



MINUTES

SPECIAL COUNCIL MEETING (PUBLIC HEARING)

Thursday, December 19, 2024, 7:00 p.m.
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE
80 COMMERCIAL STREET, NANAIMO, BC

Present: Mayor L. Krog, Chair (vacated at 7:05 p.m.; returned at 7:12 p.m.)
Councillor E. Hemmens, Acting Chair
Councillor S. Armstrong*
Councillor T. Brown*
Councillor H. Eastmure
Councillor B. Geselbracht*
Councillor P. Manly
Councillor J. Perrino* (disconnected at 7:05 p.m.; rejoined at 7:12 p.m.)
Councillor I. Thorpe

Staff: J. Holm, Director, Planning and Development
D. LaBerge, Director, Public Safety
N. Vracar, Deputy Corporate Officer
K. Biegun, Planner, Community Planning
L. Young, Steno, Legislative Services
K. Lundgren, Recording Secretary

1. CALL THE MEETING TO ORDER:

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

2. INTRODUCTION OF LATE ITEMS:

- (a) Add – New Agenda Heading 7. “Other Business”, and reorder the subsequent Agenda Heading.
- (b) Agenda Item 7. “Other Business” – Add report titled “Interim Housing Needs Report 2024” dated 2024-DEC-16.

* Denotes electronic meeting participation as authorized by “Council Procedure Bylaw 2018 No. 7272”

3. ADOPTION OF AGENDA:

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

4. PUBLIC HEARING REQUIREMENTS:

Mayor Krog advised that Council was meeting on the traditional territory of the Snuneymuxw First Nation and outlined the purpose and protocols of the Public Hearing.

Mayor Krog then outlined the public participation options, and explained the requirements for conducting a Public Hearing.

5. CALL THE PUBLIC HEARING TO ORDER FOR "ZONING BYLAW AMENDMENT BYLAW 4500.233" - SHORT-TERM RENTAL REGULATIONS

- (a) "Zoning Bylaw Amendment Bylaw 2024 No. 4500.233" - Short-Term Rental Regulations

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

Councillor Perrino disconnected from the meeting at 7:05 p.m., declaring a conflict of interest as they own a short-term rental property.

Mayor Krog vacated the Shaw Auditorium at 7:05 p.m., declaring a conflict of interest as their family member operates a short-term rental.

Councillor Hemmens assumed the Chair at 7:05 p.m.

Kasia Biegun, Planner, introduced the bylaw and noted that zero (0) written submissions were received prior to the 2:00 p.m. submission deadline in advance of the Special Council Meeting (Public Hearing), 2024-DEC-19 with respect to "Zoning Bylaw Amendment Bylaw 2024, No. 4500.233".

Councillor Hemmens called for submissions from the Public.

No one wished to speak regarding "Zoning Bylaw Amendment Bylaw 2024, No. 4500.233".

Councillor Hemmens called for submissions from the Public for a second time.

No one wished to speak regarding "Zoning Bylaw Amendment Bylaw 2024, No. 4500.233".

Councillor Hemmens called for submissions from the Public for a third and final time.

No one wished to speak regarding “Zoning Bylaw Amendment Bylaw 2024, No. 4500.233”.

Hearing no further comments from the public, Councillor Hemmens declared the Public Hearing for “Zoning Bylaw Amendment Bylaw 2024, No. 4500.233” be closed at 7:10 p.m.

It was moved and seconded that “Zoning Bylaw Amendment Bylaw 2024, No. 4500.233” (a bylaw to amend the short-term rental regulations) pass third reading. The motion carried unanimously.

Opposed: *Councillors Armstrong and Brown*

Mayor Krog returned to the Shaw Auditorium, and Councillor Perrino rejoined the meeting at 7:12 p.m.

Mayor Krog resumed the Chair at 7:12 p.m.

6. REPORTS:

(a) Illegal Construction - 2276 and 2278 Rosstown Road

Introduced by Dave LaBerge, Director, Public Safety.

Mayor Krog asked if the property owner was in attendance and wished to speak.

No one in attendance wished to speak with respect to Illegal Construction - 2276 and 2278 Rosstown Road.

It was moved and seconded that Council:

1. Declare that construction, alteration and occupancy of the carport structure at 2276 Rosstown Road is in contravention of City of Nanaimo “Building Bylaw 2016 No. 7224” and the Provincial Building Code.
2. Impose remedial action requirements in relation to the provisions of Sections 72 and 73 of the *Community Charter*.
3. Direct the remedial action requirement to include that all construction completed without required inspections or permit must be completely removed by no later than 60 days after the remedial action requirement is issued.
4. Direct Staff to advise the owner(s) that they may request Council reconsider the remedial action requirement by providing written notice within 14 days of the date on which notice of the remedial action requirement was sent.

5. Direct Staff or their authorized agents to take action in accordance with Section 17 of the *Community Charter* without further notice to remove all unauthorized construction at the owner's expense if the said remedial action requirement is not undertaken within the time limit set out in the Council resolution.

The motion carried unanimously.

7. OTHER BUSINESS:

- (a) Interim Housing Needs Report 2024

It was moved and seconded that Council receive the City of Nanaimo's Interim Housing Needs Report (November 2024) in accordance with Section 585.31 of the *Local Government Act*. The motion carried unanimously.

8. ADJOURNMENT:

It was moved and seconded at 7:14 p.m. that the Special Council meeting be adjourned. The motion carried unanimously.

CHAIR

ACTING CHAIR

CERTIFIED CORRECT:

DEPUTY CORPORATE OFFICER