Hearing, advised that Council was meeting on the traditional territory of the Snuneymuxw First Nation and advised of the standard protocols for a Public Hearing.

Mayor Krog then outlined the new process that the City developed to accommodate members of the public who were attending in person and for those who wanted to call in to participate by phone.

3. PUBLIC HEARING PROCEDURES:

Lainya Rowett, Manager, Current Planning, explained the required procedures in conducting a Public Hearing and the regulations contained within Part 14 of the *Local Government Act*.

4. PUBLIC HEARING FOR REZONING APPLICATION NO. RA449 – 5801 TURNER ROAD:

(a) Rezoning Application No. RA449 – 5801 Turner Road

Mayor Krog called the Public Hearing to order at 7:05 p.m.

Introduced by Caleb Horn, Planner.

Mayor Krog called for submissions from the Applicant:

1. Serge Biln, owner and principle of Inspirational Cannabis, spoke in favour and stated that his application complies with all municipal and provincial guidelines. He noted that he received 180 signatures from surrounding businesses and residents who supported his application and that he is fully committed to operating a safe and secure cannabis retail store.

Mayor Krog called for submissions from the Public:

No one wished to speak regarding Rezoning Application No. RA449 – 5801 Turner Road.

Mayor Krog called for submissions from the Public for a second time:

No one wished to speak regarding Rezoning Application No. RA449 – 5801 Turner Road.

Krog called for submissions from the Public for a third time:

No one wished to speak regarding Rezoning Application No. RA449 – 5801 Turner Road.

Five (5) written submissions were received prior to the start of the Special Council Meeting (Public Hearing), 2020-JUN-18, and no written submissions were received at the Public Hearing with respect to Rezoning Application RA449 – 5801 Turner Road.

Mayor Krog announced that following the close of a Public Hearing, no further submissions or comments from the public or interested persons could be accepted by members of City Council.

It was moved and seconded that the Public Hearing for RA449 – 5801 Turner Road be closed at 7:15 p.m. The motion carried unanimously.

It was moved and seconded that “Zoning Amendment Bylaw 2020 No. 4500.174” (To rezone 5801 Turner Road to allow “Cannabis Retail Store” as a site-specific use in the CC3 [City Commercial Centre] zone) pass third reading. The motion carried.

Opposed: Councillor Turley

5. PUBLIC HEARING FOR REZONING APPLICATION NO. RA448 – 2013 NORTHFIELD ROAD

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(a) Rezoning Application No. RA448 – 2013 Northfield Road

Mayor Krog called the Public Hearing to order at 7:19 p.m.

Introduced by Lisa Brinkman, Planner.

Mayor Krog called for submissions from the Applicant:

1. Dan Connolly, spoke in favour and stated the development is in line with the Official Community Plan (OCP), provides affordable housing, is close to amenities, which supports active transportation and addressed concerns from the neighbours regarding lane widening, lighting and traffic.

Mayor Krog called for submissions from the Public.

1. Pascale Jallabert, Nanaimo, BC, spoke in opposition and stated her concerns regarding an increase in traffic, safety of pedestrians and children, lane maintenance upgrades to support more vehicle traffic, drainage issues, large trucks accessing the lane and potential for parking issues.
2. Wendy Knoch, Nanaimo, BC, spoke in opposition and stated concerns regarding an increase in vehicle traffic and speed, inability for pedestrians and vehicles to share the lane, and the safety of the children who play in the lane.
3. Mark Scott, Nanaimo, BC, spoke via telephone, in opposition and stated concerns regarding notification of the application, increase in traffic, and the proposed height decreasing privacy of neighbouring backyards.
4. Bernadine Comack, Nanaimo, BC, spoke via telephone, in opposition and stated concerns regarding an increase in traffic, safety of children and pedestrians, decrease in privacy for neighbouring residents and suggested a 3-unit development may fit better in this area.

