



MINUTES
REGULAR COUNCIL MEETING

Monday, December 15, 2025, 7:00 P.M.
Shaw Auditorium, Vancouver Island Conference Centre
80 Commercial Street, Nanaimo, BC

- Members:
- Mayor L. Krog, Chair
 - Councillor S. Armstrong
 - Councillor T. Brown
 - Councillor H. Eastmure
 - Councillor B. Geselbracht
 - Councillor E. Hemmens
 - Councillor P. Manly*
 - Councillor J. Perrino
 - Councillor I. Thorpe
- Staff:
- L. Bhopalsingh, General Manager, Community Services/Deputy Chief Administrative Officer
 - L. Mercer, General Manager, Corporate Services
 - B. Sims, General Manager, Engineering and Public Works
 - W. Fulla, Director, Finance
 - S. Gurrie, Director, Legislative Services
 - J. Holm, Director, Planning and Development
 - D. Osborne, Director, Parks, Recreation and Culture
 - C. Davis, Deputy Director, Parks and Natural Areas
 - H. Davidson, Manager, Permit Centre and Business Licensing
 - K. MacDonald, Manager, Parks Operations
 - V. Kontorer, Applications Analyst
 - A. Chanakos, Steno, Zoom Moderator
 - L. Young, Recording Secretary

1. CALL THE MEETING TO ORDER:

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

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

2. INTRODUCTION OF LATE ITEMS:

- (a) Agenda Item 12(b) - Mobile Food Vending Review and Update – Add PowerPoint Presentation titled “Mobile Food Vending”
- (b) Agenda Item 13(a) - Development Variance Permit No. DVP487 – 5100 Fillinger Crescent – Add Delegation from Rusty Irish
- (c) Add Agenda Item 16(a) - Councillor Manly Notice of Motion re: Four Pillar Approach
- (d) Agenda Item 17(c) - Councillor Armstrong Motion re: Dry Supportive Housing - Add Delegation from Peter Giovando, Newcastle Community Association

3. APPROVAL OF THE AGENDA:

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

4. ADOPTION OF THE MINUTES:

It was moved and seconded that the following minutes be adopted as circulated:

- (a) Minutes of the Regular Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2025-NOV-17, at 4:30 p.m.
- (b) Minutes of the Regular Council Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC on Monday, 2025-DEC-01, at 4:30 p.m.

The motion carried unanimously.

5. MAYOR'S REPORT:

Mayor Krog advised of the following:

- The City received a \$78,600 bonus from BC Hydro for upgrading pool water treatment systems at Beban Pool and the Nanaimo Aquatic Centre, replacing traditional UV technology with a more energy-efficient filtration and chemistry process. This change is expected to improve water and air quality, reduce chemical use, and save over 489,000 kWh annually, supporting the City's sustainability goals
- The City is hosting its annual Winter Wonderland at Frank Crane Arena from 2025-DEC-24 and 2025-DEC-26 to 2025-DEC-31, featuring free skating sessions, festive décor, and a Kinsmen Pancake Breakfast. New this year

is “Music in the Beban Breezeway,” offering live performances on 2025-DEC-27 and 2025-DEC-28, all made possible through local business support

- Following the tragic attack at Bondi Beach on 2025-DEC-14, it was emphasized that Canada is a peaceable country where everyone should feel free to practice their faith without fear and encouraged citizens to continue to be kind, show generosity, and support those who are vulnerable

6. PRESENTATIONS:

(a) Patron of the City Award to Brian Cornborough

Mayor Krog presented the Patron of the City Award to Brian Cornborough and spoke regarding Brian Cornborough’s numerous contributions to the City of Nanaimo.

Council recessed the Meeting at 7:24 p.m.

Council reconvened the Meeting at 7:31 p.m.

7. CONSENT ITEMS:

It was moved and seconded that the following item be adopted by consent:

(a) Governance and Priorities Committee Meeting 2025-DEC-08

1. Neighbourhood Zero Emission Vehicle Bylaw

That Council retain the existing language in “Traffic and Highways Regulation Bylaw 1993 No. 5000” Section 3.4 Slow Moving Vehicles as the primary regulation for Neighbourhood Zero Emission Vehicles operating on municipal streets.

The motion carried unanimously.

8. DELEGATIONS:

(a) Delegation from Bruce Martin, Harmac Employee Owner Group, re: Harmac Ownership Model

Bruce Martin, Harmac Employee Owner Group, spoke regarding Councillor Manly’s motion to amend “City of Nanaimo Zoning Bylaw 2011 No. 4500” at the 2025-NOV-17 Regular Council Meeting, their concerns regarding the ability of Nanaimo Forest Product Ltd. (NFP) to diversify and market their lands if the bylaw is amended, and the positive economic impact of Harmac Pacific Pulp Mill (Harmac) in the community.

Council discussion took place. Highlights included:

- Many major logging companies export raw logs overseas as they are more profitable internationally than locally
- Harmac purchases “garbage wood”, which they use in production at the mill or as biomass that is burned to produce electricity to sell to BC Hydro
- A majority of raw log exports originate from privately-owned forest lands over which the Province does not have regulatory control
- Harmac works with the Province to ensure compliance with emission limitations
- The proposed amendment to the bylaw is not specifically aimed at Harmac; however, NFP representatives have voiced concern that the potential amendments would limit Harmac’s ability to diversify revenue streams
- There are five members on the board of the Harmac Employee Owner Group, of which two are selected to represent the Harmac Employee Owner Group on the NFP board

(b) Delegation from Frank Crucil re: Benefits of Nanaimo Forest Products in the Area and Amendments to Bylaw 4500

Frank Crucil spoke in opposition to Councillor Manly’s motion to amend “City of Nanaimo Zoning Bylaw 2011 No. 4500” at the 2025-NOV-17 Regular Council Meeting, stating concerns that proposed amendments would limit NFP’s ability to diversify and negatively impact Harmac’s business.

Council discussion took place regarding concerns that a slide presented by a delegation at the 2025-NOV-17 Council Meeting may have been misleading, and concerns regarding a potential change to I4 zoning while Harmac’s rezoning application is in progress.

9. ADMINISTRATIVE REPORTS:

(a) Feral Rabbits in Nanaimo

Lisa Bhopalsingh, General Manager/Deputy Chief Administrative Officer, and Charlotte Davis, Deputy Director, Parks and Natural Areas, provided an overview of the report included in the agenda package.

(b) Mobile Food Vending Review and Update

Introduced by Jeremy Holm, Director, Planning and Development.

Presentation:

1. Heidi Davidson, Manager Permit Centre and Business Licensing, Vasily Kontorer, Application Analyst, Information Technology, and Kirsty MacDonald, Manager, Parks Operations, provided an on-screen presentation included in the agenda package.

It was moved and seconded that Council direct Staff to:

1. Bring forward amendments to “Business Licence Bylaw 2021 No. 7318” that include removing the section containing the food vending operational requirements; streamlining the food vending regulatory requirements section; creating a new section that allows directors to approve new food vending locations; and,
2. Initiate a review of food vending fees, fines and additional charges, including a park user fee review and bring forward the results for Council’s consideration at a future meeting.

The motion carried unanimously.

(c) Inter-Community Business Licence Agreement and Bylaw

J. Holm, Director, Planning and Development, provided an overview of the report included in the agenda package.

It was moved and seconded that Council ratifies the “Inter-Community Business Licence Agreement” as attached to the Staff Report titled “Inter-Community Business Licence Agreement and Bylaw” dated 2025-DEC-15 and direct the Mayor and Corporate Officer to execute the agreement. The motion carried unanimously.

It was moved and seconded that “Inter-Community Business Licence Bylaw 2025 No. 7435” (a bylaw to establish a scheme for inter-community licensing and regulating of trades, occupations, and businesses), pass first reading. The motion carried unanimously.

It was moved and seconded that “Inter-Community Business Licence Bylaw 2025 No. 7435”, pass second reading. The motion carried unanimously.

It was moved and seconded that “Inter-Community Business Licence Bylaw 2025 No. 7435”, pass third reading. The motion carried unanimously.

(d) 2026 - 2030 Financial Plan Bylaw

Laura Mercer, General Manager, Corporate Services, provided an overview of the report included in the agenda package.

It was moved and seconded that “Financial Plan Bylaw 2025 No. 7436” (to confirm and adopt the 2026 – 2030 Financial Plan), pass first reading. The motion carried unanimously.

It was moved and seconded that “Financial Plan Bylaw 2025 No. 7436”, pass second reading. The motion carried unanimously.

It was moved and seconded that “Financial Plan Bylaw 2025 No. 7436”, pass third reading. The motion carried unanimously.

(e) Fees and Charges Housekeeping Amendment Bylaw

Sheila Gurrie, Director, Legislative Services, provided an overview of the report included in the agenda package.

It was moved and seconded that “Fees and Charges Amendment Bylaw 2025, No. 7336.14” (housekeeping amendments), pass first reading. The motion carried unanimously.

It was moved and seconded that “Fees and Charges Amendment Bylaw 2025, No. 7336.14”, pass second reading. The motion carried unanimously.

It was moved and seconded that “Fees and Charges Amendment Bylaw 2025, No. 7336.14”, pass third reading. The motion carried unanimously.

10. DEVELOPMENT REPORTS:

(a) Development Variance Permit No. DVP487 - 5100 Fillinger Crescent

Delegation:

1. Rusty Irish, property owner, spoke regarding the details of Development Variance Permit DVP487 – 5100 Fillinger Crescent, and their desire for additional privacy due to the property being adjacent to a beach access point.

Mayor Krog requested that Council hear anyone wishing to speak with respect to Development Variance Permit Application No. DVP487 – 5100 Fillinger Crescent.

No one else wished to speak in regards to Development Variance Permit Application No. DVP487 – 5100 Fillinger Crescent.

It was moved and seconded that Council issue Development Variance Permit No. DVP487 for an overheight combined retaining wall and fence at 5100 Fillinger Crescent with a variance as outlined in the "Proposed Variance" section of the Staff Report titled "Development Variance Permit No. DVP487 - 5100 Fillinger Crescent", dated 2025-DEC-15. The motion carried unanimously.

(b) Liquor Licence Amendment Application No. LA164 - 2367 Arbot Road

It was moved and seconded that Council recommend that the Liquor and Cannabis Regulation Branch approve the liquor licence amendment application at 2367 Arbot Road to allow liquor service within an existing outdoor patio area. The motion carried unanimously.

(c) Development Permit No. DP1398 - 380 and 385 Watfield Avenue

It was moved and seconded that Council issue Development Permit No. DP1398 for a multi-family residential development at 380 and 385 Watfield Avenue with variances as outlined in the "Proposed Variances" section of the Staff Report titled "Development Permit No. DP1398 - 380 and 385 Watfield Avenue" dated 2025-DEC-15. The motion carried unanimously.

11. BYLAWS:

(a) "Sewer Regulation and Charge Amendment Bylaw 2025, No. 2496.39"

It was moved and seconded that "Sewer Regulation and Charge Amendment Bylaw 2025, No. 2496.39" be adopted. The motion carried unanimously.

(b) "Waterworks Rate and Regulation Amendment Bylaw 2025, No. 7004.23"

It was moved and seconded that "Waterworks Rate and Regulation Amendment Bylaw 2025, No. 7004.23" be adopted. The motion carried unanimously.

