

REGIONAL DISTRICT OF NANAIMO

REGULAR BOARD MEETING

TUESDAY, JUNE 22, 2010

7:00 PM

(Nanoose Place)

A G E N D A

PAGES

- 1. CALL TO ORDER**
- 2. DELEGATIONS**
 - 9 **Dianne Eddy**, re Building Inspection & Permits in Rural Electoral Areas.
 - 10 **Mike Gogo**, re Building Permits & Inspections in Area 'C'.
 - 11 **Don Hewitt**, re Proposed Expansion of Building Inspection into Electoral Areas 'A', 'C', 'F' & 'H'.
 - 12 **Reg Nosworthy**, re Building Inspection & Permit Fees.
 - 13 **Lorne Pal**, re Proposed Expansion of Building Inspection Service into Areas 'A', 'C', 'F' & 'H'.
 - 14 **Leanne Salter**, re Implementation of Building Permits in Area 'F'.
 - 15 **Arthur Skipsey**, re Introduction of Building Inspection in the Rural Areas of District 69.
 - 16 **Steve Vogel**, re Expansion of Building Inspection Service.
- 3. BOARD MINUTES**
 - 17 - 30 Minutes of the regular Board meeting held May 25, 2010 and the Special Board meeting held June 8, 2010.
- 4. BUSINESS ARISING FROM THE MINUTES**
- 5. COMMUNICATIONS/CORRESPONDENCE**
 - 31 - 35 **Karen St Cyr & Brenda Stupich, Cedar School & Community Enhancement Society**, re Request for Funding.

- 36 **Jim & Vera Kennedy**, re Development Permit with Variances Application No. PL2010-102 - Sims - 664 Johnstone Road - Area 'G'.

6. UNFINISHED BUSINESS

- 37 - 125 Building Inspection Service - Proposed Expansion. (All Directors – One Vote)

BYLAWS

Public Hearing & Third Reading.

- 126 - 131 **Report of the Public Hearing held June 9, 2010 on Bylaw No. 500.355 - Keith Brown & Associates - Fielding Road - Area 'A'.** (Electoral Area Directors except EA 'B' – One Vote)

1. *That the Report of the Public Hearing containing the Summary of Minutes and Submissions of the Public Hearing held June 9, 2010 as a result of public notification of "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.355, 2010" be received.*
2. *That "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.355, 2010" be given 3rd reading.*

This bylaw rezones the Area 'A' subject property from Residential 2 (RS2) to Industrial I (IN 1).

7. STANDING COMMITTEE, SELECT COMMITTEE AND COMMISSION MINUTES AND RECOMMENDATIONS

7.1 ELECTORAL AREA PLANNING STANDING COMMITTEE

- 132 - 133 Minutes of the Electoral Area Planning Committee meeting held June 8, 2010. (for information)

PLANNING

DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS

Development Permit with Variances Application No. PL2010-102 - Sims - 664 Johnstone Road - Area 'G'. (Electoral Area Directors except EA 'B' – One Vote)

Delegations wishing to speak to Development Permit with Variance Application No. PL2010-102.

That Development Permit with Variance Application No. PL2010-102 to recognize the siting of an existing storage shed and to vary the parcel averaging provisions in conjunction with a three lot subdivision be approved subject to the conditions outlined in Schedule No. 1.

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. PL2010-082 - O'Hara - 2230 Godfrey Road - Area 'C'. (Electoral Area Directors except EA 'B' – One Vote)

Delegations wishing to speak to Development Variance Permit Application No. PL2010-082.

That Development Variance Permit Application No. PL2010-082, be approved subject to the conditions outlined in Schedules No. 1-3.

7.2 COMMITTEE OF THE WHOLE STANDING COMMITTEE

134 - 139 Minutes of the Committee of the Whole meeting held June 8, 2010. (for information)

COMMUNICATIONS/CORRESPONDENCE

Diane Sampson, Nile Creek Enhancement Society, re Proposed Building Inspection in Area 'H'. (All Directors – One Vote)

That the correspondence from the Nile Creek Enhancement Society be received.

FINANCE AND INFORMATION SERVICES

FINANCE

Operating Results for the Period Ending March 31, 2010. (All Directors – One Vote)

That the summary report of financial results from operations to March 31, 2010 be received for information.

DEVELOPMENT SERVICES

PLANNING

Area Agricultural Plan. (All Directors – One Vote)

- 1. To forward the consideration of an Area Agricultural Plan to the 2011 budget deliberations.*
- 2. That the Board direct staff to make an application to the Investment Agricultural Foundation for funding of an Area Agricultural Plan.*

Consultation Plan for Regional Growth Strategy Amendment to Support Zoning & OCP Amendment Application No. 0604 - Addison - 2610 Myles Lake Road - Electoral Area 'C'. (All Directors – One Vote)

That the Board approve the consultation plan as outlined in Attachment 1, titled Consultation Plan - Regional Growth Strategy and Official Community Plan Amendment for 2610 Myles Lake Road.

REGIONAL AND COMMUNITY UTILITIES

WASTEWATER

Southern Community Sewer Service - Award of Tender & Release of Reserve Funds for Third Digester at the Greater Nanaimo Pollution Control Centre.

(All Directors – Weighted Vote)

- 1. That the Board award the detailed design and tendering services for the new Digester 3 at the Greater Nanaimo Pollution Control Centre to AECOM for \$347,687.*

(Nanaimo, Lantzville, EA 'C' – Weighted Vote)

- 2. That funds from the Southern Community Development Cost Charge Reserve Fund be used for the Greater Nanaimo Pollution Control Centre Digester 3 Project.*

COMMISSION, ADVISORY & SELECT COMMITTEE

District 69 Recreation Commission. (All Directors – One Vote)

- 1. That the minutes of the District 69 Recreation Commission meeting held May 20, 2010 be received for information.*
- 2. That the District 69 Recreation Recognition Program Policy be approved as presented in Appendix A.*

(Parksville, Qualicum Beach, EAs 'E', 'F' 'G' 'H' – Weighted Vote)

- 3. That the following District 69 Recreation Youth Grants be approved:*

<i>Community Group</i>	<i>Amount Recommended</i>
<i>Arrowsmith Community Enhancement Society (sports equipment)</i>	<i>\$ 2,464</i>
<i>Erik Goetzinger BMX Society Qualicum Beach (start gate ram and generator)</i>	<i>\$ 2,500</i>
<i>Kwalikum Senior Secondary School (prom & dry grad committee)</i>	<i>\$ 1,250</i>

<i>One Five One Outreach Association (insurance, rent and utilities)</i>	\$ 2,500
<i>Qualicum & District Curling Club (helmets and shoes)</i>	\$ 2,000
<i>Oceanside Community Arts Council (youth theatre program)</i>	\$ 800

4. That the following District 69 Recreation Community Grants be approved:

<i>Community Group</i>	<i>Amount Recommended</i>
<i>Family Resource Association (room rental)</i>	\$ 1,035
<i>Oceanside Community Arts Council (supplies for youth arts day camp)</i>	\$ 225
<i>The Old School House (harvest of music - van rental)</i>	\$ 1,200
<i>Parksville Curling Club (building exterior painting materials)</i>	\$ 2,000
<i>Parksville & District 69 Team (transportation)</i>	\$ 1,400
<i>Qualicum Beach Historical & Museum Society (children's day event)</i>	\$ 752
<i>Wildwood Community Church (projector)</i>	\$ 1,000

5. That the District 69 Recreation Recognition Program be implemented beginning in the fall of 2010 which includes a certificate, RDN lapel pin and a \$75 RDN recreation program voucher.

Electoral Area 'A' Parks, Recreation and Culture Commission. (All Directors – One Vote)

1. That the minutes of the Electoral Area 'A' Parks, Recreation and Culture Commission meeting held May 19, 2010 be received for information.
2. That the Electoral Area 'A' Recreation and Culture Services Fees and Charges Policy be approved as outlined in Appendix A.
3. That the annual fee increase, recovery rates, administration fee, and the revenue-sharing percentage ratio for Program Instructor agreements associated with the 'A' Recreation and Culture Services Fees and Charges Policy be approved for 2010 - 2011 as outlined in Appendix B.
4. That the Financial Assistance Program for the Electoral Area 'A' Recreation and Culture Services function be approved as outlined in Appendix A.
5. That the unused grant funds of \$876 for the 2008 Run, Jump, Throw Program be reallocated to the Cedar School and Community Enhancement Society 2010 Cedar Fun Zone summer camp, subject to the receipt and staff approval of a clear, detailed program budget.

East Wellington/Pleasant Valley Parks and Open Space Advisory Committee. (All Directors – One Vote)

That the minutes of the East Wellington/Pleasant Valley Parks and Open Space Advisory Committee meeting held May 10, 2010 be received for information.

Nanoose Bay Parks and Open Space Advisory Committee. (All Directors – One Vote)

That the minutes of the Nanoose Bay Parks and Open Space Advisory Committee meeting held May 3, 2010 be received for information.

Electoral Area ‘H’ Parks and Open Space Advisory Committee. (All Directors – One Vote)

That the minutes of the Electoral Area ‘H’ Parks and Open Space Advisory Committee meeting held April 28, 2010 be received for information.

Sustainability Select Committee. (All Directors – One Vote)

1. *That the minutes of the Sustainability Select Committee meeting held May 19, 2010 be received for information.*
2. *That the Board direct staff to give a more detailed consideration to establishing a Climate Action Team upon conclusion of the public consultation planned for the Community Energy and Emission Plan.*
3. *That the Board receive the Yellow Cedar Project report and direct staff to maintain dialogue with the Yellow Cedar Project proponents.*
4. *That staff send a letter to Mid-Island Sustainability Stewardship Initiative president Mr. Laurie Gourlay summarizing the motions concerning the Climate Action Team and the Yellow Cedar Project.*
5. *That the Energy Manager Quarterly Update report be received for information purposes.*
6. *That the Board adopt the Plug-in Hybrid Electric Vehicle Policy and the Green Housekeeping Policy proposed for LEED certified RDN facilities.*
7. *That staff investigate the implications of including all RDN facilities in the Green Housekeeping Policy.*
8. *That staff revise portions of Plug-in Hybrid Electric Vehicle Policy to ensure consistency with present conditions for RDN staff.*
9. *That the Board direct staff to update the Green Building Action Plan to incorporate suggested actions contained in the final report: Overcoming Barriers to Green Building in the RDN.*
10. *That the Board direct staff to revise the Sustainable Community Builder Checklist and proceed with the proposed phased approach for implementing the revised checklist and green building incentive program.*

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

Duane Round, Parkville Lions Housing Society, re Bylaw No. 1577 - Reduction of Sewer Development Cost Charges for Not-for-Profit Rental Housing. (All Directors – One Vote)

That staff prepare a resolution that would give the Parkville Lions Housing Society project a 100% reduction of DCC's in the Oceanside Area.

Michele Deakin, Mid Vancouver Island Habitat Enhancement Society, re Nearshore Education Proposal. (All Directors – One Vote)

That staff prepare a report to determine if the Nearshore Education Proposal fits into the Grants In Aid program.

7.3 EXECUTIVE STANDING COMMITTEE

7.4 COMMISSIONS

7.5 SCHEDULED STANDING, ADVISORY STANDING AND SELECT COMMITTEE REPORTS

Regional Liquid Waste Advisory Committee. (All Directors – One Vote)

140 - 142 Minutes of the Regional Liquid Waste Advisory Committee meeting held June 3, 2010. (for information)

8. ADMINISTRATOR'S REPORTS

Northern Community Sewer Service - Parkville Lions Housing Society Request for Development Cost Charge Exemption. (Parkville, Qualicum Beach, EAs 'E', 'F' 'G' & 'H' – Weighted Vote) (to be circulated)

143 - 147 Regional Parks & Trails Service - Award of Tender for Pedestrian-Cyclist Bridges Along South Loop of the Lighthouse Country Regional Trail. (All Directors – Weighted Vote)

148 - 158 Raven Underground Coal Project. (All Directors – One Vote)

BC Transit 2010/2011 Annual Operating Agreement. (All Directors – Weighted Vote) (to be circulated)

9. ADDENDUM

10. BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

11. NEW BUSINESS

12. BOARD INFORMATION (Separate enclosure on blue paper)

13. ADJOURNMENT

14. IN CAMERA

Armstrong, Jane

From: Dianne Eddy [d-eddy@shaw.ca]
Sent: June 14, 2010 10:06 PM
To: Armstrong, Jane
Subject: RDN Board Delegation - June 22nd Board Meeting

REGIONAL DISTRICT OF NANAIMO, Regular Board Meeting, Tuesday, June 22, 2010, 7:00 PM

This is a Delegation Request for the Regular Board Meeting on Tuesday, June 22, 2010 at 7:00 PM. I understand delegates will be given a maximum presentation time of 10 minutes.

Dianne Eddy, 5058 Longview Dr., Bowser, V0R 1G0, d-eddy@shaw.ca, 250-757-2036, President of Mapleguard Ratepayers' Association

Title of Presentation: **Building Inspection and Permits in Rural Electoral Areas**

Outline of topic and identification of specific issues and concerns

- Observations of Public Meetings June 7, 9 and 10 on building inspection
- What is the real value of building inspection for home owners?
- Real Costs of Building Inspection -- what the RDN presented vs. the Bylaw
- Obtaining Compliance in Rural Areas
- Unification of Rural Areas

If further information is required, please let me know. Would you mind confirming acceptance of this Delegation Request for the agenda?

Regards,
Dianne Eddy

Armstrong, Jane

From: Mike Gogo [mikegogo@shaw.ca]
Sent: May 26, 2010 12:49 PM
To: Armstrong, Jane
Subject: Re: to speak at meeting on June 22 2010

From: Mike Gogo [mailto:mikegogo@shaw.ca]
Sent: May 26, 2010 11:31 AM
To: Armstrong, Jane
Subject: to speak at meeting on June 22 2010

this is my formal request to appear as a delegate at the June 22 2010 meeting
Mike Gogo
2625 South Forks Rd.
Nanaimo B.C.
V9X 1E9
mayandmike@shaw.ca
(250)754 2276

5 minutes to speak to the subject of permits and inspections in area "C"

Armstrong, Jane

From: K ZIMMER [ravenwolf@shaw.ca]
Sent: June 15, 2010 12:38 PM
To: Armstrong, Jane
Subject: application to appear as a delegation to regular board meeting on June 22, 2010

June 15, 2010

Don Hewitt
Box 11, Nanoose Bay, B.C.
V9P 9J9

Ms. Jane Armstrong,
Regional District of Nanaino

Ms. Armstrong,
I hereby request permission to speak as a delegation at the upcoming Regular Board meeting on June 22, 2010.

The title of my commentary is "The proposed expansion of building inspection into Electoral Areas A, C, F, and H". In summary, It will deal with the expansion of building inspection into rural areas, including a discussion of the ramifications thereof, references to public input, and a recommendation for referendum format.

My contact information is as follows:
Name: Don Hewitt
Mailing Address: Box 11, Nanoose Bay B.C. V9P 9J9
email: ravenwolf@shaw.ca
Telephone: (250) 468-5680

Thank you for your assistance with this matter.

Don Hewitt

June 15, 2010

Memo To: Regional District of Nanaimo
Jane Armstrong - Legislative Coordinator

RE: Delegation Request

Please accept this request to be a Delegation Speaker at the RDN Board of Directors meeting to be held on Tuesday, June 22, 2010 at 7:00 pm.

Reg Nosworthy
1105 Corcan Road
Qualicum Beach, BC
V9K 2R6
1-250-752-4608
noz@telus.net

TOPIC: Building Inspection and Permit Fees

I wish to speak to the Public Consultation process that was conducted for Region-wide Building Inspection and Permit Fees and the need for a simple, fair and honest referendum question for each of the four electoral areas being impacted by the proposed bylaw.

Reg Nosworthy

Armstrong, Jane

From: LORNE PAL [lspal@bcsupernet.com]
Sent: June 14, 2010 1:34 PM
To: Armstrong, Jane
Subject: Re: Delegation Request for consideration for inclusion on the meeting agenda June 22, 2010

I would like to speak to the committee of the whole, Board Meeting being held Tuesday, June 22, 2010 as a delegate

My name is Lorne Pal
Address: 2731 Marshland Road, Qualicum Beach, B. C.
E-mail address: lspal@bcsupernet.com
Phone: 250-757-9450

Title of Presentation: Proposed extension of Building Permits and Inspections Area A,C, H & F

Outline of topic and identification of specific issues and concerns:

- Building permits sustainability
- Community vision and priority of residence
- Residents Petition against Building Permits presentation

Lorne Pal
ORCA (Organized Rural Communities Association)

Armstrong, Jane

From: Salter, Leanne HSD:EX [Leanne.Salter@gov.bc.ca]
Sent: June 15, 2010 3:38 PM
To: Armstrong, Jane
Subject: RE: Board Delegation Request & Process

Hi Jane,

Here is my submission request:

I would like to speak at the Board meeting for land permits in Area F June 22nd, 2010 .

Title: Implementation of Building Permits in Area F.

Statement:

It is with apprehension that I address the RDN's attempt to impact the economic viability, values, historic familial culture and relationships which have sustained Area F for over 100 years.

Leanne Salter
Box 489
Errington, BC
V0R 1M0
250-248-8097

If you require more information, please let me know.

Warm regards,

Leanne Salter

EAW
Virtual Team - 149
Ministry of Housing and Social Development
(250) 751-7358
Leanne.Salter@gov.bc.ca

Armstrong, Jane

From: Art Skipsey [askipsey@telus.net]
Sent: June 14, 2010 6:50 PM
To: Armstrong, Jane
Subject: RE: Borad Delegation Request & Presentation Process

wish to address the Board of the R D N at their meeting of June 22 regarding the introduction of Building Inspection in the rural areas of District 69. My purpose is to identify some of the problems and objections and to offer a possible compromise as a solution. I do this based on my longtime residence, time as both a Mayor and a member of the R D N board. As well I have helped a son who built working with a Building inspector in Nanoose and a second son who built in Whiskey Creek.

Arthur N Skipsey
383 Crescent Rd. West
QualicumBeach V9K 1J5
752 6441

Armstrong, Jane

From: gerann [gerann@bcsupernet.com]

Sent: June 15, 2010 8:23 AM

To: Armstrong, Jane

Subject: june 22.2010 council meeting

I wish to be put on the agenda to speak to Expansion of Building Inspection Service at the June 22,2010 Council Meeting.

Steve Vogel
1460 Winchester Rd..
Qualicum Beach,BC
V9k 1y2

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE REGULAR MEETING OF THE BOARD
OF THE REGIONAL DISTRICT OF NANAIMO HELD ON
TUESDAY, MAY 25, 2010, AT 7:28 PM IN THE
RDN BOARD CHAMBERS

Present:

Director J. Stanhope	Chairperson
Director J. Burnett	Electoral Area A
Director G. Rudischer	Electoral Area B
Director M. Young	Electoral Area C
Director G. Holme	Electoral Area E
Director L. Biggemann	Electoral Area F
Director D. Bartram	Electoral Area H
Alternate	
Director C. Burger	City of Parksville
Director T. Westbrook	Town of Qualicum Beach
Alternate	
Director B. Dempsey	District of Lantzville
Director J. Ruttan	City of Nanaimo
Director B. Bestwick	City of Nanaimo
Director L. Sherry	City of Nanaimo
Director L. McNabb	City of Nanaimo
Director D. Johnstone	City of Nanaimo
Director B. Holdom	City of Nanaimo
Director J. Kipp	City of Nanaimo

Also in Attendance:

C. Mason	Chief Administrative Officer
M. Pearse	Sr. Mgr., Corporate Administration
P. Thorkelsson	Gen. Mgr., Development Services
J. Finnie	Gen. Mgr., Regional & Community Utilities
T. Osborne	Gen Mgr., Recreation & Parks Services
N. Avery	Gen. Mgr., Finance & Information Services
D. Trudeau	Gen. Mgr., Transportation & Solid Waste Services
N. Hewitt	Recording Secretary

DELEGATIONS

Sakari Rautiainen, re Request to Support Area 'H' ALR Application.

Mr. Rautiainen requested the Board's support of his ALR subdivision application. Ms. Orban, an Agrologist, also did a visual presentation on the site specific ALR application.

BOARD MINUTES

MOVED Director Bartram, SECONDED Director Westbrook, that the minutes of the regular Board meeting held April 27, 2010 be adopted.

