

CITY OF NANAIMO

BYLAW NO. 7411

A BYLAW TO ESTABLISH A LOCAL AREA SERVICE FOR 146 EMERY WAY FOR THE  
PURPOSES OF FINANCING A HOME RETROFIT

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WHEREAS under section 211 of the *Community Charter*, a municipality may establish a local area service for the particular benefit of a part of the municipality;

AND WHEREAS the Council of The City of Nanaimo ("Council") has been petitioned under section 211(1)(a) and section 212 of the *Community Charter* from the owner(s) of the land within the boundaries of the local area service as defined in this Bylaw to undertake the service described in this bylaw;

AND WHEREAS Council has adopted "Home Energy Retrofit Financing Program Bylaw 2025 No. 7393", to establish a Home Energy Retrofit Financing Program;

AND WHEREAS Council wishes to impose and levy a local area service tax on land benefiting from the local area service;

AND WHEREAS Council has received a sufficient petition for the establishment of a local area service as certified by the Corporate Officer;

NOW THEREFORE the Council of The City of Nanaimo in open meeting assembled enacts as follows:

Title

1. This Bylaw may be cited for all purposes as "Home Energy Retrofit Financing [146 Emery Way] Local Area Service Establishment Bylaw 2025 No. 7411".

Service

2. A local area service is created for the purpose of providing financing to homes for retrofits that decrease greenhouse gas emissions and energy consumption and improve climate change resiliency.

Service Area Boundaries

3. The boundaries of the local service area to particularly benefit from the local area service established under this bylaw are the boundaries of the property at:
  - Civic Address: 146 EMERY WAY
  - Legal Description: LOT 5, SECTION 1, NANAIMO DISTRICT, PLAN 14413  
PID: 000-614-904

Cost Recovery

4. The cost of the service shall be recovered by a local service tax in the form of a parcel tax imposed on the parcel described in the "Service Area Boundaries" by way of a parcel tax bylaw adopted under Section 200 of the *Community Charter*.

PASSED FIRST READING: 2025-JUL-17  
PASSED SECOND READING: 2025-JUL-17  
PASSED THIRD READING: 2025-JUL-17  
ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER