

CITY OF NANAIMO

BYLAW NO. 7447

A BYLAW TO IMPOSE A PARCEL TAX ON BENEFITING PARCELS FOR THE FINANCING
OF THE HOME ENERGY RETROFIT PROGRAM

WHEREAS Divisions 4 and 5 of Part 7 of the *Community Charter* authorizes the Council of the City of Nanaimo to impose a parcel tax within a local area service for the purpose of recovering the financing costs of a local area service;

AND WHEREAS the Council deems it desirable to impose a parcel tax for the purpose of recovering the financing costs of the Property Assessed Clean Energy (“PACE”) program (the “Program”) authorized by the petition of the owners of the land in the local area service, as per the Home Energy Retrofit Financing Local Area Service Establishment Bylaws referenced in Schedule A;

AND WHEREAS responsibility for payment of the financing amount as reflected in Schedule B is to be allocated to the owners of all parcels within each service area, as established by the Local Area Service Bylaws (the “Service Area”);

THEREFORE BE IT RESOLVED that the Council of the City of Nanaimo in open meeting assembled, hereby ENACT AS FOLLOWS:

1. Title

This Bylaw may be cited for all purposes as “2026 Home Energy Retrofit Parcel Tax Bylaw 2026, No. 7447”.

2. Service Area

A parcel tax shall be imposed on all parcels within the Service Area established by the Local Area Service Bylaws in Schedule ‘A’ and the Parcel Tax Roll prepared pursuant to Section 6 shall be used to impose the tax.

3. Purpose of the Tax

The parcel tax imposed under Section 1 of this Bylaw is for the purpose of recovering the costs of the program authorized by the Local Area Service Bylaws referenced in Schedule ‘A’.

4. Term

Subject to Section 9, the parcel tax imposed under this Bylaw will be imposed for a ten (10) year term.

5. Parcel Tax Roll

The Collector shall prepare the parcel tax roll for the purpose of imposing the parcel tax.

6. Parcel Tax Basis

The parcel tax imposed under Section 3 of this bylaw shall be on the basis of a single amount for each parcel within each Local Area Service as reflected in Schedule 'A'.

7. Parcel Tax Amount

The amount for each parcel is reflected in Schedule 'A'.

8. Reduction of Parcel Tax Amount

The parcel tax imposed in this Bylaw shall be waived in its entirety where the owner of a parcel subject to the parcel tax has paid a single payment in cash to the Collector of the amounts set out for the parcel in Schedule 'B' on or before the date set out for that parcel in the corresponding 'Due Date' column of Schedule 'B'.

9. Severability

If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason held to be invalid by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Bylaw.

PASSED FIRST READING: 2026-FEB-23
PASSED SECOND READING: 2026-FEB-23
PASSED THIRD READING: 2026-FEB-23
ADOPTED: _____

MAYOR

CORPORATE OFFICER

SCHEDULE 'A'
LOCAL AREA SERVICE BYLAWS & FINANCING AMOUNTS

Civic Address	Legal Description	PID	Local Area Service Bylaw Number	Total Financing Amount	Annual Parcel Tax Amount
688 Nicol Street	LT S 53FT OF 3, BLK GALSWORTHY, SEC 1, PLN 584, LD 32	001-259-245	Bylaw No.7402, 2025	\$4,570.00	\$457.00
5384 Catalina Drive	LT 14, DL 42, PLN:45375, LD 58	008-077-011	Bylaw No.7404, 2025	\$15,000.00	\$1,500.00
621 Victoria Road	LT 20, BLK FA, SEC 1, PLN 584, LD 32	008-784-442	Bylaw No.7412, 2025	\$8,375.08	\$837.51
2305 Panorama View Drive	LT A, SEC 11, RGE 6, PL 43069, LD 31	002-551-888	Bylaw No.7416, 2025	\$15,000.00	\$1,500.00
5309 Williamson Road	LT 1, DL 54, PLN 49326, LD 58	015-098-613	Bylaw No.7417, 2025	\$14,953.39	\$1,495.34
1674 White Blossom Way	LT 14, SEC 16, RGE 4, LD 18, PLN VIP75515	025-697-889	Bylaw No.7422, 2025	\$15,000.00	\$1,500.00
2554 Cosgrove Crescent	LT 10, SEC 20, RGE 8, PL 18290, LD 31	003-888-070	Bylaw No.7424, 2025	\$13,449.03	\$1,344.90
2548 Cosgrove Crescent	LT 9, SEC 20, RGE 8, PL 18290, LD 31	003-888-100	Bylaw No.7432, 2025	\$15,000.00	\$1,500.00

SCHEDULE 'B'
CONDITIONS FOR COMMUTING THE PARCEL TAX

688 Nicol Street		
<u>Year of Term</u>	<u>Amount to be Paid</u>	<u>Due Date</u>
Year 1 - 2026	\$4,570.00	December 31, 2026
Year 2 – 2027	\$4,113.00	December 31, 2027
Year 3 – 2028	\$3,656.00	December 31, 2028
Year 4 – 2029	\$3,199.00	December 31, 2029
Year 5 – 2030	\$2,742.00	December 31, 2030
Year 6 – 2031	\$2,285.00	December 31, 2031
Year 7 – 2032	\$1,828.00	December 31, 2032
Year 8 – 2033	\$1,371.00	December 31, 2033
Year 9 – 2034	\$914.00	December 31, 2034
Year 10 - 2035	\$457.00	December 31, 2035