CARRIED

COMMUNICATIONS/CORRESPONDENCE

Janet Dunnett, Parksville Qualicum Community Foundation, re Request for Youth Support to Present to Combined Chambers of Commerce.

MOVED Director Holme, SECONDED Director Ruttan, that the correspondence from Janet Dunnett, Parksville Qualicum Community Foundation regarding financial support be received.

CARRIED

Peter & Helena Johnson, re Development Variance Permit Application No. PL2010-067 - Martin - 3581 Juriet Road - Area 'A'.

MOVED Director Holme, SECONDED Director Ruttan, that the correspondence from Peter & Helena Johnson regarding Development Variance Permit Application No. PL2010-067 be received.

CARRIED

Brian Underhill, Agricultural Land Commission, re Application to Subdivide Land in the ALR - Area 'C'.

MOVED Director Holme, SECONDED Director Ruttan, that the correspondence from Brian Underhill, Agricultural Land Commission regarding an application to subdivide land in the ALR be received.

CARRIED

UNFINISHED BUSINESS

BYLAWS

Public Hearing, Third Reading & Adoption.

Report of the Public Hearing held May 11, 2010 on Amendment Bylaws No. 1055.04, 1148.06, 1152.04, 1335.04, 1400.02 & 1540.01.

MOVED Director Bartram, SECONDED Director Holme, that the Report of the Public Hearing containing the Summary of Minutes and Submissions of the Public Hearing held Tuesday, May 11, 2010, together with all written submissions to the Public Hearing be received.

CARRIED

Bylaw No. 1055.04

MOVED Director Bartram, SECONDED Director Holme, that "Regional District of Nanaimo East Wellington-Pleasant Valley Official Community Plan Amendment Bylaw No. 1055.04, 2010" be read a third time.

CARRIED

MOVED Director Bartram, SECONDED Director Holme, that "Regional District of Nanaimo East Wellington-Pleasant Valley Official Community Plan Amendment Bylaw No. 1055.04, 2010" be adopted.

CARRIED

Bylaw No. 1148.06

MOVED Director Bartram, SECONDED Director Holme, that "Regional District of Nanaimo Arrowsmith Benson-Cranberry Bright Official Community Plan Amendment Bylaw No. 1148.06, 2010" be read a third time.

CARRIED

MOVED Director Bartram, SECONDED Director Holme, that "Regional District of Nanaimo Arrowsmith Benson-Cranberry Bright Official Community Plan Amendment Bylaw No. 1148.06, 2010" be adopted.

CARRIED

Bylaw No. 1152.04

MOVED Director Bartram, SECONDED Director Holme, that "Regional District of Nanaimo Electoral Area 'F' Official Community Plan Amendment Bylaw No. 1152.04, 2010" be read a third time.

CARRIED

MOVED Director Bartram, SECONDED Director Holme, that "Regional District of Nanaimo Electoral Area 'F' Official Community Plan Amendment Bylaw No. 1152.04, 2010" be adopted.

CARRIED

Bylaw No. 1335.04

MOVED Director Bartram, SECONDED Director Holme, that "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Amendment Bylaw No. 1335.04, 2010" be read a third time.

CARRIED

MOVED Director Bartram, SECONDED Director Holme, that "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Amendment Bylaw No. 1335.04, 2010" be adopted.

CARRIED

Bylaw No. 1400.02

MOVED Director Bartram, SECONDED Director Holme, that "Regional District of Nanaimo Nanoose Bay Official Community Plan Amendment Bylaw No. 1400.02, 2010" be read a third time.

CARRIED

MOVED Director Bartram, SECONDED Director Holme, that "Regional District of Nanaimo Nanoose Bay Official Community Plan Amendment Bylaw No. 1400.02, 2010" be adopted.

CARRIED

Bylaw No. 1540.01

MOVED Director Bartram, SECONDED Director Holme, that "Regional District of Nanaimo Electoral Area 'G' Official Community Plan Amendment Bylaw No. 1540.01, 2010" be read a third time.

CARRIED

MOVED Director Bartram, SECONDED Director Holme, that "Regional District of Nanaimo Electoral Area 'G' Official Community Plan Amendment Bylaw No. 1540.01, 2010" be adopted.

CARRIED

For Adoption.

Bylaw No. 975.52.

MOVED Director Holme, SECONDED Director McNabb, that "Regional District of Nanaimo Pump & Haul Local Service Amendment Bylaw No. 975.52, 2010" be adopted.

CARRIED

STANDING COMMITTEE, SELECT COMMITTEE AND COMMISSION MINUTES AND RECOMMENDATIONS

ELECTORAL AREA PLANNING STANDING COMMITTEE

MOVED Director Bartram, SECONDED Director Holme, that the minutes of the Electoral Area Planning Committee meeting held May 11, 2010 be received for information.

CARRIED

PLANNING

AMENDMENT APPLICATIONS

Bylaw No. 500.355 Zoning Amendment Application No. PL2009-211 - Keith Brown & Associates - Fielding Road - Area 'A'.

MOVED Director Burnett, SECONDED Director Bartram, that the Summary of the Public Information Meeting held on April 21, 2010 be received.

CARRIED

MOVED Director Burnett, SECONDED Director Bartram, that Application No. PL2009-211 to rezone the subject property from Residential 2 (RS2) to Industrial 1 (IN 1) be approved subject to the conditions included in Schedule No. 1.

CARRIED

MOVED Director Burnett, SECONDED Director Bartram, that "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.355, 2010" be given 1st and 2nd reading.

CARRIED

MOVED Director Burnett, SECONDED Director Bartram, that the Public Hearing on "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.355, 2010" be delegated to Director Burnett or his alternate.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. PL2010-063 - JE Anderson & Associates - Lee Road East - Area 'G'.

MOVED Director Bartram, SECONDED Director Burnett, that the Development Variance Permit Application No. PL2010-063, be approved subject to the conditions outlined in Schedules No. 1 - 4.

CARRIED

Development Variance Permit Application No. PL2010-067 - Martin - 3581 Juriet Road - Area 'A'.

Mr. Johnson spoke in opposition of this application.

MOVED Director Burnett, SECONDED Director Holme, that the Development Variance Permit Application No PL2010-067, be approved subject to the conditions outlined in Schedules No. 1 - 3.

CARRIED

COMMITTEE OF THE WHOLE STANDING COMMITTEE

MOVED Director Westbrook, SECONDED Director McNabb, that the minutes of the Committee of the Whole meeting held May 11, 2010 be received for information.

CARRIED

COMMUNICATIONS/CORRESPONDENCE

Sally Barton, Bowser Seniors Housing Society, re Crown Land Application in Bowser Village Centre.

MOVED Director Bartram, SECONDED Director Johnstone, that the correspondence from the Bowser Seniors Housing Society be received.

CARRIED

J. E. Harrison, City of Nanaimo, re RDN Not-For-Profit Rental Housing Sewer Development Cost Charge Reduction Bylaw No. 1577, 2010.

MOVED Director Bartram, SECONDED Director Johnstone, that the correspondence from the City of Nanaimo be received.

CARRIED

Christopher, Liliana, and Isabella Garbers, re Growth Strategy Amendment to Support Zoning & OCP Amendment Application No. 0604 - Addison - 2610 Myles Lake Road - Electoral Area 'C'.

MOVED Director Bartram, SECONDED Director Johnstone, that the correspondence from Christopher, Liliana, and Isabella Garbers be received.

CARRIED

FINANCE AND INFORMATION SERVICES

FINANCE

2009 Audited Financial Statements.

MOVED Director Holdom, SECONDED Director McNabb, that the 2009 Consolidated Financial Statements, associated financial schedules and Auditors' Report to the Chief Administrative Officer be received.

CARRIED

2009 Statement of Financial Information.

MOVED Director Holdom, SECONDED Director Ruttan, that the 2009 Financial Information Act report be received and approved and be forwarded to the Ministry of Community and Rural Development.

CARRIED

2009 Directors' & Committee Members' Remuneration & Expenses.

MOVED Director Holme, SECONDED Director Burnett, that the 2009 report on remuneration and expenses for Board and Committee members be received.

CARRIED

DEVELOPMENT SERVICES

BUILDING & BYLAW

Notice of Building Bylaw Contravention - 2443 Arlington Road - Area 'E'.

MOVED Director Holme, SECONDED Director Bartram, that staff be directed to register a Notice of Bylaw Contravention on title pursuant to Section 57 Community Charter and that legal action be taken if necessary to ensure "Lot 1, District Lot 79, Plan 6073, Nanoose District" is in compliance with "Regional District of Nanaimo Building Regulation & Fees Bylaw 1250, 2001 and Regional District of Nanaimo Land Use and Subdivision Bylaw 500, 1987".

CARRIED

Property Maintenance Contravention - 2307 Gould Road West - Area 'A'.

MOVED Director Burnett, SECONDED Director Johnstone, that the owners of the subject property be directed to remove from the premises those items as set out in the attached Resolution within fourteen (14) days, or the work will be undertaken by the Regional District of Nanaimo's agents at the owner's cost.

CARRIED

Property Maintenance Contravention - 225 DeCourcy Drive - Area 'B'.

MOVED Director Rudischer, SECONDED Director Holdom, that the owners of the subject property be directed to remove from the premises those items as set out in the attached Resolution within fourteen (14) days, or the work will be undertaken by the Regional District of Nanaimo's agents at the owner's cost.

CARRIED

Building Inspection Service - Public Consultation Plan for Proposed Expansion.

MOVED Director Bartram, SECONDED Director Holme, that staff be directed to hold a series of satellite office openings and public information meetings in Electoral Areas 'A', 'C', 'F' and 'H' in accordance with the schedule set out in the report.

CARRIED

PLANNING

Regional Growth Strategy Amendment to Support Zoning & OCP Amendment Application No. 0604 - Addison - 2610 Myles Lake Road - Electoral Area 'C'.

MOVED Director Young, SECONDED Director Bestwick, that the Board approve consideration for a site specific amendment to the Regional Growth Strategy to permit an Official Community Plan and zoning amendment that will decrease the minimum parcel size outside of the Urban Containment Boundary to enable an application for a proposed 4 parcel subdivision, minimum parcel size 5 acres, each with one house and dedicated path/trail to access Blind Lake Park.

CARRIED

RECREATION AND PARKS SERVICES

PARKS

Area 'H' Community Parks Service - Licence of Occupation Renewal for Water Access at Sunnybeach Road.

MOVED Director Bartram, SECONDED Director Holme, that the 2010-2015 Licence of Occupation with the Ministry of Transportation and Infrastructure for the purpose of continuing the operation of the Sunnybeach Road water access in Qualicum Bay (Electoral Area 'H') be approved.

CARRIED

REGIONAL AND COMMUNITY UTILITIES

WASTEWATER

RDN Wastewater Services - Annual Wastewater Treatment Facilities Report.

MOVED Director Holme, SECONDED Director McNabb, that the 2009 Annual Wastewater Treatment Facilities Report be received for information.

CARRIED

Proposed Expansion of Surfside Sewer Service - Results of Property Owner Consultation.

MOVED Director Holme, SECONDED Director McNabb, that the Board receive this report for information and that no further action on the Surfside Sanitary Sewer Collection System expansion be taken at this time.

CARRIED

WATER

RDN Water Services - Well Condition Assessment & Maintenance Plan.

MOVED Director Holme, SECONDED Director Ruttan, that the Board receive the Well Condition Assessment and Maintenance Plan staff report for information.

CARRIED

Proposed Acquisition of Whiskey Creek Water District.

MOVED Director Biggemann, SECONDED Director Bartram, that the RDN petition the residents of the Whiskey Creek Water District to determine support for the RDN to acquire the Whiskey Creek Water District utility and staff report back to the RDN Board on the results of the petition process.

CARRIED

San Pareil Water Service - Expenditure of Funds from Security Issuing Bylaw No. 1395 for Replacement of Water Main.

MOVED Director Westbroek, SECONDED Director Holdom, that a drawdown of up to \$17,000 from "Regional District of Nanaimo (San Pareil Water Service) Security Issuing Bylaw No. 1395, 2004" for the replacement of the water supply main from the system reservoir to the distribution piping network be approved.

CARRIED

COMMISSION, ADVISORY & SELECT COMMITTEE

District 69 Recreation Commission.

MOVED Director Bartram, SECONDED Director McNabb, that the minutes of the District 69 Recreation Commission meeting held April 15, 2010 be received for information.

CARRIED

MOVED Director Bartram, SECONDED Director Holme, that the District 69 Field Allocations Update and Review of Guidelines report be received as information and staff be directed to meet with the City of Parksville, Town of Qualicum Beach and School District #69 to review current scheduling practices, discuss trends in field use and review possible solutions to meet the changing demand on the District's sportfields.

CARRIED

MOVED Director Bartram, SECONDED Director Holme, that staff be directed to develop a recognition program for local groups or individuals that reside either in the City of Parksville, the Town of Qualicum Beach or Electoral Areas E, F, G and H and have won a Provincial, Western Canadian, National or World championship for the District 69 Recreation Commission's consideration.

CARRIED

MOVED Director Bartram, SECONDED Director Holme, that the District 69 Recreation Financial Assistance Program report be received as information.

CARRIED

Electoral Area 'G' Parks and Open Space Advisory Committee.

MOVED Director Bartram, SECONDED Director Burnett, that the minutes of the Electoral Area 'G' Parks and Open Space Advisory Committee meeting held April 12, 2010 be received for information.

CARRIED

Grants-in-Aid Advisory Committee.

MOVED Director Young, SECONDED Director Westbroek, that the minutes of the Grants-in-Aid Advisory Committee meeting held May 5, 2010 be received for information.

CARRIED

District 68

MOVED Director Young, SECONDED Director Rudischer, that the following grants be awarded:

<i>Name of Organization</i>	<i>Amount Recommended</i>
Hope Centre	\$ 500
Jonanco Hobby Workshop Association	\$ 460
Poetry Gabriola Society	<u>\$ 1,000</u>
	<u>\$ 1,960</u>

CARRIED

District 69

MOVED Director Young, SECONDED Director Bartram, that the following grants be awarded:

<i>Name of Organization</i>	<i>Amount Recommended</i>
Arrowsmith Community Enhancement Society	\$ 1,500
Bow Horne Bay Community Club	\$ 800
Errington War Memorial Hall Association	\$ 1,300
Lighthouse Country Marine Rescue Society	\$ 1,500
Mount Arrowsmith Biosphere Foundation	\$ 700
Oceanside Volunteer Association	\$ 1,000
Parksville & District Association for Community Living	\$ 1,600
Vancouver Island Opera	\$ 1,000
Parksville Qualicum Community Foundation (The Hand)	<u>\$ 300</u>
	<u>\$ 9,700</u>

CARRIED

Regional Solid Waste Advisory Committee.

MOVED Director Holme, SECONDED Director Burnett, that the minutes of the Regional Solid Waste Advisory Committee meeting held April 22, 2010 be received for information.

CARRIED

Transit Select Committee.

MOVED Director McNabb, SECONDED Director Bestwick, that the minutes of the Transit Select Committee meeting held April 22, 2010 be received for information.

CARRIED

MOVED Director McNabb, SECONDED Director Bestwick, that staff be directed to send a letter to BC Transit regarding the RDN Board's interest in participating in a pilot study that would explore the benefits of using natural gas vehicles for Transit.

CARRIED

MOVED Director McNabb, SECONDED Director Bestwick, that staff be directed to send a letter to BC Transit requesting that older buses in the RDN Transit System be replaced by the newer more efficient Olympic buses.

CARRIED

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

Sally Barton, Bowser Seniors Housing Society, re Seniors Housing and Our Crown Land Application in Bowser Village Centre.

MOVED Director Bartram, SECONDED Director Young, that the Board directs staff to meet with the Bowser Seniors Housing Society Executive to discuss and if possible negotiate a partnership between the RDN and the Bowser Senior Housing Society to apply for a Free Crown Grant for two lots of Crown Land that are within the boundary of the Bowser Village Centre, and then if successful, to lease part of those two lots to the Bowser Seniors Housing Society for the purposes of building an independent-supportive seniors housing facility.

CARRIED

NEW BUSINESS

J. E. Harrison, City of Nanaimo, re RDN Not-For-Profit Rental Housing Sewer Development Cost Charge Reduction Bylaw No. 1577, 2010.

MOVED Director McNabb, SECONDED Director Burnett, that this item be referred back to staff for a report.

CARRIED

SCHEDULED STANDING, ADVISORY STANDING AND SELECT COMMITTEE REPORTS

Regional Agricultural Advisory Committee.

MOVED Director Burnett, SECONDED Director Johnstone, that the minutes of the Agricultural Advisory Committee meeting held April 30, 2010 be received for information.

CARRIED

Transit Select Committee.

MOVED Director McNabb, SECONDED Director Bestwick, that minutes of the Transit Select Committee meeting held May 13, 2010 be received for information.

CARRIED

MOVED Director McNabb, SECONDED Director Westbroek, that staff be directed to arrange a meeting between the Chair of the RDN Board and selected members of the Transit Select Committee and the BC Transit Chair and Board to discuss the 2010-2011 Annual Operating Agreement.

CARRIED

ADMINISTRATOR'S REPORTS

Open Burning - Provincial Regulation Changes.

MOVED Director McNabb, SECONDED Director Burnett, that the Board receive this report on Provincial open burning regulation changes for information.

CARRIED

Solid Waste Disposal Service – Contract Award for Supply & Distribution of Green Bins.

MOVED Director Holme, SECONDED Director Burnett, that the Board award the contract for supply and distribution of green bins and kitchen containers to ORBIS Canada Ltd. for a total cost of \$1,367,135.

CARRIED

NEW BUSINESS

Electoral Area ‘B’ Parks and Open Space Advisory Committee.

MOVED Director Rudischer, SECONDED Director Young, that Laurie Burke be appointed to Electoral Area ‘B’ Parks and Open Space Advisory Committee for a term ending December 31, 2011.

CARRIED

BOARD INFORMATION

It was noted that the Regional District of Nanaimo has been awarded a \$10,000 grant for the Joint Tri-Regional Waste to Energy Viability Study.

ADJOURNMENT

MOVED Director Holme, SECONDED Director McNabb, that pursuant to Section 90(1)(e) of the Community Charter the Board proceed to an In Camera Committee meeting to consider items related to land issues.

TIME: 8:32 PM

The meeting reconvened at 8:48 PM

RECREATION AND PARKS SERVICES

PARKS

Area ‘A’ Community Parks Service – Boat Harbour Property Acquisition Opportunity.

MOVED Director Burnett, SECONDED Director Kipp, that the Regional District of Nanaimo enter into an Agreement of Purchase and Sale with Townline Ventures Boat Harbour Ltd. for the proposed Lot 7 on Flewett Point at the appraised value of \$2,345,000.

CARRIED

MOVED Director Burnett, SECONDED Director Bestwick, that the Regional District of Nanaimo obtain assent of the electors in Electoral Area ‘A’ to borrow \$2,090,000 for the acquisition of proposed Lot 7 on Flewett Point through an alternative approval process with repayment by way of an assessment based property tax levy.

CARRIED

MOVED Director Burnett, SSECONDDED Director Kipp, that "Regional District of Nanaimo Bylaw No. 1601, 2010" be introduced and read three times, be forwarded to the Inspector of Municipalities for approval and proceed to the alternative approval process to obtain assent of the electors in Electoral Area 'A'.

CARRIED

MOVED Director Burnett, SECONDED Director McNabb, that the Notice of Electoral Response Form be approved for the purpose of the alternative approval process for Bylaw No. 1601 within Electoral Area 'A'.

CARRIED

ADJOURNMENT

MOVED Director Holme, SECONDED Director McNabb, that this meeting terminate.

CARRIED

TIME: 8:50 PM

CHAIRPERSON

SR. MGR., CORPORATE ADMINISTRATION

REGIONAL DISTRICT OF NANAIMO
MINUTES OF THE SPECIAL BOARD MEETING
MEETING HELD ON TUESDAY, JUNE 8, 2010 AT 8:12 PM
IN THE RDN BOARD CHAMBERS

Present:

Director J. Stanhope	Chairperson
Director J. Burnett	Electoral Area A
Director G. Rudischer	Electoral Area B
Director M. Young	Electoral Area C
Director G. Holme	Electoral Area E
Director L. Biggemann	Electoral Area F
Director D. Bartram	Electoral Area H
Director C. Haime	District of Lantzville
Director E. Mayne	City of Parksville
Director T. Westbroek	Town of Qualicum Beach
Director J. Ruttan	City of Nanaimo
Director L. McNabb	City of Nanaimo
Director B. Bestwick	City of Nanaimo
Director J. Kipp	City of Nanaimo
Director D. Johnstone	City of Nanaimo
Director B. Holdom	City of Nanaimo
Director L. Sherry	City of Nanaimo

Also in Attendance:

C. Mason	Chief Administrative Officer
M. Pearse	Senior Manager, Corporate Administration
N. Avery	General Manager, Finance & Information Services
J. Finnie	General Manager, Regional & Community Utilities
D. Trudeau	General Manager, Transportation & Solid Waste
P. Thorkelsson	General Manager, Development Services
T. Osborne	General Manager, Recreation & Parks
N. Hewitt	Recording Secretary

BYLAWS

For Adoption.

