

MINUTES
SPECIAL COUNCIL MEETING
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE,
80 COMMERCIAL STREET, NANAIMO, BC
MONDAY, 2022-JUN-16, AT 7:00 P.M.

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

Absent: Councillor E. Hemmens
Councillor I. W. Thorpe

Staff: J. Holm, Director, Development Approvals
D. Fox, Manager, Building Inspections
D. LaBerge, Manager Bylaw Services
S. Snelgrove, Deputy Corporate Officer
K. Gerard, Recording Secretary

1. CALL THE REGULAR MEETING TO ORDER:

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

2. INTRODUCTION OF LATE ITEMS:

- (a) Agenda Item 4(a) – Nuisance Property Abatement – 1045 Terminal Avenue N. – Add delegation Nancy Mitchell.
- (b) Remove Agenda item 4(d) – Bylaw Contravention Notice – Construction Started Without a Building Permit – 411 Heron Place.

3. APPROVAL OF THE AGENDA:

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

4. REPORTS:

(a) Nuisance Property Abatement – 1045 Terminal Avenue N.

Introduced by Dave Laberge, Manager, Bylaw Services, who provided a brief summary of incidents including:

- There are frequent calls to Bylaws, Fire and RCMP regarding fires, accumulation of garbage, graffiti, open drug use and disturbances to the surrounding neighbours and businesses
- Notice was provided in April to the owner to request clean up of the property within 21 days
- City Staff and contractors are completing the majority of the clean up and maintenance but the property becomes unsightly soon after it is cleaned up
- A fire order was issued on 2022-APR-27 instructing the owner to add fencing and board up the building properly so no one can access the property
- The owner has not complied and the safety of the neighbourhood and businesses are a concern

Delegation:

1. Nancy Mitchell, spoke on behalf of the Newcastle Neighbourhood Association and stated that neighbours conduct spot checks on vacant properties and work with the community policing staff to mitigate issues. Concerns regarding open drug use, disturbances, safety and cost to the taxpayers for the clean up of 1045 Terminal Avenue N. Ms. Mitchell suggested that the City collaborate with neighbourhood associations to ensure that vacant/abandoned properties are checked regularly to mitigate issues before they become a safety hazard and require a nuisance designation.

It was moved and seconded that Council declare 1045 Terminal Avenue N. a “Nuisance” pursuant to the “Nuisance Abatement and Cost Recovery Bylaw 2019 No. 7250”, and to authorize Staff to record and charge for municipal services including police required to abate nuisance activity. The motion carried unanimously.

Council and Staff discussion took place regarding partnering with neighbourhood associations, the frequency of hiring contractors to clean up property, absentee owners and how to better communicate with them, and cost to the owner once a nuisance designation has been approved.

- (b) Bylaw Contravention Notice - Construction Started Without a Building Permit - 311 Woodhaven Drive

Introduced by Darcy Fox, Manager, Building Inspections.

It was moved and seconded 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 311 Woodhaven Drive for construction started without a building permit in contravention of “Building Bylaw 2016 No. 7224”. The motion carried unanimously.

- (c) Bylaw Contravention Notice - Construction Started Without a Building Permit – 900 Darshan Place

Introduced by Darcy Fox, Manager, Building Inspections.

It was moved and seconded 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 900 Darshan Place for construction started without a building permit in contravention of “Building Bylaw 2016 No. 7224”. The motion carried unanimously.

- (d) Bylaw Contravention Notice - Construction Not Completed as per Conditions of Building Permit - 1613 Venlaw Road

Introduced by Darcy Fox, Manager, Building Inspections.

It was moved and seconded 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 1613 Venlaw Road for construction not completed as per the conditions of the building permit. The motion carried unanimously.

5. QUESTION PERIOD:

No one was in attendance to ask questions.

6. ADJOURNMENT:

It was moved and seconded at 7:19 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

DEPUTY CORPORATE OFFICER