

DATE OF MEETING NOVEMBER 21, 2024  
AUTHORED BY DAVID LABERGE DIRECTOR, PUBLIC SAFETY  
SUBJECT NUISANCE PROPERTY ABATEMENT – 2212 MEREDITH RD

## **OVERVIEW**

### **Purpose of Report**

To inform Council of ongoing activities at 2212 Meredith Road which substantially and unreasonably interfere with other persons' use and enjoyment of property resulting in repeated calls for bylaw enforcement measures to abate nuisances.

### **Recommendation**

That Council declare 2212 Meredith Road 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 policing required to abate nuisance activity.

## **BACKGROUND**

The Bylaw Department has received numerous complaints of noise and music disturbances originating from the property at 2212 Meredith Road from multiple complainants beginning in August, 2023. Neighbours reported that a male living at this residence would habitually sit in the back yard and play amplified music until 2 am at levels that could be heard inside their homes with doors and windows closed.

A second complaint was received in August 2023 reporting that the noise disturbances were persisting and that the resident had installed floodlights directed into the yards of adjacent homes projecting blinding light in their direction all night.

A third complaint was initiated in June 2024 reporting that the noise and light disturbances were persisting. The bylaw department delivered several letters to the property owners at 2212 Meredith Road informing them of the complaints and cautioned that enforcement action would be taken if the disturbances continued.

A fourth complaint was received in August 2024 from multiple neighbours reporting that disturbances were persistent and escalating. The complainants have submitted noise logs and dozens of video files alleging that the resident at 2212 Meredith Road:

- Plays music for up to seven to eight hours every day.
- Plays the same song repetitively for hours.
- Yells out profanities at all hours of the day and night.
- Yells remarks such as "don't lose any sleep" and "sleep well" late at night after playing music for hours.
- Points bright floodlights into neighbours' yards during night hours.

The Nanaimo RCMP have been contacted on three occasions, but have not taken enforcement action.

The Bylaw Department has issued twelve (12) tickets for contraventions of Noise Bylaw 4750 for noise causing disturbance. The property owner has been spoken to in person, and informed of ongoing complaints by letter and e-mail. The investigating bylaw officer characterized the conduct as an “attempt to threaten, agitate, demoralize and rob neighbours of peace.” Area residents have endured these disturbances for over a year and are exasperated. |

### **OPTIONS**

1. That Council declare 2212 Meredith Road 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 policing required to abate nuisance activity.
2. That Council provide alternative direction. |

### **SUMMARY POINTS**

- The City has received calls from multiple complainants reporting recurring noise disturbances at 2212 Meredith Road including loud music played for up to eight hours at a time and the yelling of profanities during day and nighttime hours.
- The pattern of disturbances appear to be a deliberate attempt to harass and disrupt neighbours.
- Twelve tickets have been issued for contraventions of the Noise Bylaw.
- Nuisance property designation is recommended.

#### **Submitted by:**

David LaBerge  
Director, Public Safety |

#### **Concurrence by:**

Richard Harding  
General Manager, Development Services and  
Deputy CAO |