Bylaw No. 1335.03.

MOVED Director Bartram, SECONDED Director Holme, that "Regional District of Nanaimo Electoral Area 'H' Official Community Plan Amendment Bylaw No. 1335.03, 2010" be adopted.

CARRIED

ADJOURNMENT

MOVED Director Holme, SECONDED Director McNabb, that this meeting adjourn to allow for an In Camera meeting.

CARRIED

TIME: 8:14 PM

CHAIRPERSON

SR. MGR., CORPORATE ADMINISTRATION

Cedar School and Community Enhancement Society
 1644 Macmillan Road
 Nanaimo, B.C. V9X1L9

June 2, 2010

REN REC & PARKS		
GM R & P	CAO	
MGR Parks	MGR Rec	
Arena	Rec	
JUN - 9 2010		
	Rec	
TSNO	Commission	
Director	Other	

Dear Regional District of Nanaimo Area A Commission:

Recently the Cedar Schools and Community Enhancement Society returned a cheque of \$876.00 to the Regional District. This grant was for the purchase of equipment for a Run Jump Throw program. Due to many circumstances beyond our control we did not run this program. On return of this grant money we had asked if we could use this money for our Cedar Fun Zone, a nine week summer camp for children, to put toward arts and craft supplies. We would like to thank you for taking this into consideration and we understand the Commission has supported this request to be approved by the Board at the end of June. We realize our asking was not during the regular grant application time and appreciate the discussions and meetings required in order to make this happen.

In the meantime, after we had this particular grant rectified, we just found out that our grant application to HRDC for summer staff wages was severely cut this year. Instead of the usual two wages for summer staff we have received a grant for only one position. These wages, I might add, pay up to \$8.00 per hour and our program subsidizes the wages by \$5.00 per hour so that we may pay our staff \$13.00 per hour each for nine weeks.

For the past twelve years the Cedar Family of Community Schools, in partnership with the Cedar Schools and Community Enhancement Society, has provided a nine week summer program (Cedar Fun Zone) for the children within our community. This program has enable children with transportation and financial challenges to enjoy many experiences of the 'Summer Camp' as possible. A wide variety of activities are offered from swimming, soccer, pottery, cooking, arts and crafts, literacy support to Bike Safety Fairs, local business tours and much more. We also offer a literacy component to the program.

The program facilitates up to 20 children daily and has been extremely successful. In addition to the advantage for the children in our community we have also provided two positions of employment for local youth ages 19 to 25 as camp leaders. Many of our local teens also gain experience by volunteering throughout the summer.

In the past we have secured funds for wages through Canada Summer Employment Grants, camp registration fees and donations form local services groups. This summer we are being faced with the possibility of cancelling the entire summer program due to lack of funding. Our grant funding has been critically reduced and we are in need of monies to help offset our wages for staffing and program expenses. At this

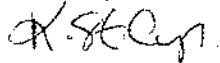
time we are asking the Regional District Area A if there might be some emergency funding that we could access so that our summer program may continue this year.

We appreciate that the RDN is asked repeatedly for grants to help so many groups. We humbly would like to add our request of \$2422.40 or any financial support you are able to provide for Cedar Fun Zone.

We have continued to send out grant applications and many letters of request to our community members. We believe that the opportunity for many children in our community to engage in educational, healthy and fun summer activities is vital to maintaining a healthy community and are saddened to think it may end.

We have enclosed a budget of our summer program in hopes that it will outline our needs. Our hope is that the letter and budget will also cover the Commission's request for more detailed and clear information regarding our first request for the reallocation of \$876 for summer equipment/supplies. Please do not hesitate to call if you have any questions or need further information or are able to provide some funds. We would like to extend our sincere thanks for your time and consideration of our request.

Sincerely,



Karen St Cyr and Brenda Stupich
Cedar Family of Community Schools Co-coordinators on behalf of Cedar School and
Community Enhancement Society
250 722-2414 ext. 249

PROGRAM / EVENT / PROJECT FINANCIAL / BUDGET INFORMATION:

EXPENSES	YEAR 20
	Projected (To be completed for application)
Supplies / Equipment:	
Facility / Venue Rental 16.50 + HST per day for 30 days	554.40
Permits	
Insurance	
Advertising Costs (marketing / publicity) Take 5	185.00
Vehicle Rentals	
Administrative Costs (please specify, ie. photocopying, fax, mail, etc)	60.00
Wages for one staff 315 hrs @ \$13.00	4095.00
plus MERC @ 400.00	400.00
Subsidy for wages one staff	1,575.00
Mileage	300.00
Equipment Rentals (Please specify, ie. tents, stage, lights, sound, etc)	
Arts and Craft Supplies, sports equipment,	876.00
Food for lunches/snack for disadvantaged children	100.00
First Aid Supplies, sunscreen, bottled water	→
Food Cooking Theme Weeks, Hose, Water Toys	300.00
Materials / Supplies (Please specify the type of materials / supplies)	
Additional On-Site Costs (Please specify)	
Wustochian Fees \$13 per day x 30 x HST	436.00
Security Fees \$16 per day x 8 days to cover co-ordinators holidays)	128.00
Fundraising Expenses (please specify)	
Goodies for Concession staff at Highschool event	300.00
Food for Women's Health Gala	300.00
Other (please specify)	
Telus Phone Card for staff cell phone	50.00
Scholarships for 5 children to attend camp 2 x per week for 6 weeks	480.00
Honorariums for Guest Instructors and extra costs for outtrip activities	300.00
Total Expenses = Line A	\$ 10,239.40

REVENUES	YEAR 20
	Projected (To be completed for application)
Earned Revenue:	
Registration / Course Fees <i>averaging # of children</i>	2400.00
Admission / Ticket Sales <i>per day</i>	
Advertising Income <i>10 children x \$8.00</i>	
Rentals <i>x 30</i>	
Other (please specify):	
B. Total Earned Revenue:	2400.00
Fundraising Revenue: <i>(Pending)</i>	
Donations - Charitable (Churches, Service Clubs, Societies, etc)	600.00
Donations - Corporate (Businesses, Private Organizations)	250.00
Cash Sponsorships <i>Private donation</i>	50.00
Fundraising Events <i>Concession stand</i>	300.00
Other (please specify): <i>Health Gala Event Concession</i>	500.00
C. Total Fundraising Revenue:	1700.00
Other Government Revenue:	
Municipal Grants <i>RDN request</i>	876.00
Provincial Grants	
Federal Grants <i>HRDC wages \$8.00 per hr</i>	2,841.00
Other (please specify):	
D. Total Government Grants:	3,717.00
Total Revenues (Lines B + C + D) = Line E	\$ 7,817.00
Line E - Line A (Revenues - Expenses) = total amount of Regional District Grant in Aid funding requested to cover shortfall	\$ 2,422.40

Please Note: If you are receiving any in-kind services for the program / event / project, please outline the type of service, the source donor, and estimated value:

Type / Source	Estimated Value
Volleyball Net, Badminton Rackets	\$ 500.00
ball hockey equipment, pickleball	\$
	\$
	\$

Budget Breakdown for Arts and Crafts and equipment supplies

2- outdoor Volleyballs- \$28.00 ea. Total \$64.00 + HST \$7.16 = \$71.16
TVS5x Teamline Size 5

4 -Basketballs Outdoor \$15.00 ea. X 4 Total \$60.00+HST 6.72= \$66.72
Teamline TBX5 2 Tone Size 5

6- Playground balls 9.00 ea. Total \$54.00 + HST 6.05= \$60.05

TOTAL =\$197.93 plus shipping 12.00=\$209.00

3-Bucket of beads
and accessories to make items= \$45.00
12 scissors = \$3.00 ea \$36.00
Glue White LePage large jar = 16.00
20 Glue sticks 26.00
6 packages of 8- Markers- 7.00 = 32.00
5-Construction Paper Pads- \$20.00
Bags of shells 10.00
Wooden frames 25.00
White t-shirts- 4.00 each x20=80.00
Tye dye materials 12.00
Glitter 8.00
Acrylic paints 30.00
Cement mixture- 1 bag \$16.00
Glass stones 12.00
Paper plates 15.00
Tissue paper 15packages- various colours 10.00
Sugar cubes 10 boxes – 20.00
Popsicle sticks 4.00
Elastics 2.00
Foam shapes 10.00
Balloons 12.00
String 6.00
Paper lunch bags 5.00
Face Paint kit 25.00
Paint canvases 30.00
Sponges 10.00
Masking tape 3- 10.00
Duck Tape 10.00
Clear tape- lots 12.00
Cash box that locks 40.00
4-36 Cases of Water 20.00
3- sunscreen lotion 30.00
First aid supplies- polysporin,epi pen, sting stop, bandaides 50.00

****please note that some of these art supplies may change
as summer staff may have some specific requests of items
for a particular theme day.

Total 689.00 +209.00 = 948.00

Armstrong, Jane

From: Marks, Kristy
Sent: June 16, 2010 1:53 PM
To: Armstrong, Jane
Cc: Lindsay, Dale
Subject: FW: Notice of Development Permit with Variances Application No.2010-102

From: Jim Kennedy [mailto:jkennedy@gwccgroup.net]
Sent: Wednesday, June 16, 2010 6:17 AM
To: email, planning
Subject: Notice of Development Permit with Variances Application No.2010-102

Dear Sirs,

We are the owners of Lot 17 which is the only lot directly affected by this proposed relaxation of the regulations ,however, it will have an impact on the entire neighborhood as well as traffic safety.

Has anyone done a study or even a review of traffic patterns in this intersection?

This is already a dangerous intersection, and now you are proposing having vehicles from two small lots regularly enter and exit right into this corner. The potential for a bad or fatal accident will greatly increase with two families driving or backing into the path of vehicles turning off the Island Highway onto Johnston Road and making an immediate turn onto Lundine Lane. They usually do this quickly so as to get between vehicles waiting to turn left onto the Island Highway.

There is no light at this intersection and it is the route for vehicles leaving the building supply. There are already regular incidents here of near misses and dumped lumber. Now you are proposing to add two more residences with potentially more than one vehicle each to this mix. I can only wonder why.

If this property is not large enough to allow two lots under current building bylaws, then why not have one lot?

Another reason why we object to this is that this entire subdivision is made up of large lots with well placed homes and now you propose to squeeze these last two in by bending the rules. Again, why?

I was told that the present owners intend to sell all three lots and leave the neighborhood, so it won't matter to them if the appearance of the neighborhood is adversely affected and property values drop.

I wish to go on record as objecting to this proposed variance for two reasons. Safety, and lowering the value of the adjoining property.

Since we only received this notice yesterday it leaves us very little time to respond. Is there a reason why so little time is allowed?

I would appreciate a response, or at least the opinion of the people most affected by this being taken into consideration before allowing this change to our neighborhood.

Yours respectfully,
 Jim and Vera Kennedy

✓ Jun 22 '10

TO: Carol Mason
Chief Administrative Officer

DATE: June 16, 2010

FROM: Paul Thorkelsson
General Manager, Development Services

FILE: 3800 00

SUBJECT: Proposed Expansion of Building Inspection

PURPOSE

To inform the Regional District Board of the results of the public consultation events held in Electoral Areas A/C, F and H and to provide options for the proposed expansion of building inspection with consideration given to feedback received from the consultation process.

BACKGROUND

In September 2009, staff were directed to review alternatives to 'traditional' building inspection service in the non-building inspection areas of the region. This process culminated in a number of policy changes and proposed bylaw amendments for consideration by the Board. At the April 27, 2010 Board meeting the following motion was endorsed:

That "Regional District of Nanaimo Building Inspection Extended Service Bylaw Amendment Bylaw No. 787.13, 2010" be tabled until further discussion and public consultation has occurred.

Following this direction a consultation plan was approved at the May 25, 2010 Board meeting and staff undertook the implementation of the plan holding nine public events in Electoral Areas A/C, F and H.

In addition to the nine scheduled public events staff also prepared a Regional Perspectives newsletter that was circulated to all residences in the Region that provided further information on the issue.

Attachment 1 summarizes the information gathered at each of the events. Attachment 2 to this report provides hard copies of all materials received from residents at the nine events as well as synopses of the information received and discussed at the information sessions (office openings) and comments received at the public information meetings.

Community Feedback and its Implications for Building Inspection

The discussions that have occurred over the last few weeks in Electoral Areas A/C, F and H have revealed that similar issues and concerns exist across all the affected electoral areas. The majority of residents participating in the nine consultation events have opposed the proposed service expansion, some very forcefully, all for very similar reasons. It has become evident through the consultation that most of the

concerns that exist can to a large extent be addressed through modifications to the proposed bylaw amendments. A summary of the concerns and proposed recommendations is outlined below.

1. Owner-Builder House Construction Time and Expense – affordable, extended permitting and modified occupancy process

Significant concerns were raised during the consultation events regarding the perception that permits and inspections will place insurmountable barriers to local residents who wish to build their own homes over an extended period of time. This includes a number of residents who indicated that as an aspect of affordable housing in the rural areas, residents will often occupy their homes during the construction phase and finish their homes as time and financial resources allow.

Currently the permitting process places an initial two year “lifespan” on permits issued with the ability to renew permits for subsequent periods with an applicable fee. Recognizing the significance of this issue, and the Board’s interest in supporting residents in building safe and affordable accommodation in the region, staff recommend the addition of some modification to the Building Regulation Bylaw that will introduce a simplified renewal process for permits and the provision for conditional occupancy to allow homeowners the option to reside in partially completed houses and complete the finishing of those homes over an extended period.

Under the proposed amendments to the bylaw, conditional occupancy could be considered where the health and life safety aspects of the Building Code have been completed and confirmed, but the project would not be considered complete for final inspection. These alternative processes would be available to owner-builder applicants and include a provision for the consideration of a notice on title of the property if completion is not forthcoming after the allowance of an extended time period to complete the project. Staff have provided bylaw amendments for the proposed Building Regulation Bylaw for the Board’s consideration that address both the extended timeframe and financial hardship of renewing the building permit.

Recommendation: Extend the permitting time for owner-builders with conditional occupancy and reduce or eliminate building permit renewal fees

2. Costs of Permits / Impact on Property Taxes– user-pay funding model, comparable costs

Many of the comments received at the public information sessions reflected a mistrust of government with the perception that the expansion of building inspection was simply intended as a ‘tax grab’ to provide additional revenue to the Regional District. As stated in previous reports to the Board, including during the 2010 Budget deliberations, staff have taken Board direction to provide a funding model that ensures that the inspection and permitting process is financially self-sufficient based on a user-pay model.

Staff have provided a comparison of the fees and charges implemented in the RDN with other comparable jurisdictions – these comparisons show that the fees for the average single family house in the RDN are comparable to those in both neighbouring and more distant jurisdictions. This includes other jurisdictions that have similar rural areas and that face similar concerns regarding affordability.

The Board has given direction to ensure that building inspection is based on a user-pay funding model. Therefore, the service is only supported by fees from those requiring permits and would not be supported by tax requisition. Staff would not recommend reducing or waiving inspection fees for the proposed new areas.

Recommendation: Retain the existing fee structure to ensure building inspection remains user-pay and does not become a tax-based service

3. Site Cut Lumber – requirements do not change with permits and inspections

This issue has taken on surprising significance during the consultation process. It is important to note that the introduction of building inspection into an unregulated area does not change the requirements for the use of graded lumber nor does it prevent the use of site cut lumber in any construction. The Building Code, which applies to all construction whether in a regulated area or not, requires the use of graded lumber in construction. This does not preclude the use of site cut lumber but simply requires that it meet the grading standards established by the forest industry and the BC Building Code. This is easily and economically accomplished through site grading available through qualified grading consultants and contractors. Staff have confirmed that these services are readily available to area residents now.

Given the significance of this issue in the rural areas, and the RDN's own interest in promoting sustainability in construction and development, it is recommended that the Board direct staff to further investigate the potential for the provision of site grading of cut lumber through the RDN as a service to residents at a minimal (or no) additional cost. Although further investigation and evaluation is necessary, this could be accomplished through training of appropriate RDN staff or through engaging an external contract with qualified consultants.

Recommendation: Investigate the RDN providing site grading of cut lumber under the building inspection service at minimal or no additional cost

4. Farm Buildings – exemption from permits and inspections

Farm buildings are specifically defined in the *National Farm Building Code* as those buildings that are located on land devoted to the practice of farming and that are intended for the housing of equipment, livestock, storage and processing of agricultural and horticultural produce and feed. These buildings are designed for low human occupancy on land specifically classed for farm operations.

Staff recommends that the Board consider a specific exemption from the permitting and inspection process for this particular class of buildings. It is important to note that other regulations in the RDN will still apply to the development of these buildings including requirements established under zoning and land-use bylaws and Official Community Plans where applicable. Staff have provided bylaw amendments for the proposed Building Regulation Bylaw for the Board's consideration.

Recommendation: Establish a specific exemption for farm buildings from the building regulation bylaw requirements

5. Rural lifestyle – preservation of quality of life

A theme that came out at all the sessions was the prevailing fear that the introduction of building inspection would eliminate the rural lifestyle enjoyed by residents of those areas. As a result, many residents simply do not want building inspection imposed in their area, even though the majority of residents would not be affected as the service would only apply to new construction and major renovations.

A review of other regional districts across the Province confirms that in the majority of those regions, building inspection exists and has for many years. The Regional District of Nanaimo is surrounded by regional districts on Vancouver Island that have full building inspection across all electoral areas. These regional districts enjoy a vibrant rural lifestyle similar to that enjoyed in the RDN.

In addition, across the province building inspection is commonplace in almost all southern regional districts with full building inspection included in the Regional Districts of the Central Okanagan, Central Kootenays, East Kootenays, Kootenay Boundary, North Okanagan, Fraser Valley and Sunshine Coast. These regions have appealing and unique rural characteristics and have very active and productive agricultural communities. Regulation has played an important part in protecting these rural areas from increased and inappropriate development activity.

The introduction of permitting and inspection in the Regional District of Nanaimo will not result in either increased development or the loss of creativity that is inherent in the rural ethic. In areas currently under regulation the RDN has participated and approved numerous examples of unique and innovative construction. RDN staff is both interested and supportive of innovative approaches, and is supportive of residents interested in pursuing alternative approaches to construction. As a specific example, in the last six months the RDN Building Inspection division has completed the inspection of two residential projects within the existing service area that were constructed using cob construction.

6. Referendum – the right to vote

The last key theme that was reiterated by a number of presenters at the information meetings was the request that the question of building inspection expansion be put to a vote. It was further requested that this vote be conducted by individual electoral areas.

The difficulty with holding a referendum on the expansion of building inspection is that residents would be asked if they support a ‘regulatory’ service. Regulatory services at the local, provincial and federal levels are deemed to be in the public interest and therefore, are implemented through the government’s inherent authority and jurisdiction. They are not approved through referendum of the constituents.

This authority is based on the understanding that while individual rights are important, the government has the responsibility to ensure that individual rights do not supersede the rights of the community at large particularly in matters of health and safety. Individual rights must not negatively impact the rights of the community, so whether it is the enforcement of traffic regulations or the enforcement of the building code, if left unregulated, the actions of individuals will ultimately impact the lives of their neighbours and of the community as a whole.

Therefore, a referendum asking if residents are in support of the expansion of building inspection is not an appropriate method of determining if this regulation is required. If the Board believes that building inspection regulations will assist in the protection of quality of life for its citizens within the region, it is recommended that the Board use its authority to proceed with the approval of the bylaw with the recommendations as outlined in this report. However, if the Board does not believe that these regulations are important to advancing the RDN’s goals towards health, safety, sustainability and community priorities, then the only course of action would be to abandon the amendment bylaws.