(c) "User Fee Subsidy Amendment Bylaw 2025, No. 7095.07"

It was moved and seconded that "User Fee Subsidy Amendment Bylaw 2025, No. 7095.07" be adopted. The motion carried unanimously.

(d) "South West Bulk Water Rate Amendment Bylaw 2025, No. 7099.14"

It was moved and seconded that "South West Bulk Water Rate Amendment Bylaw 2025, No. 7099.14" be adopted. The motion carried unanimously.

(e) "Municipal Solid Waste Collection Amendment Bylaw 2025, No. 7128.17"

It was moved and seconded that "Municipal Solid Waste Collection Amendment Bylaw 2025, No. 7128.17" be adopted. The motion carried unanimously.

(f) “Miscellaneous Bylaw Repeal Bylaw 2025 No. 7434”

It was moved and seconded that “Miscellaneous Bylaw Repeal Bylaw 2025 No. 7434” be adopted. The motion carried unanimously.

Council recessed the Meeting at 8:58 p.m.

Council reconvened the Meeting at 9:09 p.m.

12. NOTICE OF MOTION:

(a) Councillor Manly Notice of Motion re: Four Pillar Approach

Councillor Manly advised that he will be bringing the following motion to a future Council meeting:

“That Council send a letter to the provincial and federal governments which: Reiterates that the ongoing impacts on communities of the addiction, mental health, toxic drug and homelessness crisis is unacceptable. That these senior levels of government must fully engage in a comprehensive four pillar approach of Harm Reduction, Prevention, Treatment, and Enforcement to tackle the illicit drug poisoning, mental health and addictions crisis in our community and communities across BC. That senior levels of government work towards effective long-term solutions that integrate the principles of these four pillars in a unified strategy.”

13. OTHER BUSINESS:

(a) Consideration of Deferred Motion re: Councillor Geselbracht Motion re: Amendment to the Manufactured Home Community Relocation and Assistance Policy

Delegation:

1. Brian Snyder spoke regarding the need for empathy and compassion when considering the impact of development causing the owners of manufactured homes to relocate, including the potential stress caused by limited funds or time, and urged Council to consider full payment of the assessed value within 90 days of rezoning approval.

Council discussion took place. Highlights included:

- The need for a down payment for homeowners to purchase a new property

- Tenants of rental properties have some protections in place that protect them from eviction; however, homeowners who are relocated from Manufactured Home Communities do not have the same protections
- The importance of considering the effects development of Manufactured Home Communities would have on homeowners

The vote was taken on the motion deferred from 2025-DEC-01 as follows:

That the Manufactured Home Community Relocation and Assistance Policy be amended to include an additional 25% payment of the assessed home buyout amount to participating homeowners be made within 180 days of rezoning approval. The motion carried.

Opposed: *Mayor Krog and Councillor Thorpe*

(b) Councillor Brown Motion re: Council Policy Housekeeping

It was moved and seconded that Council Policy COU-201: Governance Protocol Policy; and Council Policy COU-017: Achievement by Individuals, be repealed. The motion carried unanimously.

(c) Council Armstrong Motion re: Dry Supportive Housing

Delegation:

1. Peter Giovando, Newcastle, spoke in support of dry supportive housing to house and protect recovering addicts as well as those who are not substance users.

It was moved and seconded that the Mayor, on behalf of Council, write a letter to Minister Boyle and B.C. Housing requesting reconsideration for designating 250 Terminal for dry supportive housing units in light of the recent announcement of recovery-oriented housing at 1153 Johnson St. in Victoria and with consideration for the large number of homeless people in recovery or homeless through financial reasons who are in desperate need of housing. The motion carried unanimously.

14. QUESTION PERIOD:

Council received no questions from the public regarding agenda items.

15. ADJOURNMENT:

It was moved and seconded at 9:38 p.m. that the meeting adjourn. The motion carried unanimously.

MAYOR

CERTIFIED CORRECT:

CORPORATE OFFICER