Mayor Krog called for submissions from the Public for a second time.

5. Don Shandley, Nanaimo, BC, spoke in opposition and stated concerns regarding the lack of public consultation, maintenance of lane and ditch, drainage issues, erosion and large service trucks accessing the lane.
6. Laura Ward, Nanaimo, BC, spoke in opposition and stated her concerns regarding decreased privacy for surrounding residents, parking, increase in traffic, safety of pedestrians and children, inability to widen the lane and notice for the proposed development.

Mayor Krog called for submissions from the Public for a third time.

7. Pascale Jallabert, Nanaimo, BC, spoke for a second time and noted that six neighbours received letters regarding the proposed development and invited Council to tour the lane before voting.

One (1) written submissions was received prior to the start of the Special Council Meeting (Public Hearing), 2020-JUN-18, and no written submissions were received at the Public Hearing with respect to Rezoning Application RA448 – 2013 Northfield Road.

Mayor Krog announced that following the close of a Public Hearing, no further submissions or comments from the public or interested persons can be accepted by members of City Council.

It was moved and seconded that the Public Hearing for RA448 – 2013 Northfield Road be closed at 7:55 p.m. The motion carried unanimously.

It was moved and seconded that “Zoning Amendment Bylaw 2020 No. 4500.176” (To rezone 2013 Northfield Road from Single Dwelling Residential [R1] to Residential Corridor [COR1]) pass third reading. The motion was defeated.  
*Opposed: Mayor Krog, Councillors Armstrong, Bonner, Brown, Geselbracht, Maartman and Turley*

6. PUBLIC HEARING FOR REZONING APPLICATION NO. RA444 – 30 Lorne Place

(a) Rezoning Application No. RA444 – 30 Lorne Place

Mayor Krog called the Public Hearing to order at 8:09 p.m.

Introduced by Caleb Horn, Planner.

Mayor Krog called for submissions from the Applicant:

1. Toby Seward, spoke in favour, on behalf of the applicant/owner, and stated that the proposed development complies with the OCP, and the property is close to many amenities, which encourages active transportation. He noted that an information session was held where most neighbouring attendees were in favour and because of concerns expressed by the neighbour, the developer dedicated a 6-foot wide driveway.

Mayor Krog called for submissions from the Public:

1. Tim Cotton, Nanaimo, BC, spoke in opposition and stated concerns regarding an increase in traffic, safety of the children in the area, frequent attendance by the RCMP to the property, drainage issues, potential damage to his driveway during construction and speed of vehicles.

Mayor Krog called for submissions from the Public for a second time:

2. Toby Seward spoke for a second time on behalf of the applicant/owner, and stated that there have been no RCMP issues since this owner purchased the property. He noted that engineers have been hired to address the drainage issues, and the developer proposed to build a fence in between the properties for additional privacy.

Mayor Krog called for submissions from the Public for a third time:

3. Tim Cotton spoke for a second time and clarified that the RCMP had attended the property recently to remove the tenants.

No written submissions were received prior to the start of the Special Council Meeting (Public Hearing), 2020-JUN-18 and no written submissions were received at the Public Hearing with respect to Rezoning Application RA444 – 30 Lorne Road.

Mayor Krog announced that following the close of a Public Hearing, no further submissions or comments from the public or interested persons can be accepted by members of City Council.

It was moved and seconded that the Public Hearing for RA444 – 30 Lorne Place be closed at 8:25 p.m. The motion carried unanimously.

It was moved and seconded that “Zoning Amendment Bylaw 2020 No. 4500.176” (To rezone 2013 Northfield Road from Single Dwelling Residential [R1] to Residential Corridor [COR1]) pass third reading. The motion carried unanimously.

7. ADJOURNMENT:

It was moved and seconded at 8:28 p.m. that the Special Council meeting be adjourned. The motion carried unanimously.

CERTIFIED CORRECT:

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CHAIR

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CORPORATE OFFICER