ALTERNATIVES

1. Proceed with Bylaw amendments as proposed:
 - a) That the “Building Regulations and Fees Amendment Bylaw No. 1250.05, 2010”, be adopted as considered at third reading;
 - b) That the “Building Inspection Extended Service Bylaw Amendment Bylaw No. 787.13, 2010”, be adopted as considered at third reading.

2. Proceed with Bylaw amendments with modifications as outlined in this report:
 - a) That the “Building Regulations and Fees Amendment Bylaw No. 1250.05, 2010”, be amended at third reading to address the concerns raised by the communities during the consultation process;
 - b) That the “Building Inspection Extended Service Bylaw Amendment Bylaw No. 787.13, 2010”, be adopted as considered at third reading.

3. Reduce the scope of building inspection expansion:
 - a) That the “Building Regulations and Fees Amendment Bylaw No. 1250.05, 2010”, be amended at third reading to address the concerns raised by the communities during the consultation process;
 - b) That the inclusion of single and two family (duplex) zoned lands within the service be abandoned;
 - c) That the “Building Inspection Extended Service Bylaw Amendment Bylaw No. 787.13, 2010”, be amended at third reading to extend the building inspection service onto only those lands within village centres (VC) urban containment (UCB) and rural separation boundaries (RSB) and those with commercial, industrial, multi-family, conservation, public, recreation, resource management, forestry, agricultural, industrial mixed use, salvage & wrecking, institutional/community and water use lands located outside of VC, UCB and RSB.

4. Abandon the building inspection service expansion.

FINANCIAL IMPLICATIONS

Alternative 1. The financial implications under alternative one with respect to budget impact, staffing levels and cost to taxpayers has been examined in depth in previous reports and throughout the budget planning process. The direct impact on the service area budget resulting from the first phase of expansion in October 2010 is expected to be minimal. It is anticipated however that the full inclusion of all properties by April 2011 will likely result in a marked increase in permitting and inspection activity, necessitating additional staff. The direct cost of additional inspection staff would be offset by increased permit revenues in the new areas.

Alternative 2. Similarly, the financial implications of this alternative are expected to be minimal in the first phase with increasing staff resources necessary as the work load and permit activity grows through the second phase. The direct costs of added inspection staff would be offset by revenue generated by increased permit activity.

Alternative 3. Under this option, with the abandonment of the second phase of implementation the financial impact would be expected to be more limited. It is not expected that additional staffing or related resources would be required in the short term. Any additional requirements would be associated with increased permit activity and revenue levels that could support those required resources.

Although it does not add any financial implications, under this alternative the amended Establishment Bylaw 787 would have to be resubmitted to the Inspector of Municipalities for approval prior to adoption by the Board.

Alternative 4. While there are no direct financial implications to this alternative it is important to note that there are wide ranging non-financial implications to this alternative that will impact the ability of the RDN to achieve progress on a number of the existing and future core policy, planning and priorities.

CONCLUSIONS

A number of issues were raised during the public information sessions and have been considered in this report. The key themes emerging from the sessions focussed upon the following issues:

1. *Owner-Builder House Construction Time and Expense – affordable, extended permitting and modified occupancy process*
2. *Costs of Permits / Impact on Property Taxes– user-pay funding model, comparable costs*
3. *Site Cut Lumber – requirements do not change with permits and inspections*
4. *Farm Buildings – exemption from permits and inspections*
5. *Rural lifestyle – preservation of quality of life*
6. *Referendum – the right to vote*

Staff have reviewed these six issues in detail and examined options to address these concerns. Should the Board wish to pursue the expansion of building inspection, the following recommendations have been put forward to address items 1 – 4. It should be noted that recommendation 2 has already been addressed by the Board through its policy adopted at the March 23rd, 2010 Board meeting.

Recommendation 1: Extend the permitting time for owner-builders with conditional occupancy and eliminate building permit renewal fees and replace with a \$100. administrative charge upon renewal;

Recommendation 2: Retain the existing fee structure to ensure building inspection remains user-pay and does not become a tax-based service;

Recommendation 3: Establish a specific exemption for farm buildings from the building regulation bylaw requirements;

Recommendation 4: Investigate the RDN providing site grading of cut lumber under the building inspection service at minimal or no additional cost.

Staff have not prepared specific recommendations to address items #5 and #6. As noted earlier in this report, building inspection exists in most of the RDN electoral areas, and has existed in other regional district electoral areas across the southern portions of the Province for many years. This service has contributed to the preservation of rural integrity across the Province, and this is demonstrated by example in the many communities across British Columbia which enjoy unique and vibrant rural characteristics.

Building inspection provides greater certainty towards the protection of quality of life for rural residents than exists without this service.

With respect to the proposal to undertake a referendum at the next local government elections, staff do not recommend this approach. Fundamentally, building inspection is a regulatory service intended to protect community health and safety. It has been specifically established under the *Local Government Act* as a regulatory service, similar to other enforcement powers used at the local, provincial and federal levels. Regulatory powers are exercised at the discretion of government for the overall public good. Therefore, it is not appropriate to put this type of service to a referendum question. If the Board does not consider the expansion of building inspection to be in the public interest, the recommended approach is to abandon the bylaws altogether rather than to put them to a vote in the electoral areas.

Based on the careful consideration of the issues that have been presented, staff are recommending the implementation of Alternative 2 that proposes to amend "Building Regulations Amendment Bylaw No. 1250.05" to include the modifications recommended in this report, and to adopt "Building Inspection Extended Service Establishment Bylaw No 787 to expand the building inspection service region wide in two phases (October 1, 2010 and April 1, 2011). The following recommendations are put forward for the Board's consideration:

RECOMMENDATIONS

1. That "Regional District of Nanaimo Building Inspection Extended Service Bylaw Amendment Bylaw No. 787.13, 2010" be taken from the table;
2. That "Regional District of Nanaimo Building Regulations Amendment Bylaw No. 1250.05, 2010" be taken from the table;
3. That "Building Regulation Fees and Charges Bylaw No. 1595, 2010" be taken from the table;

Bylaw No. 1250.05

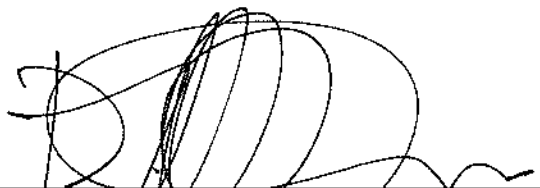
4. That "Regional District of Nanaimo Building Regulations Amendment Bylaw No. 1250.05, 2010" be rescinded at third reading;
5. That "Building Regulations Amendment Bylaw No. 1250.05" be amended at second reading to include the following:
 - i. *Extend the permitting time for owner-builders with conditional occupancy and eliminate building permit renewal fees and replace with an administrative charge;*
 - ii. *Establish a specific exemption for farm buildings from the building regulation bylaw requirements;*
6. That "Regional District of Nanaimo Building Regulations Amendment Bylaw No. 1250.05, 2010" be read a third time, as amended;
7. That "Regional District of Nanaimo Building Regulations Amendment Bylaw No. 1250.05, 2010" be adopted;

Bylaw No. 1595


8. That "Building Regulation Fees and Charges Bylaw No. 1595, 2010" be rescinded at third reading;
9. That "Building Regulation Fees and Charges Bylaw No. 1595, 2010" be amended at second reading to include the following under Special Permit fees:
 - i. *Owner Built and Condition Certificate of Occupancy Renewal \$100.;*
10. That "Building Regulation Fees and Charges Bylaw No. 1595, 2010" be read a third time, as amended;
11. That "Building Regulation Fees and Charges Bylaw No. 1595, 2010" be adopted;

Bylaw 787.13

12. That "Regional District of Nanaimo Building Inspection Extended Service Bylaw Amendment Bylaw No. 787.13, 2010" be adopted;
13. That staff be directed to investigate and report back to the Board on the RDN providing site grading of cut lumber under the building inspection service at minimal or no additional cost.



General Manager Concurrence



CAO Concurrence

Attachment 1

**Summary of Information Received
at Information Centres and Open Houses**

Electoral Areas A and C

Office information sessions were held for residents of Electoral Areas 'A' and 'C' at the Cranberry Fire Hall on May 20th and 21st. These sessions were attended by staff of the RDN (3) and Directors Joe Burnett and Maureen Young. A total of 65 residents attended the sessions over the two days and engaged both staff and the Directors in discussion on a range of issues including the proposed expansion of building inspection. Staff would describe these discussions a fruitful where 2-way communication provided both opportunities to receive comment and opinion from residents as well as to clarify misinformation that was circulating in the community.

Most of the 65 visitors to the session voiced their opposition to the proposed expansion with a small group of 20-25% strongly opposed. Generally the discussions were cordial and individuals appeared to be interested in gaining more information. The sessions were attended by Area H residents who set up a station for signing of a petition calling for the tabling of the proposal.

Over the two sessions the following issues were most commonly expressed to staff and elected officials:

- *Permits will be required on everything (including sheds, chicken coops, fences...)*
- *Use of Site-Cut lumber will be prevented by building inspection*
- *Permit and Inspection requirements for farm buildings is onerous*
- *Not convinced that building inspection will improve health, safety, and quality of life*
- *The lack of community consultation and/or the ability to vote on the expansion*

The public information meeting for Electoral Areas 'A' and 'C' was held at the Cranberry Fire Hall on June 10, 2010 at 6:00 P.M. This meeting was attended by staff of the RDN (10) and Directors Joe Burnett, Maureen Young, Joe Stanhope (Chair), Lou Biggemann, Bill Holdom, George Holme, Larry McNabb, John Ruttan, Loyd Sherry, Diana Johnstone and Jim Kipp. Presentations were made by staff of the RDN, the Home Protection Office (HPO), the Royal Canadian Mounted Police (RCMP) and the Vancouver Island Real estate Board (VIREB). A total of 150 residents attended the meeting with 39 (including 4-5 residents of Areas 'F' and 'H') making comments on the proposal to the Board. All community members that spoke were against the proposed expansion of building inspection. In addition to the issues commonly expressed at the information sessions, the input from the meeting introduced two additional common themes:

- *Significant focus on Single Family construction and concerns surrounding owner-builder constructed homes with respect to the impact of permits and inspections on the construction time needed to complete projects*
- *Concerns regarding the protection of a "rural way of life" that includes limited regulation*

The meeting was attended by a group of Electoral Area 'F' and 'H' representatives who voiced their strong opposition to the proposed expansion of service and encouraged local residents at the meeting to do the same.

Electoral Area 'F'

Office information sessions were held for residents of electoral Area 'F' on May 27th and 28th. These sessions were attended by staff of the RDN (5) and Directors Lou Biggemann and Joe Burnett. A total of 119 residents attended the sessions over the two days (including a number that attended both days) and engaged staff and the Directors in discussion on a range of issues. Comment sheets were made available for those who preferred to provide written commentary versus a discussion with staff and elected representatives (33 written submissions were received, copies are included in the Appendix 2 attached).

Staff would describe these discussions as generally fruitful where 2-way communication provided both opportunities to receive comment and opinion from residents as well as to clarify misinformation that was circulating in the community. Most of the 119 visitors to the session voiced their opposition to the proposed expansion with a small group of 30% strongly opposed. A few of those in attendance quietly voiced support for the proposal to staff and elected officials on an individual basis. Generally the discussions were cordial and individuals appeared to be interested in gaining more information. The sessions were attended by a small number of individuals (from both Area 'F' and 'H') who were abusive to staff and the elected officials in attendance and not interested in reasoned discussion of the issues.

The sessions were attended by a core group of Area 'F' and 'H' residents that oppose the expansion of the building inspection service who set up an information session in an adjoining room.

Over the two sessions the following issues were most commonly expressed to staff and elected officials:

- *The lack of community consultation and/or the ability to vote on the expansion*
- *Use of Site-Cut lumber will be prevented by building inspection*
- *Economic hardship and tax implications of building permits*
- *The "re-debate" of zoning and land-use regulation in Area 'F'*
- *Concerns surrounding owner-builder constructed homes with respect to the impact of permits and inspections on the construction time needed to complete projects*
- *Permit and Inspection requirements for farm buildings is onerous*

The public information meeting for Electoral Area 'F' was held at the Bradley Centre on June 9, 2010 at 6:00 P.M. This meeting was attended by staff of the RDN (11) and Directors Lou Biggemann, Joe Stanhope (Chair), Dave Bartram, Bill Holdom, George Hoime, Loyd Sherry, Diana Johnstone, Jim Kipp and Maureen Young. Presentations were made by staff of the RDN, HPO, RCMP, VIREB and the Vancouver Island Health Authority (VIHA). A total of approximately 450 residents attended the meeting with 27 (including 4-5 residents of 'H') making comments on the proposal to the Board. Twenty-six community members that spoke were against the proposed expansion of building inspection while one individual spoke in support. In addition to the issues commonly expressed at the information sessions the input from the meeting introduced other common themes:

- *Significant focus on Single Family construction and the impact on individuals constructing their own homes (owner-builders)*
- *Various and ranging concerns regarding the protection of a "rural way of life" that includes limited regulation*
- *Suggestions that the introduction of permits and inspections in the area is an attack on "rural lifestyle"*
- *Ranging commentary on staff salaries*

The meeting was attended by a core group of Area 'F' and 'H' representatives who voiced their strong opposition to the proposed expansion as well as continued their petition campaign against the proposal at the event.

Electoral Area 'H'

Office information sessions were held for residents of Electoral Area 'H' at the on June 3rd and 4th. These sessions were attended by staff of the RDN (5-6) and Directors Dave Bartram and Joe Burnett. A total of 45 residents attended the sessions over the two days (including a number that attended both days) and engaged both staff and the Directors in discussion on a range of issues including the proposed expansion of building inspection. Comments sheets were made available for those who might prefer to provide written commentary versus a discussion with staff and elected representatives (no comment sheets were received, other written submissions were received, copies are included in the Appendix 2 attached).

Staff would describe these discussions as generally fruitful where 2-way communication provided both opportunities to receive comment and opinion from residents as well as to clarify misinformation that was circulating in the community. Most of the 45 visitors to the session voiced their opposition to the proposed expansion with a small group of 30% strongly opposed. A larger percentage of the attendees voiced general support for building inspection though they were critical of the process. Generally the discussions were cordial and individuals appeared to be interested in gaining more information. The sessions were attended by a small number of individuals (from both Area 'F' and 'H') who were not interested in reasoned discussion of the issues.

The sessions were attended by a core group of Area 'F' and 'H' residents that oppose the expansion of the building inspection service who set up an information session in an adjoining room. Presentation materials were displayed regarding sections of the Building Bylaw, excerpts from RDN reports regarding staff salaries and images taken out of context from Board reports on enforcement of non-permitted and non-conforming construction in Electoral Area 'E'.

Over the two sessions the following issues were most commonly expressed to staff and elected officials:

- *The lack of community consultation and/or the ability to vote on the expansion*
- *Use of Site-Cut lumber will be prevented by building inspection*
- *Costs and tax implications of building permits*
- *The "re-debate" of zoning and land-use regulation in Area 'F'*
- *Concerns surrounding owner-builder constructed homes with respect to the impact of permits and inspections on the construction time needed to complete projects*
- *Permit and Inspection requirements for farm buildings is onerous*

The public information meeting for Electoral Area 'H' was held at the Lighthouse Community Centre on June 7, 2010 at 6:00 P.M. This meeting was attended by staff of the RDN (8) and Directors Dave Bartram, Joe Stanhope (Chair), Joe Burnett and George Holme. Presentations were made by staff of the RDN, HPO, RCMP, VIREB and VIHA. A total of approximately 382 residents attended the meeting with 29 (including 4-5 residents of 'F') making comments on the proposal to the Board. Twenty-seven community members that spoke were against the proposed expansion of building inspection while two individuals spoke in support. In addition to the issues commonly expressed at the information sessions the input from the meeting introduced other common themes:

- *Significant focus on Single Family construction and the impact on individuals constructing their own homes (owner-builders)*
- *Various and ranging concerns regarding the protection of a "rural way of life" that includes limited regulation*
- *Suggestions that the introduction of permits and inspections in the area is an attack on "rural lifestyle"*
- *Ranging commentary on staff salaries*

The meeting was attended by a core group of Area 'F' and 'H' representatives who voiced their strong opposition to the proposed expansion as well as continued their petition campaign against the proposal.

RDN vehicles that transported staff to the event were vandalized by having air let out of the tires of all three vehicles. Local residents and residents in attendance from Area 'F' came to the aid of staff in getting the tires inflated. Permanent damage to one tire required its replacement the following day by RDN fleet operations.

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 787.13

**A BYLAW TO AMEND THE REGIONAL DISTRICT OF NANAIMO
BUILDING INSPECTION EXTENDED SERVICE
ESTABLISHMENT BYLAW NO. 787, 1989**

WHEREAS the Regional District of Nanaimo wishes to amend “Regional District of Nanaimo Building Inspection Extended Service Establishment Bylaw No. 787, 1989”;

AND WHEREAS the Regional Board has obtained the consent of at least two-thirds of the participants as required under section 802(1) (b) of the *Local Government Act*;

NOW THEREFORE, the Board of the Regional District of Nanaimo in open meeting assembled enacts as follows:

1. “Regional District of Nanaimo Building Inspection Extended Service Establishment Bylaw No. 787, 1989” is amended as follows:
 1. Section 1 of the Bylaw is deleted and replaced with the following:

“1. **Service.**

1(1) The service of building inspection is established.

1(2) In this Bylaw ‘building inspection’ does not include electoral area administration services relating to building policy and property information services.”
 2. Section 2 is deleted and replaced with the following:

“2. **Service Area.**

2(1) Electoral Areas A, B, C, E, F, G and H include the participating areas for this service.

2(2) The boundaries of the service area are coterminous with the boundaries of Electoral Areas A, B, C, E, F, G and H.”
3. Section 3 is deleted and replaced with the following:

“3. **Cost Recovery.**

The annual operating costs for the Service shall be recovered:

- (a) primarily by the imposition of fees and other charges to be fixed by separate bylaw; and
- (b) in the event of a shortfall in the amount raised under (a), by the requisition of money to be collected by way of a property value tax levied within the service area under Division 4.3 of Part 24 of the *Local Government Act*; and
- (c) by agreement, gift, grant or other method authorized under section 803(1) (e) of the *Local Government Act.*”

4. Schedules “A” to “F” are deleted.

2. This Bylaw may be cited for all purposes as the “Regional District of Nanaimo Building Inspection Extended Service Bylaw Amendment Bylaw No. 787.13, 2010”.

Introduced and read three times this 23rd day of March, 2010.

Received the approval of the Inspector of Municipalities this 14th day of April, 2010.

Adopted this day of , 2010.

CHAIRPERSON

SR. MGR., CORPORATE ADMINISTRATION

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1250.05

A BYLAW TO AMEND THE REGIONAL DISTRICT OF NANAIMO BUILDING REGULATIONS AND FEES BYLAW NO. 1250, 2001

WHEREAS section 4 of the “Regional District of Nanaimo Building Inspection Extended Service Establishment Bylaw No. 787, 1989”, as amended, provides that the Regional District of Nanaimo may, by separate bylaw, define the area within which it intends to exercise its powers;

AND WHEREAS the Regional District wishes to amend the “Regional District of Nanaimo Building Regulations and Fees Bylaw No. 1250, 2001”;

NOW THEREFORE, the Board of the Regional District of Nanaimo in open meeting assembled enacts as follows:

1. “Regional District of Nanaimo Building Regulations and Fees Bylaw No. 1250, 2001” is amended as follows:
 - 1.1 Subsection 1(1) is repealed and replaced with the following:

“1(1) This bylaw may be cited for all purposes as “Regional District of Nanaimo Building Regulations Bylaw No. 1250, 2010”.
 - 1.2 Subsection 1(2) is repealed and replaced with the following:

“1(2) From and after October 1, 2010 until March 31, 2011 this Bylaw applies to that part of the Regional District of Nanaimo shown on the plan attached to and forming part of this Bylaw as Schedule ‘A’.”
 - 1.3 Subsection 1(3) is renumbered 1(4) and a new subsection 1(3) is added as follows:

“1(3) From and after April 1, 2011 this Bylaw applies within the boundaries of Electoral Areas A, B, C, E, F, G and H.”
 - 1.4 Schedule “A” is repealed and replaced with Schedule “A” attached to this Bylaw.
 - 1.5 Schedules “A”, “B”, “C”, “D”, “E” and “F” are repealed.
 - 1.6 Subsection 2 is amended to include the following definition:

Farm Building - means a building or part thereof, which does not contain a residential occupancy and which is associated with and located on land devoted to the practice of farming, and used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feed. For

the purposes of this exemption, the farm building must be designed for “low human occupancy” as defined in the National Farm Building Code of Canada and the land must be classed as “farm” under the *Assessment Act*.