5384 Catalina Drive		
<u>Year of Term</u>	<u>Amount to be Paid</u>	<u>Due Date</u>
Year 1 - 2026	\$15,000.00	December 31, 2026
Year 2 – 2027	\$13,500.00	December 31, 2027
Year 3 – 2028	\$12,000.00	December 31, 2028
Year 4 – 2029	\$10,500.00	December 31, 2029
Year 5 – 2030	\$9,000.00	December 31, 2030
Year 6 – 2031	\$7,500.00	December 31, 2031
Year 7 – 2032	\$6,000.00	December 31, 2032
Year 8 – 2033	\$4,500.00	December 31, 2033
Year 9 – 2034	\$3,000.00	December 31, 2034
Year 10 - 2035	\$1,500.00	December 31, 2035

621 Victoria Road		
<u>Year of Term</u>	<u>Amount to be Paid</u>	<u>Due Date</u>
Year 1 - 2026	\$8,375.08	December 31, 2026
Year 2 – 2027	\$7,537.57	December 31, 2027
Year 3 – 2028	\$6,700.06	December 31, 2028
Year 4 – 2029	\$5,862.55	December 31, 2029
Year 5 – 2030	\$5,025.04	December 31, 2030
Year 6 – 2031	\$4,187.53	December 31, 2031
Year 7 – 2032	\$3,350.02	December 31, 2032
Year 8 – 2033	\$2,512.51	December 31, 2033
Year 9 – 2034	\$1,675.00	December 31, 2034
Year 10 - 2035	\$837.49	December 31, 2035

2305 Panorama Drive		
<u>Year of Term</u>	<u>Amount to be Paid</u>	<u>Due Date</u>
Year 1 - 2026	\$15,000.00	December 31, 2026
Year 2 – 2027	\$13,500.00	December 31, 2027
Year 3 – 2028	\$12,000.00	December 31, 2028
Year 4 – 2029	\$10,500.00	December 31, 2029
Year 5 – 2030	\$9,000.00	December 31, 2030
Year 6 – 2031	\$7,500.00	December 31, 2031
Year 7 – 2032	\$6,000.00	December 31, 2032
Year 8 – 2033	\$4,500.00	December 31, 2033
Year 9 – 2034	\$3,000.00	December 31, 2034
Year 10 - 2035	\$1,500.00	December 31, 2035

5309 Williamson Road		
<u>Year of Term</u>	<u>Amount to be Paid</u>	<u>Due Date</u>
Year 1 - 2026	\$14,953.39	December 31, 2026
Year 2 – 2027	\$13,458.05	December 31, 2027
Year 3 – 2028	\$11,962.71	December 31, 2028
Year 4 – 2029	\$10,467.37	December 31, 2029
Year 5 – 2030	\$8,972.03	December 31, 2030
Year 6 – 2031	\$7,476.69	December 31, 2031
Year 7 – 2032	\$5,981.35	December 31, 2032
Year 8 – 2033	\$4,486.01	December 31, 2033
Year 9 – 2034	\$2,990.67	December 31, 2034
Year 10 - 2035	\$1,495.33	December 31, 2035

1674 White Blossom Way		
<u>Year of Term</u>	<u>Amount to be Paid</u>	<u>Due Date</u>
Year 1 - 2026	\$15,000.00	December 31, 2026
Year 2 – 2027	\$13,500.00	December 31, 2027
Year 3 – 2028	\$12,000.00	December 31, 2028
Year 4 – 2029	\$10,500.00	December 31, 2029
Year 5 – 2030	\$9,000.00	December 31, 2030
Year 6 – 2031	\$7,500.00	December 31, 2031
Year 7 – 2032	\$6,000.00	December 31, 2032
Year 8 – 2033	\$4,500.00	December 31, 2033
Year 9 – 2034	\$3,000.00	December 31, 2034
Year 10 - 2035	\$1,500.00	December 31, 2035

2554 Cosgrove Crescent		
<u>Year of Term</u>	<u>Amount to be Paid</u>	<u>Due Date</u>
Year 1 - 2026	\$13,449.03	December 31, 2026
Year 2 – 2027	\$12,104.13	December 31, 2027
Year 3 – 2028	\$10,759.23	December 31, 2028
Year 4 – 2029	\$9,414.33	December 31, 2029
Year 5 – 2030	\$8,069.43	December 31, 2030
Year 6 – 2031	\$6,724.53	December 31, 2031
Year 7 – 2032	\$5,379.63	December 31, 2032
Year 8 – 2033	\$4,034.73	December 31, 2033
Year 9 – 2034	\$2,689.83	December 31, 2034
Year 10 - 2035	\$1,344.93	December 31, 2035

2548 Cosgrove Crescent		
<u>Year of Term</u>	<u>Amount to be Paid</u>	<u>Due Date</u>
Year 1 - 2026	\$15,000.00	December 31, 2026
Year 2 – 2027	\$13,500.00	December 31, 2027
Year 3 – 2028	\$12,000.00	December 31, 2028
Year 4 – 2029	\$10,500.00	December 31, 2029
Year 5 – 2030	\$9,000.00	December 31, 2030
Year 6 – 2031	\$7,500.00	December 31, 2031
Year 7 – 2032	\$6,000.00	December 31, 2032
Year 8 – 2033	\$4,500.00	December 31, 2033
Year 9 – 2034	\$3,000.00	December 31, 2034
Year 10 - 2035	\$1,500.00	December 31, 2035