- 1.7 Subsection 7(1)(c) is repealed and replaced with the following:
- “7(1)(c) the applicant for a Permit has paid to the Regional District of Nanaimo the fee or fees prescribed in Schedules “A” and “B” of “Regional District of Nanaimo Building Regulation Fees and Charges Bylaw No. 1595, 2010” and amendments thereto.”
- 1.8 Subsection 7(3) (i) is repealed and replaced as set out in Subsection 5, “Regional District of Nanaimo Building Regulation Fees and Charges Bylaw No 1595, 2010”.
- 1.9 Subsection 7(3)(j) is repealed and replaced with the following:
- “7(3) (j) that an additional re-inspection fee will be charged, as prescribed in Schedule “A” of “Regional District of Nanaimo Building Regulation Fees and Charges Bylaw No. 1595, 2010” and amendments thereto, where additional inspections to those required by the Bylaw are required due to violations or failure of the Permit holder to have the work accessible and ready at the time the inspection is requested.”
- 1.10 Subsection 7(5)(h) is repealed and replaced with the following:
- “7(5)(h) be accompanied with a non-refundable application fee as prescribed in Schedule “A” of “Regional District of Nanaimo Building Regulation Fees and Charges Bylaw No. 1595, 2010” and amendments thereto.”
- 1.11 Subsection 7(9) is repealed and replaced as set out in Schedule “A”, Subsection 4 of “Regional District of Nanaimo Building Regulation Fees and Charges Bylaw No. 1595, 2010”.
- 1.12 Subsection 9(1) (b) is repealed and replaced as set out in Subsection 7(1) of “Regional District of Nanaimo Building Regulation Fees and Charges Bylaw No. 1595, 2010” and amendments thereto.
- 1.13 Subsection 9(2) is repealed and replaced as set out in Subsection 7(2) of “Regional District of Nanaimo Building Regulation Fees and Charges Bylaw No. 1595, 2010” and amendments thereto.”
- 1.14 Subsection 9.1 is added as follows:

9.1 Conditional Certificate of Occupancy

- (1) This section applies to owner-built single family dwellings, as prescribed by the *Homeowner Protection Act*.
- (2) A Building Inspector may issue a Conditional Certificate of Occupancy for part of a building or structure when that part of the building or structure is self-contained, provided with essential services and meets the minimum level of health and safety requirements of the *British Columbia Building Code*, the building bylaw or any other applicable enactments, codes or standards.

- (3) A Conditional Certificate of Occupancy may only be issued for an owner-built, single-family dwelling and shall only be valid with an existing Building Permit.
- (4) An owner-builder may apply to renew a Building Permit and Conditional Certificate of Occupancy for an additional two year period by paying the administration fee as prescribed in *Regional District of Nanaimo Building Regulation Fees and Charges Bylaw No. 1595, 2010*.
- (5) Upon expiry of the Building Permit and Conditional Certificate of Occupancy in subsection 9.1(4), an owner-builder shall apply for a new Building Permit and Conditional Certificate of Occupancy by paying the administration fee as established in *Regional District of Nanaimo Building Regulation Fees and Charges Bylaw No. 1595, 2010*.
- (6) Failure to obtain an Occupancy Permit prior to the expiration of the Building Permit and Conditional Certificate of Occupancy in subsection 9.1(5) may result in the Chief Building Inspector recommending to the Board that a Notice be filed on the title of the property pursuant to Sec. 57 of the *Community Charter*.
- (7) Notwithstanding subsection 9.1(6) the Board may consider a further extension of a Conditional Certificate of Occupancy for reasons of hardship or circumstances that are beyond an owner's control.

1.15 Subsection 10(6)(b) is repealed and replaced with the following:

"10(6)(b) a statement of the intended use and duration of the use, in addition to the application fees as prescribed in Schedule "A" of "Regional District of Nanaimo Building Regulation Fees and Charges Bylaw No. 1595, 2010" and amendments thereto.

1.16 Subsection 10.1(2) is repealed and replaced as set out in Subsection 8 of "Regional District of Nanaimo Building Regulation Fees and Charges Bylaw No. 1595, 2010" and amendments thereto.

1.17 Subsection 10.2 is added as follows:

10.2 Farm Buildings

A building permit is not required for farm buildings located on land classed as "farm" under the *Assessment Act* that are designed for "low human occupancy" as defined in the *National Farm Building Code of Canada*. Farm buildings must be constructed and sited in compliance with all applicable bylaws, enactments and regulations affecting the property.

1.18 Subsection 13(6) is repealed and replaced with the following:

Prior to the completion of any building, or part of it, obtain from the Building Inspector written permission to occupy part of it, if partial occupancy is desired or with respect to an owner-built single family dwelling, a Conditional Certificate of Occupancy in

accordance with Subsections 9.1(1) and 9.1(2).

1.19 Subsection 13(12) is repealed and replaced with the following:

In cases where the existing building or buildings are demolished, destroyed or otherwise removed from the property and were connected to the sanitary sewage system or to the storm sewer system, or water service, make arrangements for disconnection to the satisfaction of the Chief Building Inspector in default of which the Utilities Department of the Regional District shall cap off the sanitary sewer or storm sewer connection at the property line and the owner shall be liable for the fee provided for in "Regional District of Nanaimo Building Regulation Fees and Charges Bylaw No. 1595, 2010" and amendments thereto.

1.20 Subsection 18(3)(a) is repealed and replaced with the following:

"18(3)(a) the application for a Permit to move shall be accompanied by detailed plans and specifications of the proposed relocation and rehabilitation of the building and by a standby irrevocable letter of credit without an expiry date or a certified cheque in the amount of ONE THOUSAND (\$1,000.00) DOLLARS payable to Regional District in addition to fees in Schedules "A" and "B" of "Regional District of Nanaimo Building Regulation Fees and Charges Bylaw No. 1595, 2010" and amendments thereto;"

1.21 Subsection 21.1 is repealed and replaced as set out in Subsection 9 of "Regional District of Nanaimo Building Regulation Fees and Charges Bylaw No. 1595, 2010" and amendments thereto.

1.22 Subsection 22(3) is repealed and replaced with the following:

"22(3) the Regional District of Nanaimo may file a Notice on property title in accordance with Section 57 of the Community Charter and recover expenses from the property owner as per Schedule "A" of "Regional District of Nanaimo Building Regulation Fees and Charges Bylaw No. 1595, 2010" and amendments thereto.

2. This bylaw may be cited for all purposes as the "Regional District of Nanaimo Building Regulations and Fees Amendment Bylaw No. 1250.05, 2010".

Introduced and read three times this day of , 2010.

Adopted this day of , 2010.

CHAIRPERSON

SR. MGR., CORPORATE ADMINISTRATION

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 1595

A BYLAW TO ESTABLISH FEES AND CHARGES IN RELATION TO THE BUILDING REGULATION SERVICE OF THE REGIONAL DISTRICT OF NANAIMO

WHEREAS the Board of the “Regional District of Nanaimo wishes to impose fees and charges in connection with the administration of Building Regulations Bylaw No. 1250, 2001”;

NOW THEREFORE, the Board of the Regional District of Nanaimo, in open meeting assembled, enacts as follows:

INTERPRETATION

1. Words and phrases defined in this bylaw shall have the same meaning as in the “Regional District of Nanaimo Building Regulations Bylaw, No. 1250, 2001”.

PERMIT AND OTHER FEES

2. (1) An applicant for a Permit must pay to the Regional District the fee or fees prescribed in Schedules 'A' and 'B' to this Bylaw;
- (2) A person must pay to the Regional District any other fee or fees prescribed in Schedules 'A' and 'B' of this Bylaw in connection with any other activity referred to in the Schedules.

PAYMENT OF APPLICATION FEES

3. A Permit application shall be accompanied by the application fee prescribed by Schedule 'B' of this Bylaw.

REINSPECTION FEES

4. An additional re-inspection fee will be charged, as prescribed in Schedule 'A' attached to this Bylaw, where additional inspections to those required by this Bylaw are required due to violations or failure of the Permit holder to have the work accessible and ready at the time the inspection is requested;

REFUND

5. Fees may be refunded as follows where, at any time after the issuance of a Permit, but before the construction under the Permit has commenced, the Permit holder applies for cancellation of the Permit he or she shall receive a refund of fifty (50%) percent of the fee paid provided that no refund shall be made for less than \$50.00;

FEE REDUCTION FOR PROFESSIONAL CERTIFICATE OF COMPLIANCE

6. Where the Regional District relies on certification of compliance by a professional under Section 6 the “Regional District of Nanaimo Building Regulations Bylaw No. 1250, 2001” the fees payable for the Permit shall be reduced by the amount of the fees set out in Schedule 'A' and attributable to the cost of determining whether the plans or aspects of the plans certified to

comply with the Building Code, do in fact comply with the British Columbia Building Code, and other applicable enactments respecting safety, to the extent that the certification has relieved the Building Inspector from this determination.

PARTIAL OCCUPANCY FEE

7. (1) Prior to the issuance of a partial Occupancy Permit for part of a building, other than an owner-built single family dwelling, the owner shall pay the Regional District a fee equivalent to five (5%) percent of the value of the construction, and complete the construction for final inspection and approval within six (6) months of the issuance of the partial Occupancy Permit.
- (2) Upon the expiration of six (6) months after the issuance of an Occupancy Permit for part of a building, if the remaining construction has been completed, the fee paid under subsection 7(1) shall be refunded to the owner without interest, and if construction has not been completed, the fee shall become the property of the Regional District.

PERMIT AND CONDITIONAL CERTIFICATE OF OCCUPANCY RENEWAL FEE

8. An owner-builder who wishes to renew a Building Permit and Conditional Certificate of Occupancy shall make a renewal application and pay the applicable fee prescribed in Schedule 'A'.

FEE FOR TEMPORARY BUILDING (TENT)

9. A person who wishes to place a temporary detached tent on a parcel shall apply to the Building Inspector for a siting permit and pay the applicable fee prescribed in Schedule 'A'.

DOUBLE INSPECTION FEE

10. To account for additional administrative time associated with enforcement of a person failing to comply with a 'Stop Work Order' notice, Permit fees otherwise payable shall be doubled to a maximum of \$750 will be charged where the applicant has continued construction without a Permit in violation of a 'Stop Work Order' or has not applied for a permit within 10 working days after issuance of a 'Stop Work Order' or 'Notice of Permits Required' in connection with a project.

CITATION

11. This Bylaw may be cited for all purposes as the "Building Regulations Fees and Charges Bylaw No. 1595, 2010".

Introduced and read three times this day of , 2010.

Adopted this day of , 2010.

CHAIRPERSON

SR. MGR., CORPORATE ADMINISTRATION

Chairperson

Senior Manager, Corporate Administration

SCHEDULE 'A'

FEES

1. Building Permit Fees

The fees payable for a permit for construction, reconstruction, addition, extension, alteration and repair of any building or any other construction requiring a permit and not specifically listed here shall be as follows:

<i>Base Fee on Value of Construction</i>	Fee
Less than or equal to \$20,000	\$150
Greater than \$20,000	\$250
Additional Value of Construction Fees	Fee
Less than or equal to \$20,000	nil
Greater than \$20,000	1% times value of construction
Special Permit Fees	
Owner-built Permit and Conditional Certificate of Occupancy renewal	\$100
Demolition	\$150
Special Inspection Chimney or Fireplace or Solid Fuel Burning Appliances – separate construction	\$150
Temporary Building (plus a bond as required under Section 10(6) (c) (see Section 2 below)	\$150
Temporary Tent less than 35 square meters	\$ 50
Swimming Pool	\$150
Inspection and Other Permit Fees	
Confirmation of Title	\$15
Plumbing Inspections – each fixture	\$15
Inspection and Other Permit Fees (cont'd)	

Plumbing fixtures in a factory built building – each fixture	\$ 10
Rain Water Leaders – each	\$ 10
Water service line	\$100
Sanitary sewer service line	\$100
Storm drain service line	\$100
Foundation drains	\$100
Fire Sprinklers - minimum fee plus \$.40 per each head	\$ 50
Lawn Sprinklers - inspection for protection of potable water system	\$ 50
Recalled inspection – after third failed inspection	\$100
Contravention of ‘Stop Work’ order - Double the total permit fees to a maximum of \$750	
Applicant extra inspection request	\$100
Restrictive Covenant Filing	\$250
Discharge of Notice of Bylaw Contravention Title Registration	\$500
Rescind a Stop Work or Do Not Occupy Notice	\$150
Permit Assign or Transfer Fee	\$ 50
Confirmation of Building Permit and Zoning Information per parcel	\$ 40

2. Temporary Building Bond

Security in the form of a standby irrevocable letter of credit without an expiry date or a certified cheque in the amount of \$1,000 is required for removal of a Temporary Building in accordance with Section 10(6)(c).

3. Moved on Buildings

The building permit for a moved on building shall be 50% of the amount calculated for a permit based on the value of construction shown above. Inspection and Other Permit fees shall apply at the rates shown above.

With respect to moved on buildings (not factory built) security in the form of a standby irrevocable letter of credit without an expiry date or a certified cheque for an amount equal to five percent of the appraised value to a maximum of \$10,000 shall be provided as identified in Section 18(2) (d).

4. Building Permit Fee Reduction

When a building permit is issued reliant upon the certification of a registered professional engineer or architect, the permit fee will be reduced by 5% of the fees payable, up to a maximum reduction of \$500.00.

5. Returned payments

A permit for which a cheque is returned to the Regional District of Nanaimo from the applicant's bank will be treated as unissued and no inspections will be completed until such time as the cheque is replaced with a certified cheque, cash or a money order and the fee for such NSF cheque as identified in Regional District of Nanaimo Bylaw No. 944 (and subsequent amendments), has been paid by the applicant.

Chairperson

Senior Manager, Corporate Administration

SCHEDULE 'B'

PERMIT PROCESSING FEES

1. A permit processing fee, as set out below, shall accompany an application made for a building permit. Permit processing fees are non-refundable and shall be credited to the building permit fee prior to issuance.

PERMIT PROCESSING FEE

(1) Construction value estimate is less than or equal to \$20,000	\$150
(2) Construction value estimate is greater than or equal to \$20,001 and less than or equal to \$50,000	\$450
(3) Construction value estimate is greater than or equal to \$50,001 and less than or equal to \$100,000	\$500
(4) Construction value estimate is greater than \$100,000	\$1,000

**EXPANSION OF
BUILDING INSPECTION
SERVICE**

**Public Consultation
May / June 2010**



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INFORMATION CENTER

May 20th – Cranberry Hall – 8 am to 2 pm

Staff in attendance: Tom Armet, Chris Midgley and Jennifer Aftanas.

Directors in attendance: J. Burnett, M. Young

There were 20 visitors to the center over the 6 hour period. An information pamphlet was provided and staff had lengthy discussions with several residents. The bulk of the visitors appeared to be Area 'A' residents. A handful of visitors had strong negative opinions on the expansion of building inspection as well as local government regulations in general (ie: unsightly premises, zoning). Most of the visitors were opposed to Building Inspection but seemed willing to listen and find out more information due to the level of misinformation and rumors in the community.

The common concerns were:

- Permits will be required for everything (sheds, chicken coops, fences)
- Use of site-cut lumber
- Permitting requirements for farm buildings
- Not convinced that Building Inspection will improve health, safety and quality of life
- The lack of community consultation or ability to vote on the issue

INFORMATION CENTER

May 21st – Cranberry Hall – 12 to 7 pm

Staff in attendance: Tom Armet, Chris Midgley and Barbara Glen

Directors in attendance: J. Burnett

There were 45 visitors to the center over the 7 hour period.

Hand-outs were provided

The common concerns were:

- Permits will be required for everything (sheds, chicken coops, fences)
- Use of site-cut lumber
- Permitting requirements for farm buildings
- Not convinced that Building Inspection will improve health, safety and quality of life
- The lack of community consultation or ability to vote on the issue

Numerous questions concerning the process to obtain a building permit. Several building contractors came by for information on proposed implementation dates.

The level of support and openness to building inspection was higher than yesterday and a good deal of information was provided to the visitors.

**Areas "A" and "C" Public Information Meeting
Cranberry Hall
2010.06.10 1800 hrs**

Directors: J Stanhope (Chairman), G Holme, L Biggemann, L Sherry, B Holdom, J Kipp, D Johnstone, L McNabb, D Johnstone, J Ruttan, M Young

Staff: C Mason, P Thorkelsson, D Trudeau, J Finney, T Armet, C Midgley, J Eubank, B Brack, M Childs, M O'Halloran

Presenters: Paul Thorkelsson (RDN), Doug Cox (HPO), Sgt Sheryl Armstrong (RCMP), Cliff Moberg (VIREB)

Introduction of head table by Chair Stanhope.

Paul Thorkelsson - presentation on building inspection.

Doug Cox - HPO presentation.

Sgt Sheryl Armstrong - presentation relative to public safety linked to building inspection.

Cliff Moberg - presentation on real estate trends and safe communities.

Community Speakers:

Mike Gogo – area C. An area resident does inspections for us. Let us have a plebiscite. Taxes are not for bureaucrats.

Drew Bailey – offended about the Board taking away our democratic rights. Totally against permits and being put on a time line.

Shane Sutherland – people need to live in safe places. No one will build unsafe houses. Give us reasons.

Tom ? – too many inspections now for other things. Three tiers in permit fees. Insurance companies already inspect. Why do we need more inspections?

Unidentified female – second time we had this meeting. New houses are being built well. Talked about community needs to look after themselves. I hope you will listen to us and respect our wishes. We don't want to get big.

Unidentified female – we would have preferred you talked to us before the 3 readings. Talked about strategic plan and fear taxes will be raised. Cannot stop grow ops anyways.

We already have inspection on electrical and septic. Why would I want to pay RDN for inspections that already occur?

Unidentified male – had a house that had been a grow-op. Unable to fix without a lot of bureaucracy. We build good houses.

Gail Dewsbery – why are people being locked out of this meeting?

Chair advised we are at fire code capacity.

Unidentified male – built own home. Ticketed carpenter. Likes to use local wood. No problems with them compared to leaky condos.

Don Bradley – long term resident. People will stay here. Permits will create new houses all over the place. Bought lumber is junk.

Girard Wood – area A - works as a licensed mould remediator. Remediation has nothing to do with building inspection. Wants to build a shop with containers. Will not pass inspections.

Kim Land – from area H. Turned to crowd and asked how many want permits. This is an attack on rural life. We build our houses over many years. Why can't someone build a chicken coop without permits. We will defend our rural lifestyle. Area H and F have wonderful buildings. Are you listening? Put it to a vote.

Krista Seggie – Area A. Named off people like her that have been here for generations. Concerned her kids won't be able to afford to build a house. Believes in sustainability but inspections creates more reliance on the systems. Worried about forced composting and link to grow-ops.

Michele (?) – inspections won't solve any problems. Permits didn't stop leaky condos. People are fighting for their rural way of life. RDN should be helping preserve it. Fighting for diversity. City planners don't know how country works.

Bill Morrison – area C. asked about farm building exemptions. PT responded that Board will consider exempting farm buildings from permit requirements. Speaker critical of having temporary buildings inspected. PT responded they are exempt. Speaker says he doesn't trust that. Talked about Comox inspectors being divided on site cut lumber. PT responded that grading should occur before construction. Speaker worried about over-zealous inspectors. PT responded different jurisdictions take on different interpretations.

Interruptions by some in the crowd.

Dave Neden – area F. Chair pointed out he has spoken at both the previous meetings and asked him to refrain from repeating previous comments. Speaker says it seems directors are listening because more directors are here. Left podium at request of chair to allow area residents to speak first.

Karen Gogo – against building permits

Greg ? – against building permits

Unidentified female – permits too much money. Cost of permit is what she makes in a month.

Randy ? – why is real estate rep here?

Barry Lewis – area C. What matters is the community opinion. Gone about it wrong. Put it to a vote.

Unidentified female (second time up) – need for politics to change. Nanaimo directors influence vote.

Sharon Bennett – area C. City directors should not vote on rural issues. People will build good homes anyways.

Doug Catley – vote almost slipped by. We need a referendum. Not every area has the same needs. What needs are being served here? This isn't coming from the community. We are informed about it and don't want it. Talked at length about property values and not having to finish his house. Talked about wood safety and poor quality lumber available in stores. Talked about green building and how the building code can't keep up to the methodology. People are already using grey water and using solar heating. Cobb and straw bale houses difficult to get approval. People should have the right to choose hiring an engineer to inspect their houses. What's good for Nanaimo not always good for us.

Mike Gogo – gang rape on democracy.

Roberta Mayer – area A. Against building inspection. Just a money grab.

Matthew Clayton – against building inspection

Unidentified female (repeat) – put it to a vote. Nanaimo should not tell us what to do.

Steve Stupich – asked how many buildings would be inspected. PT responded only new construction. About 120 new houses built in region outside inspection. Large potential for new houses. Current buildings not affected. Question to HPO on why it was created. D

Cox explained it was created as a result of Barrett Commission. Governs residential construction since 1999. Gives consumer protection throughout the province. Speaker not clear on reason for HPO.

Unidentified male – questioned how many single family dwellings were leaking. Building Code faulty. Talked about faulty designs. PT clarified that registered professionals have to be involved in certain part 9 multi-family buildings

Lyle Trimble – area C. Didn't come here to chase rabbits. Moved here because of freedom and does not want changes. Remain as we are. Put it to a vote.

Krista Seggie (repeat) – is permit cost based on value of building? PT responded that 1% represents construction value. heard that city inspectors are passing things that are not good quality.

Interruption by Enid Sangster-Kelly

? Garnett – area C. Against inspections. Issue of trust. Concern that building inspection will create more development and requirement for permits at airport. Concerned about aquifers. Suspicious that more development is coming and that's why inspection being pushed.

Ernie Wilson – area H. (Chair asked him to refrain from speaking until all Area A and C residents have had a turn.)

Dave Little – against permits and inspections

Dianne ? Area C. Opposed. Lots of humble homes that should be preserved.

Rhonda Purcell – Area C – against it.

Dorina Middleton (?) area C – had a meeting like this a few years ago. Concerned about trust. Opposed.

Don Free – area A. Thanks board for facing a hostile audience. We recall a simpler time. Times are changing. Not the board members who are making decisions but graduates of universities. Knows we can't avoid change. You are working on our behalf. We like our freedom and don't need college boys telling us to change.

Yvonne Free – area A. Less government, not more. Find a better way of communicating with residents.

Tory Jones – area A. would have had to get a dozen permits for improvements he's done on his house. Lots of nice places. Don't need red tape or government interference.

Ernie Wilson - area H - question for PT. How are you going to keep permit wait times down as he had one in for 16 weeks. PT explained it could have been something unique. Will talk to him separately if he wants. Question for HPO about Ontario program. What revenue level will be? PT advised unknown until it happens. States he is a better builder than most. Came here to support these people. Following in my dad's fight against the RDN.

Enid Sangster-Kelly – Jack Eubank should be at the head table telling us about the building code. Chair cautioned her to refrain from personal attacks. Angry outburst.

Dave Neden – Area F (again) – apologizes to RCMP for being dragged into this mess. Talked about generations living in rural areas. You are affecting a way of life. Wishes area H and F had same turn-out of directors as tonight.

Chair concluded meeting at 8:15 pm

39 community speakers

Total attendance: 150

INFORMATION CENTER

May 27th – Bradley Center – 8 am to 2 pm

Staff in attendance: Tom Armet, Dale Lindsay, Al Dick, Jack Eubank, Brian Brack

Directors: Lou Biggemann, Joe Burnett

This event was attended by approximately 60 people. The majority of those attending were opposed in various degrees to building inspection. A small percentage (20%) came to voice their strong opposition and were not interested in facts or discussions with staff. The larger percentage of visitors wanted to discuss their concerns or educate themselves on the process and building inspection implications in general. A couple of visitors quietly complimented the directors on taking a firm position on the issue.

The major concerns expressed were:

- lack of public consultation
- use of site cut lumber
- economic hardship of building permits
- over-regulation of farm buildings

It was clear in speaking to some residents, that the public rally last night was a call by some to continue the fight against zoning, the perception of additional tax burden and even staff salaries as per the recent financial disclosure report. It was also clear that any additional regulations are seen by some Area 'F' residents as nothing more than "government bureaucracy".

Staff and directors generally felt that a considerable amount of mis-information was clarified in the many one-on-one discussions today.

A group of residents hosted their own information center in the adjacent room and served coffee and donuts to visitors. They also spent quite a bit of time talking to staff throughout the event and seemed interested in a good balance of facts related to the expansion of BI.

Hand-outs were provided.

Feedback forms were used at this event and several were completed by visitors.

INFORMATION CENTER

May 28th – Bradley Center 12 -- 6 pm

Staff in attendance: Tom Armet, Dale Lindsay, Al Dick, Jack Eubank, Brian Brack

Directors: Lou Biggemann, Joe Burnett

This event was attended by approximately 60 people, with a few repeat visitors from yesterday

The nature of visitor inquiries was similar to yesterday. Comments from about 20% of visitors indicated they simply wanted to forcibly tell staff and directors about their general opposition. The bulk of the visitors engaged in productive conversations on a broad range of issues that included RDN budgets, zoning, farm building implications and building permit costs and processes.

The general tone was discomfort with the process and regulations in general. It was clear that many of the visitors had issues with perceptions of too much government and some were still fighting the 8 year old zoning bylaw.

A group of residents again hosted their own information center in the adjacent room.

Hand-outs were provided.

Feedback forms were used at this event and several were completed by visitors.

**Area "F" Public Information Meeting
Bradley Center
2010.06.09 1800 hrs**

Directors: J Stanhope (Chairman), D Bartram, G Holme, J Burnett, L Biggemann, L Sherry, B Holdom, J Kipp, D Johnstone

Staff: P Thorkelsson, C Mason, D Trudeau, J Finney, S DePol, T Armet, C Midgley, J Eubank, B Brack, M Childs, M O'Halloran

Presenters: Paul Thorkelsson (RDN), Cpl R Vanderpol (RCMP), Cliff Moberg (VIREB), Doug Cox (HPO), Gary Anderson (VIHA)

Introduction of head table by Chair Stanhope.

Paul Thorkelsson - presentation on building inspection.

Doug Cox - HPO presentation.

Cpl Richard Vanderpol - presentation relative to public safety linked to building inspection.

Cliff Moberg - presentation on real estate trends and safe communities.

Gary Anderson - VIHA presentation on importance of Building Inspection relative to septic fields.

Community Speakers:

Steve Harris – RDN snuck in zoning and now building inspection. Respect the people who live here. We live here for freedom. Director did not vote for the people he represents. RDN building an empire. Referred to new RDN buildings. We've lived here a hundred years without inspections. Spoke about unhealthy buildings today that have been inspected. Continued to lecture staff and board on recycled materials. Should be given the right to vote on this. Already too many regulations. Inspection is not the answer.

? MacMillan (f) – we are not moving and we are not for sale. RDN should be ashamed about coming here and forcing this on us. We don't need your protection. We build good houses. We are using recycled wood rather than bad wood at Home Depot.

Sak Rautiainen – you don't care. Talked about Dir Stanhope cutting his agrologist short at a recent board meeting. We are tired of being over governed.

Unidentified male – we like our quality of life. People make their money off their property. People will not change their minds. We are connected to the environment and take care of it but solving it ourselves.

Girard Jansen – we come for so many meetings here. I built my own home and it met all the requirements. If we keep coming to these meetings we'll send the message that rules are made by us. Unless we address development, more people will come and we'll continue to have more rules. Spoke against park model trailers. Favors building inspection.

Ian McLean – born and raised here. Displayed a copy of Canadian Charter of Rights and Freedoms. States it gives people power. Talked about representative government and consent. Going to build a new house one day and will not comply with any new rules.

Kathy Stein – lived here 45 years. RDN is just trying to balance its budget. Critical of Director.

Tina Couser – RDN is just reading scripts and blowing smoke. We all live the same lifestyle. People who have grow-ops won't get permits. Lives in an unfinished house with her kids and is safe. Had to get inspections before mortgage. Inspections haven't stopped problems. RDN not worried about our safety.

(Chair cautioned against personal attacks)

Unidentified female – appreciated staff and directors coming tonight. Talked directly to Director B. Talked about grow-ops being in bigger centers. Talked about development near Little Mountain. Permits are a money grab. We already have inspections for electrical and septic. Area F should come up with their own plan.

Cpl Vanderpol clarified RCMP isn't here to support inspections but rather as an opportunity for unsafe houses to be dealt with after the fact.

Julian Fell – this happened quickly. Looked up minutes on website. There's a mismatch in material published by RDN. Read off building bylaw fees. Then added some of his own fees.

Jack McLean – gave his board history. Asked crowd for a show of hands about who wants building inspection and made direct critical comments to Dir Biggemann. Chair intervened and said Dir Biggemann will not be commenting on his position at this time. We are here to listen. Speaker then directed comments to RCMP about the courts sentencing criminals. Then talked about how he built his house with rejected sheathing from Area G. Talked about arguing with truss manufacturers about 16 inch centers so he wouldn't have to shovel snow from roof when he is 75. RDN would have rejected it. Talked about electrical inspections and BC Hydro forcing us to pay higher costs.

Enid Sangster-Kelly – asked RCMP if they have been lobbying RDN for building inspection. Asked about ex-RCMP going on fishing expeditions to find grow-ops. Then asked VIHA about licensing septic fields. Asked VIREB about speaking for all realtors. Said realtors here are against it. Asked Mr Moberg questions about conflict of interest. Talked about property disclosure statements. Then went on to HPO and asked if he is in charge of loose handles and things. Doug Cox clarified. Then went on to P Thorkelsson about a subdivision on Hammond Bay Rd and an eagle tree. Planning department did not tell the eagles and they were eaten by the herons. Staff salaries are obscene.

(Chair cautioned against personal attacks)

Speaker continued to talk about social welfare and animals in zoos. Kids should be free from stress to avoid getting into drugs.

Mitch Fontaine – journeyman carpenter. Lots of houses being built right now and are being done safe. Don't need these rules. Good for rich people. Enough money will get you what you want. Community is a big family. You guys live in Nanaimo. Building his house slowly as he can afford it. Inspection will create a regime and time frames he can't afford.

Owen Fontaine – scared right now. Will not be able to afford a home. Crying. States he is 18 and not on drugs. Won't have anywhere to live if there is building inspection.

Simon Davitt(sic) – selling feature living here without need for permits. Described scenario in Vancouver about neighbors complaining about others building without permits. You destroy communities and replace with autocratic bureaucracy. Back like a bad smell, like the Quebec referendum. Barbarians are at the gate. We've been flooded with information.

Dale Remming – realtor, since 1995 in area. Has helped lots of people find good homes. A lot of people build above code. Talked about a deck built by them compared to a friend who built in Parksville. Had to put railings on for safety. She didn't think it was necessary. Inspector told them to get a survey cert. Cost twice as much in Parksville due to building inspection. Talked about fighting for affordable housing.

Dave Neden – people have been here for generations. Communities built by pioneers who lived in buildings that are still standing. Fortunate that he can live in an area where he doesn't need an occupancy permit. Poor judgment by the RDN. Talked about septic fields. Emergency buildings should be built to post disaster standards but their fire department can't afford it. At a recent meeting, were told their temp building on a slab needed to meet post disaster standards. (Same speech as on June 7 in Area H).

Irene Sterna(?) – people have spoken tonight with passion. We have low cost housing already so leave us alone. Just going to cost us more money. Poor timing with HST coming. We are a small group that represents a community.

Terry Poppewell – chose to live here because of open zoning and no permits. Talked about RDN down zoning his property. This is nonsense. We need to get a kitty together to keep RDN out. We need to form a municipality and throw these bums out.

Gabriel Piche – accent hard to understand, yelling. Why should we pay more tax?

Steve Vogel – mood in the room is pretty clear. What's the agenda going forward? Chair and CAO responded that the matter will come back to the June 22 Board meeting for consideration. Staff report will be available before the Board meeting. Questions why there were no comment forms in Area H. PT responded there were comment forms available.

Lorne Pal – this vote will take place and 19 directors will vote on it. Chair corrected him on number of directors. He wants his life back. Doesn't want to come to these meetings. Referenced salaries again. Chair called for order. Question for CAO – are you going to direct your staff to rescind this? Went on to complain about permit wait times, bullying and favoritism. Tired of being forced to do things. Concluded with a comment that this issue is not over.

Don Hewitt - talked about Coombs Market and how it would not be possible with building inspection. Cultural icon. We have OCPs due to cultural differences in electoral areas. Building inspection is a powerful tool that will take the community apart. Community will be disassembled bit by bit. We do not give you consent to do this. Directors are sometimes bullied by staff.

Katherine Zimmer – you've seen my face a lot. Rural people need to get a voice. We now have another 400 petitions. We are sick and tired of things being shoved down our throats. Wants people to sign onto their coalition. I am a registered nurse. Do not be afraid to fight for your freedoms. Rural communities are angry. RDN simply pursuing its agenda on green building and need to re-build trust.

Christopher Long – roofing contractor. Moved here because of no building codes. Bottom line today is about money to fund bureaucracy in Nanaimo. Talked about taxes having to be raised to support building inspection. Should have their own municipality.

Cliff Leblond – talked about building inspectors who didn't do paper work correctly and records are incorrect.

Wayne Kingston – moved here a year ago. Bought a new house with wife and did everything required with inspections. Water damage, had to leave house for 6 months. Took builder to court. Building inspection has no benefit to him.

Ann-Marie Dorin – questions for board about who elected them. When is next election?

Julian Fell (second time) – referred to report dated February. Talked about financial scenarios including administration tax throughout electoral areas. Talked about inspectors going into the non-inspection areas now and inspecting.

Chair concluded meeting at 8:50 pm

27 community speakers

Total attendance: Approximately 350 people in attendance during presentations. Guard advises total count of 462 however, some people came into building only to sign a petition and leave.



REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: MAY 29 2010

Name: EMILY F. NEDEN
Optional

Phone: _____
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

*I do not agree with the necessity
for us in rural district area F to
have to have building inspections
and permits in order to build
any buildings including a house.
My family has been in area F
since 1934 and do not recall
any house collapsing due to
poor construction including
the earthquake in 1946.*

6300 Hammond Bay Rd.
Nanaimo, B.C.
V9T 6N2

Ph: (250)390-4111
toll Free: 1-877-607-4111
Fax: (250)390-4163

RDN Website: www.rdn.bc.ca



REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: May 29 / 2010

Name: Richard Deter
Optional + Lawrence Duckett

Phone: 752-8551
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

People have been ok up till now
leave this alone.
Too much Government steps: Harassment

when taxes are too high
people go Harassment
when Government is too intrusive
people lose their spirit (Act for the
peoples benefit
Trust them; leave them alone

Yes we are opposed to Public Your
Building Inspections.

6300 Hammond Bay Rd.
Nanaimo, B.C.
V9T 6N2

Ph: (250)390-4111
Toll Free: 1-877-607-4111
Fax: (250)390-4163

RDR Website: www.rdn.bc.ca



REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: May 29th
Name: William McLean
Optional
Phone: (250) 752-9974
Optional

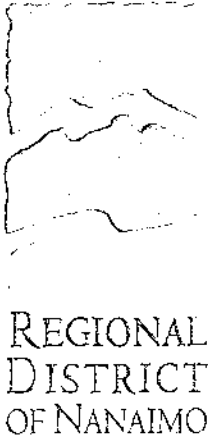
PLEASE INDICATE YOUR COMMENTS BELOW:

*just about
against all forms
of regulations in the
rural areas*

6300 Hammond Bay Rd.
Nanaimo, B.C.
V9T 6N2

Ph: (250)390-4111
Toll Free: 1-877-607-4111
Fax: (250)390-4163

RDN Website: www.rdn.bc.ca



Building Inspection Information Centre (Area F)

Date: May 28, 10.
 Name: Rebecca Sangster-Kelly
Optional
 Phone: 250-228-0686
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

To whom it may
 People should h

6300 Hammond Bay Rd.
 Nanaimo, B.C.
 V9T 6N2
 Ph: (250)390-4111
 Toll Free: 1-877-607-4111
 Fax: (250)390-4163
 RDR Website: www.rdn.bc.ca



REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: MAY 28, 2010

Name: Joe Sangster-Kelly
Optional

Phone: _____
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

THE RDN BOARD OF DIRECTORS CLAIMS TO BE CONCERNED ABOUT
"SUSTAINABILITY" AND PROTECTING THE ENVIRONMENT; HOWEVER,
THE PROPOSED BUILDING INSPECTION BILL WILL ELIMINATE
THE OPTION OF THE USE OF RECYCLED AND RECLAIMED
BUILDING MATERIALS, FORCING RESIDENTS TO USE ONLY
NEW MATERIALS, CONTRIBUTING TO THE EXHAUSTION OF
OUR NATURAL RESOURCES AND FORCING EVERY RESIDENT
TO INCREASE THEIR INDIVIDUAL CARBON FOOTPRINTS.

SECONDLY, THE INCREASED TRAFFIC DUE TO THE
REQUIRED PRESENCE OF ENGINEERS AND BUILDING
INSPECTORS AT MULTIPLE STAGES IN THE BUILDING
PROCESS WILL NEGATIVELY IMPACT THE QUALITY OF OUR
AIR.

FOR THESE AND OTHER ENVIRONMENTAL REASONS
I AM OPPOSED TO THE PROPOSED BUILDING INSPECTION BILL.

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Fax: (250)390-4163

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REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: May 28 2010

Name: FRANK
Optional

Phone: 250 945 9119
Optional

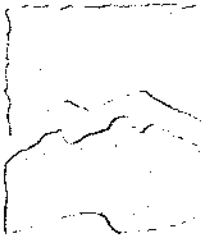
PLEASE INDICATE YOUR COMMENTS BELOW:

I BEGAN BUILDING AT MY OWN PACE
ON AN ABOVE STANDARDS DESIGN
I CAN'T AFFORD ANY TIME FRAME BUILDING
ECT.
I TOTALY OPOSE BUILDING INSPECTIONS

6300 Hammond Bay Rd.
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REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: MAY 29 2010

Name: STEVE CHOMOLOK
Optional

Phone: 250-248-2894
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

I SERVED AS AN ADVISORY COMMITTEE
MEMBER DURING THE COMMUNITY PLANNING
PROCESS - THE COMMUNITY WAS ALMOST
EVENLY DIVIDED ON MANY ISSUES -
THE ONE THING THAT THE COMMUNITY
WAS UNITED ON WAS ~~THE~~ ~~PERMIT~~
DESIRE TO BE FREE FROM ~~PERMITS~~
BUILDING PERMIT PROCESSES AND FEES.
THE O.C.P. WAS ACHIEVED THROUGH
COMMUNITY CONSENSUS - ANY CHANGES TO
IT MUST BE DONE THE SAME WAY
OR THE SOCIAL CONTRACT THAT FORMS
THE BASIS OF A DEMOCRATIC PARLIAMENTARY
PROCESS IS BROKEN - ~~ALSO~~ ~~THE~~
~~THE~~ A MISTAKE HAS BEEN MADE BY
THE R.D.N. - IT IS UPON THE
R.D.N. TO PUT IT RIGHT

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Fax: (250)390-4163

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REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: May 28/10

Name: ~~XXXXXXXXXX~~
Optional

David Stelm

Phone: 250-752-8699
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

Our home was built without a mortgage as we were able to live in it as we finished it off. With building inspections we will have to get a mortgage and try to finish it. In the economic times, we can't afford to borrow money. Times are tough - get a brain. This will affect all us poor citizens of area F.

Our home has had the chimney inspected, septic inspected, electrical inspected & the structure privately inspected. RDN BACK OFF

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Fax: (250)390-4163

RDN Website: www.rdn.bc.ca



REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: May 28/10

Name: Kathy Weden
Optional

Phone: 250-752-5899
Optional

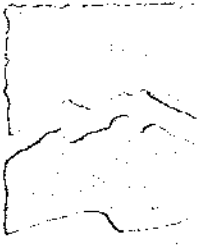
PLEASE INDICATE YOUR COMMENTS BELOW:

A building inspection does not make
for a safer home. More often than not
you see these inspected homes with
more problems than one built by the
owner. The owner puts more care into
that building without inspectors. They
are only taking more money from
the citizens of Area F for these
building inspections. We don't
need them! We don't want
them! Please, just leave our
area alone! Country people know
what they want and what they
"don't" want. The "don't" want
building inspections!

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REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: MAY 28, 2010
Name: SAK RAUTAINEN
Optional
Phone: 752-2025
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

BUILDING PERMITS AND INSPECTION
ARE NOTHING BUT A MONEY GRAB
IF YOU TAKE BUILDING INSPECTIONS
IN ~~THE~~ THE LOWER MAINLAND
WHICH IS A WASTE OF TIME
MOST OF THE INSPECTORS WOULD
KNOW WHICH END OF A HAMMER
TO HIT A NAIL WITH, SO WHY
SHOULD YOU HAVE INSPECTIONS
MOST PEOPLE WHO BUILD A HOUSE
OVER BUILD NOT UNDERBUILD

NO MORE GOVERNMENT
33,000,000, IN CANADA
3,100,000 BUREAUCRATS
1/10

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Building Inspection Information Centre (Area F)

Date: May 28/10

Name: _____
Optional

Phone: _____
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

If rural areas are willing to live without all the luxuries (Cable TV, sewer water, sewers, street lights) we are more than capable of assuming responsibility for what we build - and living with it. Please stop peddling propaganda ie- health issues - we are not fools because we choose to live in rural areas - independence is important to us let us live the lives we have chosen -

Take care of yourselves RDN and leave area F to thrive and grow under its own direction.

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Fax: (250)390-4163

RDN Website: www.rdn.bc.ca



REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: May 28/10

Name: LYLE CAMPBELL
Optional

Phone: 250 757 9268
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

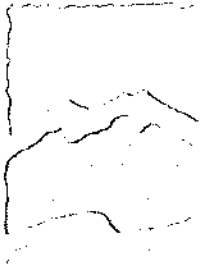
As a 30 year resident
Can very offended to think
the RDN would bring this subject
up again after past history
we don't want Permits
or inspection period

Lyle Campbell

6300 Hammond Bay Rd.
Nanaimo, B.C.
V9T 6N2

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Fax: (250)390-4163

RDN Website: www.rdn.bc.ca



REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date:

May 28 / 2010

Name:

Optional

Phone:

Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

RDN Totally
Out of Control
Listen to the
Voters When
We Get R. d of
Our directors tho
Staff will be next
Barry Bantzen

6300 Hammond Bay Rd.
Nanaimo, B.C.
V9T 6N2

Ph: (250)390-4111
toll free: 1-877-607-4111
Fax: (250)390-4163

RDN Website: www.rdn.bc.ca



REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: May 28/10

Name: J. VEDEN
Optional

Phone: 250 752-3464
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

Has anyone @ RDN heard about democracy? "Absolute power corrupts absolute" Why is it that RDN feels "rural people" need supervision & direction - ? Remember we are the employers - you are the employees!!!

Back off & leave the rural areas alone - as you can read - I definitely am against Bldg Inspection/permits.

Shame on our area rep! no public ~~at~~ consultation till his neighbours got wind of his betrayal -

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V9T 6N2

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Fax: (250)390-4163

RDN Website: www.rdn.bc.ca



REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: May 28.10.
Name: Rebecca Sangster-Kelly
Optional
Phone: 250-228-0686
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

- * People should have the right to choose whether they want a proper inspection or not.
- * ~~Our~~ Our rights to build at will ~~should~~ should be respected & we don't want the government (RDN) to mind our decision to build when & where we want on our own properties.
- * IF someone doesn't hire a reputable builder or cuts corners it should be there own problem & live to the consequences.

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V9T 6N2

Ph: (250)390-4111
toll Free: 1-877-607-4111
fax: (250)390-4163

RDN Website: www.rdn.bc.ca



REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: May 28 2010

Name: Steve Beaman
Optional

Phone: 250-752-7151
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

I would like to make my position
known. I am strongly against
building inspections in area f.
I believe we do not need them.

I built my house over five years.
As I could afford it and without
hassle, fees, taxes, delays. Could
I do this with your controls?
I don't think so. When I want
to build, repair or fix something
I don't want to ask permission
or pay extra to do it.

Steve Beaman

6300 Hammond Bay Rd.
Nanaimo, B.C.
V9T 6N2

Ph: (250)390-4111
Toll Free: 1-877-607-4111
Fax: (250)390-4163

RDN Website: www.rdn.bc.ca



REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: May 28/2010

Area F

Name: Barbara Harris
Optional

Phone: 250-248-3750
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

No dictatorship!
No RDN in Errington!
Big Brother has no benefit for
Errington except to destroy a way
of life. The building inspection
is a joke, that is why ^{there are} ~~use~~ ~~there~~ leaky
condos and substandard buildings
in the city
As far as I can see it is a tax
grab by the gov't. and of no benefit
to the residents of area F.
Errington people as a part of a
democratic country should say where
their future lies and not just be
taken over by an indifferent governing
body. The Rdn will pass houses
made of toxic chemicals, and.

Barbara Harris

6300 Hornum Bay Rd.
Nanaimo, B.C.
V9T 6N2

Ph: (250)390-4111
toll free: 1-877-607-4111
Fax: (250)390-4163

RDN Website: www.rdn.bc.ca



REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: MAY 28 2010

Name: STEVE HARRIS
Optional

Phone: 250-248-3750
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

SIMPLY NOT NEEDED!
I OWN 3 PROPERTIES IN AREA F.
I CALL FOR A VOTE ON THIS ISSUE.
MY HOUSE WAS BUILT IN "1894" —
TO DAYS STANDARDS WILL NOT LAST THAT
LONG — THERE ARE CURRENTLY
INSPECTION SYSTEMS IN LOCAL USE —
IE: BANKS — ELECTRIC + SEPTIC —
CITY INSPECTORS ARE REDUNDANT.
REMEMBER THE PARKING LOT IN
BURNABY THAT COLLAPSED A FEW
YEARS-AGO — FULLY INSPECTED!
REMEMBER INSULATION PROBLEMS
ALUMINUM WIRE 14/2 ELECTRIC —
ALL THE RDN WANTS IS TAX
BASE — OUR AREA "F" REP. SAID
NO — IT WILL NOT HAPPEN — HA HA!
"NO" GO AWAY!

6300 Hammond Bay Rd.
Nanaimo, B.C.
V9T 6K2

Ph: (250)390-4111
Toll Free: 1-877-607-4111
Fax: (250)390-4163

RDN Website: www.rdn.bc.ca



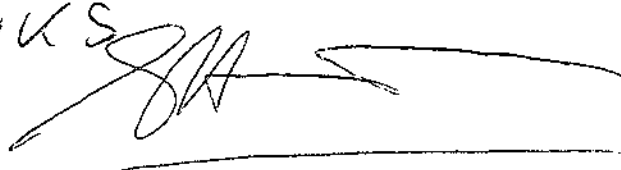
REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: MAY-28, 2010
Name: ~~XXXX~~ RWH. HOLDINGS LTD-
Optional
Phone: 250-248-3750
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

MY PROPERTY IS COMMERCIAL
AREA F.
A GOOD PORTION WAS BUILT WITH
DEMEK USED MATERIAL NOT
STAMPED - THE STRUCTURES ARE
OVER BUILT! 6X12 BEAMS ETC
IF MODERN COOKIE CUTTER
SYSTEMS WERE USED THE COST
WOULD HAVE BEEN TOO HIGH TO DO
THE PROJECT WHICH NOW EMPLOYS
8 PEOPLE ~~XXXX~~
ALSO THE TAX ISSUE - THE MORE
RDN CONTROL - THE HIGHER
THE BAR - FIRST IT WAS ZONES
NOW INSPECTION - WHAT NEXT!
MORE CONTROLS EQUAL MORE TAXES -

NO - THANKS 

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REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: MAY 22/2010
 Name: John WACSYF (AREA H)
Optional
 Phone: 250 752-8605
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

AND LIMITS USES.) - Farm Buildings Should Remain Exempt
Because of ALR Already Demerits Property Values
Agri Tourism Buildings should Be Inspected
Parcels size ~~is~~ is + Factor smaller than
if used for public occupation
3 acres or more

IE: stores, wineries showroom etc washroom
facilities

- Engineered Plans Should Be optional

- Permits should Be none Time Expiry

Inspection Should Not Be Done By RDN
But By private non Government Body

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 Fax: (250)390-4163

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REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: May 28/10

Name: Doug Schuy
Optional

Phone: 250-954-5080
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

I don't agree with the Relms
Plan to impliment Building
inspection in area F.

6300 Hammond Bay Rd.
Nanaimo, B.C.
V9T 6N2

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Toll Free: 1-877-607-4111
fax: (250)390-4163

RDK Website: www.rdn.bc.ca



REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: May 28, 2010
Name: BRIAN SANGSTER-KELLY
Optional
Phone: ~~250~~ 250-248-2928
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

I DO NOT SEE ANY VALUE
IN THIS TAX LIKE BURDEN

THE PROFESSIONAL TRADESMAN
IN THIS AREA MONITOR THEMSELVES
LIKE THE CERTIFIED SEPTIC INSTALLERS

WE ARE PURCH IN A PURCH
AREA.

AGAINST THIS INITIATIVE -

6300 Hammond Bay Rd.
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V9T 6N2

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Toll Free: 1-877-607-4111
Fax: (250)390-4163

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REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: May 28 / 10.
 Name: Robert S. Mackay
Optional
 Phone: 250 752-7233.
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

I would just like to voice my displeasure of having to object to dealing with the building permit debate (again!). I can see no valid reason for building inspection or permits in area "F." In my 20 year residence in this area I have never seen or heard of a safety issue involving poor construction. I see this whole issue as empire building. The average home owner in this area cannot afford any extra fees. (This is why we live here) I am proud to say I live in an area where freedom of building is my choice not the RDN.

Yours Truly
Robert Mackay

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 Fax: (250)390-4163

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Building Inspection Information Centre (Area F)

Date: May 28/10
Name: Darrell Descoteaux
Optional
Phone: 250-738-0311
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

People live in rural areas with acreage for the privacy and to have hobby farms. So to have to have permits for portable & ~~new~~ temporary structures is very unnecessary. Also people live & buy out in rural areas because that's all they can afford. We don't need any extra costs.

Thank you Dan Leung

6300 Hammond Bay Rd.
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V9T 6N2

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RDN Website: www.rdn.bc.ca



REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: May 28/10

Name: Darwin Ingram
Optional

Phone: 586-5151
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

I would like a chance to vote
on what is going to happen
in my community.

That is it.

Darwin Ingram

6300 Hammond Bay Rd.
Nanaimo, B.C.
V9T 6N2

Ph: (250)390-4111
Toll Free: 1-877-607-4111
Fax: (250)390-4163

RDN Website: www.rdn.bc.ca



REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: May 21 - 10

Name: Rose Graham
Optional

Phone: 250 248-3027
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

No Building inspection or controls -
93% voted against S.P. Pushed through
the back door - Municipality as far as possible
by a letter saying we wasn't interested
we wasn't even asked.

Ken Ferguson's platform spread No
Building inspection Area F - He said you sit
it nearly shut in. It's it to
referendum you & see how many you have
let down.

Learn us about our fund. chairman said
everyone else for it - Well maybe they
want it we in AF do not.

start requesting us. Start you for
what
?

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REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: _____

Name: Don
Optional

Phone: _____
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

I AM AGAINST THE BUILDING
CONTROLS. THE WAY THEY ARE
BEING PUT IN. I DO NOT THINK
THEY ARE NEEDED. PEOPLE SHOULD
HAVE THE RIGHT UNDER A
DEMOCRACY TO BE ABLE TO
BUILD A HOUSE AS THEY
CAN AFFORD IT. IT PUTS A
HARD SHIP ON A LOT OF FAMILYS.
I HOPE YOU THINK OF WHAT
YOU SAID ABOUT BUILDING CONTROLS
WHEN YOU GOT IN.

6300 Hammond Bay Rd.
Nanaimo, B.C.
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REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: _____
Name: Angus Coakley
Optional
Phone: _____
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

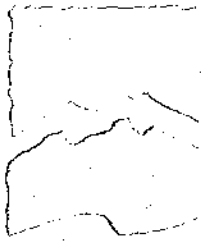
Why was This put Through
without notice.

Why 3 readings all in one night?

6300 Hammond Bay Rd.
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REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: May 28/2010

Name: Marc Kazmiruk
Optional

Phone: 250-951-0212
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

My wife and I (Marc & Donna Kazmiruk)
are totally against this law.

6300 Hammond Bay Rd.
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V9T 6R2

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Building Inspection Information Centre (Area F)

Date: MAY 28/10

Name: DOUG WALKER
Optional

Phone: 250-248-6084
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

MOVED TO THIS AREA BECAUSE
OF RURAL LIFE.
AGAINST INSPECTION, JUST ANOTHER
WAY TO MILK MONEY OUT OF US.
VOITED FOR AREA "F" RDN BIGGEMAN
BECAUSE HE WAS AGAINST INSPECTION
THE CHANGES HIS MIND, NOT
CARING FOR REASON ELECTED

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REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: May 28/10

Name: MARVIN WOLVER
Optional

Phone: 957 7317
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

I AM DEAD AGAINST THIS
BUILDING INSPECTION. RATHER
THAN FORCE THIS ON US, HAVE
A VOTE. YOU WILL SEE NOW
OUR COMMUNITY DOESN'T WANT
THIS.

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REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: May 28, 2010

Name: Bobby Steen
Optional

Phone: _____
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

*Having agricultural property it
is not feasible to have a
building inspection come into
this area @ present.*

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REGIONAL
DISTRICT
OF NANAIMO

Building Inspection Information Centre (Area F)

Date: MAY 27, 2010

Name: TIM PELIGREW
Optional

Phone: 250-228-5558
Optional

PLEASE INDICATE YOUR COMMENTS BELOW:

I AM OPPOSED TO BUILDING INSPECTION
IN AREA F.
[Signature]

6300 Hammond Bay Rd.
Nanaimo, B.C.
V9T 6N2

Ph: (250)390-4111
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Fax: (250)390-4163

RDN Website: www.rdn.bc.ca

June 9, 2010

To the Chairman and Board of Directors of the Regional District of Nanaimo,

My name is Katherine Zimmer, I am a registered nurse working, living in and supporting the rural communities. From the beginning I have heard community members expressing shock and dismay at how the RDN and certain directors have handled the introduction of this bylaw. Since February, a great many outstanding rural community members have written, presented and discussed in length their objections to this bylaw.

A few years ago, I had a 98 year old community elder / father of a patient tell me "Do not be afraid to FIGHT FOR EVERY FREEDOM you have" One day there will be NO FREEDOMS left to FIGHT FOR.

Freedoms are being lost on a daily basis by government directive and more losses are looming. How many freedoms are going to be left for the next generation or YOUR grand children? FREEDOM has become an endangered element of society.

At first I was disappointed in the RDN and directors using FEAR to convince the rural families that buildings just aren't safe if you don't have building inspection. I guess you have noted that instead of making them afraid, you angered them.

Rural families are not asking to be left alone because they are doing things illegally or dangerously. Though I am unsure if the rest of citizens in the RDN think that, after reading the Regional perspective newsletter last week. After all, the rural areas are full of grow ups and drug labs especially the areas with no building inspection.

Majority of the people I have spoken to have chosen to live in the rural areas so they can become less dependent on the everyday rat race and are more self sufficient and consume less store bought items. Many are artist, subsistence farmers, nature lovers, *young families* and people who just want to have a taste of the good OLD days. They teach their children core values of life, community involvement, love of nature and hard work. They are very content with their chosen lifestyles. Many do not have debt, they live on what they earn and do not want to lose that. It is rare and precious in this day and age. It should be valued by the RDN members rather than dismissed.

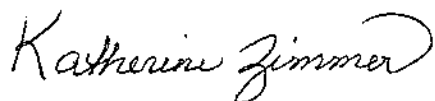
I have heard from many upset community members who thought that this issue was not going to come up again. They believed in the word of the RDN directors when they stated this in 2006. They stated that if the electors didn't want it, IT was OVER. Well over didn't last very long. We have since researched past minutes and have noted that as early as 2007 the subject was re-introduced for discussion at the board level.

I think of myself as a peace keeper, caregiver and environmentalist. Well today I am a mother bear. I am tired of the RDN and other levels of government using words like Harmonization, Green and healthy communities to push their agenda on the people they are suppose to represent. Already GREEN is on the RDN's agenda but what upsets me is they want to be the leader in this initiative. It costs a lot of money to be a leader and we are in a recession.

The rural community families are hurt and angry. They have LOST the TRUST IN, and RESPECT FOR, their local government. I am AFRAID and see evidence throughout this "consultation" process you are simply pursuing your agenda and have no intention of changing your minds about expansion of building inspection.

As a member of the rural community and an RDN taxpayer. I am asking you today, to change your FOCUS from being a LEADER in BC for green building, to be a leader in gaining back the trust and respect of the communities YOU REPRESENT. It will cost a lot less with a much better return.

Thank you

A handwritten signature in cursive script that reads "Katherine Zimmer". The signature is written in black ink and is positioned above the printed name.

Katherine Zimmer
Community RN

INFORMATION CENTER

June 3 – Lighthouse Community Center – 8 am to 2 pm

Staff in attendance: Tom Armet, Jack Eubank, Brian Brack, Paul Thompson, Barb Glen

Directors: Dave Bartram, Joe Stanhope

There were 22 visitors to the event. Approximately 8 visitors held strong to aggressive views on building inspection however the majority of visitors were either supportive of building inspection or seeking further information on the process, farm buildings and time extensions on owner-built homes.

“Regional Perspectives” hand-out provided

Feedback forms were used at this event however none were completed by visitors.

INFORMATION CENTER

June 3 – Lighthouse Community Center – 12 pm to 6 pm

Staff in attendance: Tom Armet, Jack Eubank, Brian Brack, Paul Thompson, Paul Thorkelsson, Jennifer Aftanas

Directors: Dave Bartram, Joe Burnett

There were 23 visitors to the event. As with the previous event, the majority of visitors had positive comments on building inspection with just a handful of strong opposing views.

There were a lot of positive conversations and information dissemination. Primary feedback was the lack of consultation, farm buildings and the cost of building permits.

“Regional Perspectives” hand-out provided.

Feedback forms were used at this event however none were completed by visitors.

**Area "H" Public Information Meeting
Lighthouse Community Center
2010.06.07 1800 hrs**

Directors: J Stanhope, D Bartram, G Holme, J Burnett

Staff: P Thorkelsson, C Mason, D Trudeau, T Armet, D Lindsay, C Midgley, J Eubank, B Brack

Presenters: Paul Thorkelsson (RDN), S/Sgt Brian Hunter (RCMP), Cliff Moberg (VIREB), Doug Cox (HPO), Gary Anderson (VIHA)

Introduction of head table by Joe Stanhope

Paul Thorkelsson - presentation on building inspection

(Chairman Stanhope reminded audience to be respectful and listen to presentations)

Doug Cox - HPO presentation

S/Sgt Brian Hunter - presentation relative to public safety linked to building inspection

Cliff Moberg presentation on real estate trends and safe communities

Gary Anderson – VIHA presentation on importance of Building Inspection relative to septic fields.

Community speakers:

Len Walker, Deep Bay - doesn't know what goes on in the RDN unless he picks up a paper. Critical of process of 3 readings. Spoke about high income of staff. People in Area H eating road kill. Leave the people alone.

Penny Wood – built their own house. Referred to flyer as lying propaganda garbage. Referred to 2006 meeting. Outright lies. Delays in obtaining DP forced them to live in Comox. Spoke about damage to condo they lived in Comox that was inspected. Went through most of flyer and disagreed with all content.

Earl Rhode – states he is a real estate appraiser. Addressing crowd, lectured staff and Board Directors. Told Director Bartram he doesn't give a shit. When building inspectors screw up, it costs the property owner. Says building inspectors don't inspect grow ops. Replace the board.

Linda Smith – public meeting should have happened months ago. States she is speaking on behalf of many people in her community. Talked about need to inspect door handles

etc. States there is a recession going on. Talked about few jobs, living within your means, community is the family. Cannot afford to build within 6 months. Give people the right to build on their own. Building inspection will put people out of work and ruin businesses like Demex.

Ian MacDonell – Deep Bay. We need building inspections. His house and property unstable. Asked if need permit to repair. Will he need engineered drawings? His house was built in wrong spot on lot. People who buy houses need to ensure houses are safe. Question for the board – will existing houses be grandfathered? Paul T answered only new construction. Will he be grandfathered to protect his house so he doesn't have to spend \$150,000 to fix the house? Says it was RDN error 40 years ago for not enforcing bylaws. Angry. Calls VIHA crooks and schisters.

Barry Devolaqua(sic) – teacher in Qualicum. Father was a Building Inspector in East Kootenays. When he came here he built his house and added to it. Called father to help. Wanted to use graded lumber. Father said he shouldn't do it. Told story about his Dad and him talking about milling his lumber. Dad said it was nice lumber but not graded. Used it anyway and house is solidly built. Saw a full page ad from the RDN. Talks about grow-ops. Told Director Bartram to state his position on building inspection. Director Bartram replied that he will make his decision at the Board.

Don Hewitt – question to RCMP and HPO. Do you think we have reached a point in our social evolution that we should license claw hammers? Doug Cox (HPO) asked him to explain what he means. Doug clarifies wait time before you can sell your home. Critical of HPO. Critical of RDN for needing tools to do the job. We don't want building inspection.

Mary Jane Puckrin(sic) – no to building inspection. Realizes RDN has the right to have building inspection. Can it be expanded without consultation? Carol Mason responds about the process to expand BI and advised RDN board has the right. Dave Bartram is one vote and hasn't voted yet. Went on to the criticize the flyer. Talked about speaking to banks and insurance companies who said it makes no difference if in building inspection. Says RDN is fear-mongering.

Dave Twigg – been here since 1973. Not in favor of building inspections. His wallet is empty. No more money to give to the tax machine. Asked directors to vote no.

Art Skipsey – former board director. City of Nanaimo had more votes and got their way with the hospital. Helped two sons build houses in inspection and non-inspection areas. Related negative experience with building inspectors. Talked about fish plants, Area F zoning. Critical of regulations and states Canadians should be permitted to use their inventiveness. People came here to get away from bureaucracy. Spoke mainly of dislike for zoning and stories of inspected homes with defects. Suggests that building inspection be a voluntary process for those who want it.

Mark Rautiainen – held up large protest sign throughout meeting and at speakers microphone. Stated he knew of an old house built in the 1800s that was moved to the area and is still standing. Was not inspected. Stated “you people disgust me.”

Barry Kurland – has lived a life of freedom on Lasquiti Island. Quoted Sec. 694 Local Government Act as guidance to the Board that they “may” introduce building inspection, not “shall”. States a pandora’s box has been opened and asked the board to make it an election issue.

Julien Fell – lives in Area F. Critical of RDN publication. Talked mainly about zoning in Area F and how it went against the wishes of the citizens.

Brenda Wilson – gave a letter to the Chairman from the Nile Creek R/A. Stated the construction of the new Nile Creek hatchery would not have been possible with building inspection.

Kim Wharton – “why are you coming into my backyard?”

Peter Smith – questioned HPO speaker about regulations around owner occupied durations. Questions why building inspection is needed if HPO is necessary?

Lorne Pal – wanted to know where the other directors were. Talked about the petition being at 1500 signatures. Stated “this is not over yet?”

Reg Nosworthy – stated he went to all the information centers and wanted to know why the RDN is “doing this”. Stated he has now learned that reducing emissions is the Board’s priority. Stated “we” are all barriers to green buildings. Asked P. Thorkelsson if that’s why we are here tonight. PT responded that energy efficiency is one part of the Board’s strategic plan and is a component of the Building Code, current and upcoming.

Art Kingsworth – questioned HPO speaker about how many new homes were started last year in non-building inspection areas. HPO does not keep statistics on that and PT responded with numbers based on RDN addressing assignments.

Unidentified male – questioned HPO speaker about “being on the hook for 10 years” and wanted clarification on liability.

Unidentified female – read out salaries of staff. (assisted by Lorne Pal)

Derek Baldwin -- stated the RDN is ramming this down their throats. City folk don’t need to be telling rural folks how to live. Leave us alone!

Dick Stubbs – stated he may not be popular on either side for his comments. Stated he has been working for 40 years on both sides of the industry. Stated everyone will want to sell their houses at some point and an inspected house will maintain better value. Talked about his experiences in the Gulf Islands when building inspection was brought in. Turned his back to the head table and began addressing the audience. Chairman called the meeting to order due to yelling in the audience.

Debbie Henn – talked about warranty programs going bankrupt in the US and that nothing will ever stop problems from happening.

Katherine Zimmer – states she has a large acreage. Building inspection will mean she has to work longer as a nurse to afford to build anything. States that having to pay for a building permit will have a direct affect on her health because she won't be able to afford to build a dance studio or meditation hut.

Dan Murphy – stated this hall was built with ungraded lumber by volunteers and hasn't fallen down because it wasn't inspected. Stated people don't need the extra expense of inspections.

Dave Neden – third generation Area F resident. States all the old houses in the area are still standing and were not inspected. Took exception to grow ops in the rural areas only. Wants building inspection rescinded permanently and asked audience for a show of hands in support.

Donna Telfair – stated 'bullshit is bullshit'. Asked Director Bartram if he knew his job description. Stated building inspection means she will have to get another job to afford to live. No more government interference.

Julian Fell (second time to microphone) – turned to audience and stated he heard about a hurricane in Florida that only damaged the inspected homes and not the owner-built, inspected ones.

Enid Sangster-Kelly – addressed audience about the world collapsing. Stated the European bureaucracy is out of control. There are now .9 ships per admiral. Where have all the euros gone? RDN is picking on people.

Chair Stanhope concluded the meeting at 8:40 pm

29 community speakers

Total attendance: 382

THE REGIONAL PERSPECTIVE

What do we need to worry about sustainability for our future when our right to subdivide to the OCP is not supported by the same directors that put it in place? These same people are supporting high density developments in and around rural areas but not single homes where this would encourage more green space, water usage quite a bit less, and the impact on the environment minimal. Your agenda Mr Bartram's and the RDN seems to be for the developer not the people who voted you in.

WORKING TOWARD A SUSTAINABLE FUTURE

I feel this is just fancy words at work. The RDN and the regional director for Area H are in favour of high density so they need to have sustainable?? Situations put in place to allow for their dream compound.

It is the products available to the builder that should be inspected not the homes themselves.

CONSUMER PROTECTION

This did little to help in Vancouver and I personally don't see anything different in this proposal from the RDN. In my opinion it is just going to make things harder for the less fortunate that struggle to keep and maintain a home.

HPO this term has lost so much respect over the years and the bad inspections that went on. I can tell you of Maple Glen subdivision in Parksville, was not drained properly – even after being told by residence in the area the amount of water in the winter and spring. There are so many houses now that have water issues in their crawl spaces. So much for the HPO

PROVINCIAL REGULATIONS

This is just another fancy term for dictatorship. You must think we are all nuts and want to live in unsafe environments. You basically get another fee for this and we again end up with nothing

FREE FOR SERVICE

Of course this will not increase taxes you will pay for it when you renovate, build or add on - The second paragraph to this heading is just a simple case of Bull Tweedy

COST OF CONSTRUCTION

Not once have I ever been asked by the bank of Mortgage Company to produce an inspection certificate on a house. Again this is 108 word of Bull Tweedy~!~

HOUSING AFFORDABILITY

This depends on your definition of affordability. When I am struggling to make ends meet to have a home that 1% is A LOT!~ It is only people who have never had to worry about this that would minimize these costs.

Third paragraph, Local governments have the ability to choose how to administer the code. Yes this is very true. They can also make it impossible for a person to complete his home, make it financial a hardship more so than before, Local government has not supported the constituents in the riding nor has the director so what makes you think we would believe this!

Then to have the audacity to bring up poverty and the substandard living condition that people have to rent is not the problem of any building inspection. It is the problem of an unrealistic board of directors who have never walked in those shoes. Anyone can try and make a place a bit better. Given some money back to landlord which great tenants to keep the places up. This is just stupid to think that building inspections will make this go away. Having rented for years my maintenance on my apartments came to a halt when the land lords decided to raise the rent but could not because i was a long standing good resident. Because of the cap on increases they had to get me to move to up the rent. Had nothing to do with building inspections

VALUE OF BUILDING PERMITS

Applicable regulations change constantly so this is really a mute point. How long would the RDN hold these records, what building would they rent to hold these records, which is going to pay for the retention and care of these records. This all costs money. In the end the buy and or the owner will be hit with yet another fee.

PUBLIC SAFETY

I don't believe one ounce of what this says. I know that the course for a building inspector is a week long, YES 7 (seven) WHOLE DAYS, with no prior experience required~!~

LAW ENFORCEMENT

This really made me laugh. Thanks. If this is so true why are they still having issues in cities everywhere! There is grow op's happening all the time. Once one is found they will learn and do it again only better. It is not something that a building inspector has control over. Heck the police have a hard time controlling it. Yes, this was very funny

FARM BUILDING

This is interesting. Since we are on ALR land, we are not supported in subdividing down to smaller acreages then any building put on this land could be and will be considered a farm building and not regulated by the RDN

Since there are very few workable farms in this area I can see that you are making a really big sacrifice in not getting building permit fees off the few and far between in the area.

You go on about safety and then on the back page recommend straw as insulation. In the early years the houses were insulated with newsprint. I bet you never saw one of those old homes go up in smoke

Getting the incentive for using local sustainable materials should be in place before building inspections are put into place. How stupid you must think people are

You are always using the word "sustainability" yet on the other hand you advocate cluster homes, low cost homes, and senior centres. These are high density projects which do not follow your green space and protection of agricultural lands.

Do you even know how many WORKING farms are in Area H, F or any of the other areas? Do you know what these farmers do to supplement their income to be farmers? These are just the people who want to farm because they love it. BUT THEY CAN NOT MAKE A LIVING OFF OF FARMING IN BC. Farms are not even under this building by-law code.

A handwritten signature in black ink, appearing to read "Mark Galpin". The signature is written in a cursive, flowing style with a large initial 'M'.

SUBDIVISION 1 (MAY 11)
DICK STUBBS
BOWSER / DEPT 1004
JUNE 7 / 2010
AREA 'H' MEETING

Building Inspection Function in G & H

Let me begin by stating that I have no interest or concern whether a building inspection function is introduced into Electoral Areas G & H. In fact if I was to consider the question from a strictly personal, selfish, point of view I would probably not want the function.

Why would I say such a thing? Well it just so happens that I have worked with the Code and with Building Bylaws for the past 40 years. I know the concerns that come into play from the banks, from the insurance companies, and from the future buyers who I hope will pay top dollar when I sell....so; when I build my new home, I will make sure that a qualified person confirms that I have met or exceeded the minimum requirements of the BC Building Code. If I have an independent qualified inspector confirm that my home meets Code and you don't; then there is a good chance that I will sell my home quicker and I will get a better price, plain and simple.

I have heard a lot of rhetoric and misinformation over the past couple of months but I have not heard 1 logical argument that makes any sense not to have building inspection. People appear to be making decisions based on loudly broadcasted misinformation or maybe on no information at all. I don't know about you but I want the facts before I make a decision that will affect the many hours of labour that I put into my home and my financial future. I have encountered many people with an apparent frontier ethic but when one worked through the issues it was usually a belligerence founded on a lack of knowledge.

There is also the concern that unqualified individuals are flying below the radar; building poor buildings at high prices, often for naive unsuspecting clients.

How many of us live in homes built before 1998? That was the last year that the requirements of building to the code were discretionary...since then all buildings no matter where they are in the province, have been required to meet the Code.

How many live in homes built since 1998....Do you know that your home meets code? Do you know that builders have been required to honour a 2-5-10 (material/defects, building envelope, structural) warranty since 1998 and that this include you if you were an owner builder? How can you confirm to me as a buyer that your home meets the minimum level of health and safety? Explain previous to 1998 and since 1998.

How many people here are builders, how many are licensed builders, how many are going to be owner builders in the next 5 years. Do you know the requirements of this monster document? Are you prepared to spend \$200- \$300,000 without some sort of independent review?

I have a belief that every community does not need to have the same set of rules; to certain extent every community should be allowed to adopt its own character. But I have a concern that we at least have a minimum standard of construction. One does not have to look very hard to see that environmental requirements and even neighbourhood concerns are not being addressed. In some cases, new better methods of construction are not being built and some people are unwittingly costing themselves and their community considerable costs down the road. Such things as riparian or foreshore setbacks, property line

setbacks, height of buildings, insulation levels, cladding details and septic approvals are regularly being missed and there are no doubt other things...I have not completed an exhaustive review.

In 1994 I was part of the team that drafted the Alternate Owner Builder regulation for Galiano Island. This was a pilot project that permitted a standard less than that of the Building Code. At the end of the five year life of the project, everyone came to realize that they wished to recoup the same price as everyone else when they sold their homes and that the Code was only a minimum standard...a lower standard than they were prepared to build. They also recognized that they were paying extra for insurance- if they could get it and that mortgage lenders if they were interested were charging ½ to 1% premium on their rates. The cost of a building permit can be amortized very quickly if the alternative is a 1% premium on my mortgage.

Until recently Code meant a minimum level of health and safety for present and future owners of the home, the occupants; but we have now recognized that this minimum level of health and safety means much more and should also include our greater community; Our Planet. Do you know that within the next 12 months the Energuide ratings for new houses will be raised. There will likely be a sticker on your electrical panel that will identify the amount of annual energy use for your home. In 2011 the rating will increase to Energuide 80 and in 2016 it will go even higher to Energuide 85; By 2020 net Zero. Also within the next year, new homes will have to be solar ready, plumbing systems will be changed to reduce the amount of water use, in some cases up to 50%.

There must be consultation...there must also be education, for everyone. It is not a matter of right and wrong but different people live in town or in the country for different reasons or values. The process must be designed to preclude the opportunity for scare tactics by any of the participants. None of us wish more regulations but at the end of the day we need to observe some form of minimum standard.



June 3, 2010

Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, B.C.
V9T 6N2

Attention: Board of Directors

Fax # (250) 390-4163

Re: Proposed Building Inspection in Area H

We are writing to officially oppose the proposed building inspection in Area H.

As a non-profit society, we rely partly on donated materials and labour to complete any construction needed for the continuing of our volunteer work to preserve and restore habitat for salmon.

Because we rely on volunteer labour, construction is done according to volunteers being available. Sometimes this means that construction is delayed because key people have other commitments.

The costs of building inspection would be difficult, as we must raise money through donations and grants to complete our projects. Additional costs for permits would create a larger financial burden.

On behalf of the President and Board of Directors,

A handwritten signature in cursive script, appearing to read "Diane Sampson".

Diane Sampson, Administrator

Russell and Penny Wood
5003 Thompson Clark Drive, West
Bowser, BC
VOR 1G0

I recall at a meeting in this hall a couple of years ago, when the issue of Building Permits/Inspections was raised and **LOUDLY** shouted down, Director Bartram indicated he would not pursue the issue. What part of **NO** does the R.D.N. not understand?

In the Regional Perspectives, spring 2010 edition, there are a number of statements that, at best, can be called "wrong" and at worst, outright lies.

Page 2

Para 1 and 2 refers to Consumer Protection and the HPO Act. Because of delays obtaining our Development Permit from the RDN, we were forced to find accommodation and chose to purchase a Strata unit in Courtenay that was completed in October 2006. Since that time, the Strata, which was fully inspected as required by that city, has had significant plumbing leaks; the floor in our unit had to be replaced because of water damage from the roof and there now appears to be a problem with some of the electrical wiring in some of the units which could cause fire, so we have to get that checked - all, as I stated, in buildings which have been fully inspected.

Para 3 refers to provincial regulations - even without a building permit, these permits and inspections are required - a building permit adds nothing but cost and time delays.

Para 4 refers to fee for service - and "thousands of dollars on after the fact enforcement" - you will always have enforcement issues and neighbour complaining about neighbour, that's human nature and I

suggest it will not stop just because a permit is issued.

Para 5 refers to cost of construction and to make a blanket statement such as you have, i.e. "There are significant financial costs to property owners not subject to permits and inspections" is fear mongering and just plain wrong. Today I spoke with our insurance agent and we pay not 1 cent more because we built without a building permit. Where are your facts?

Housing Affordability

I quote "Local governments have the ability to choose how to administer the code" - when will the RDN accept that we, their paymasters, DO NOT WANT any more red tape and bureaucratic involvement in our lives. The amount of money spent to deliver this printed propoganda would have been better spent trying to help those affected by poverty in our rural area.

Page 3

Para 1 Value of building Permit - this too is a misrepresentation - a local real estate agent has disputed these statements in verbal discussions - I challenge the RDN to prove their statements with facts and figures rather than put out there blanket falsehoods'.

Para 2 Public safety - After recent wind and rain storms, representatives from the RDN knocked on our door at 8p.m. stating they were advised, and were advising us, of the possibility of slides in the area and that if we felt in danger we should leave - how helpful was that????

Para 3 I believe here the writer is really grasping at straws - if a building has been used as a grow-op our insurance agent advises they will not insure it,

regardless of inspection and occupancy permits. Suggest it would be better to tear it down and start again.

Para 4 Environmental protection is another red-herring - any sewage system needs the applicable permits and approvals anyway even without a building permit.

I cannot speak to Farm Buildings as I have no knowledge of same.

Green Building, Sustainability and Building Inspection

The RDN certainly has, within it's power, the ability to require proof that any building which receives financial incentives meets the requirements related to the incentives - this does not mean "blanket building inspections are required.

The Building Inspection Process

Para 2 states "The requirements of construction in all of these instances is determined by the B.C. Building Code. The existence of a permitting and inspection process does not alter these requirements" - and there I believe you have summed it up in a nutshell.

Whoever is responsible for the content of the Regional Perspectives - spring 2010 needs to be called to task to get their facts correct. Spending our dollars on what amounts to propaganda based on distortion of the facts and, in some cases, outright lies is reprehensible.



MEMORANDUM

TO: Dale Lindsay
Manager, Current Planning

DATE: June 10, 2010

FROM: Susan Cormie
Senior Planner

FILE: PL2009-211

SUBJECT: Amendment Bylaw 500.355, 2010
Keith Brown & Associates
Lot 2, Section 14, Range 6, Cranberry District, Plan 7832 - Fielding Road

PURPOSE

To receive the report of the Public Hearing containing the summary of the minutes and submissions of the Public Hearing held on June 9, 2010 and further, to consider Bylaw No. 500.355, 2010, for third reading.

BACKGROUND

Bylaw No. 500.355 was introduced and given 1st and 2nd reading on May 25, 2010. This was followed by a Public Hearing held on June 9, 2010. The summary of the minutes and submissions is attached for the Board's consideration (*see Attachment No. 2*).

The purpose of this zoning amendment bylaw is to rezone the subject property from Residential 2 to Industrial 1 in order to permit a light industrial development (*see Attachment No. 1 for location of subject property*).

ALTERNATIVES

1. To receive the report of the Public Hearing and give 3rd reading to "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.355, 2010".
2. To receive the report of the Public Hearing and deny "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.355, 2010".

SUMMARY

The purpose of Bylaw No. 500.355, 2010 is to rezone the subject property to facilitate a light industrial development. The amendment bylaw was introduced and given 1st and 2nd reading on May 25, 2010, and proceeded to Public Hearing on June 9, 2010. The requirements set out in the Conditions of Approval (*see Schedule No. 1*) are to be completed by the applicant prior to the Board's consideration of the bylaw for adoption. Therefore, staff recommends that Bylaw No. 500.355, 2010, be considered for 3rd reading.

RECOMMENDATIONS

1. That the report of the Public Hearing containing the Summary of Minutes and Submissions of the Public Hearing held on June 9, 2010 as a result of public notification of "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.355, 2010" be received.
2. That "Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.355, 2010" be given 3rd reading.

A. Cormie

Report Writer

D. [Signature]

Manager Concurrence

[Signature]

~~General Manager Concurrence~~

[Signature]

CAO Concurrence

Schedule No. 1
Conditions of Approval

The applicant is to provide the following documentation prior to the Amendment Application being considered for 4th reading:

1. Development Covenant:

Applicant to prepare a section 219 covenant to secure the following conditions. This covenant is to be prepared and registered to the satisfaction of the Regional District of Nanaimo (RDN), prior to consideration of 4th reading.

a. Storm Water Management System:

- i) No use shall be placed nor any development of the land shall occur prior to the acceptance of a detailed storm water management system by the RDN which has been prepared and designed by a Professional Engineer with current standing in BC and expertise in storm water management, at the owner's expense. This detailed storm water management system shall be designed to reflect the maximum allowable development of the site and to ensure that no drainage or storm water runoff will impact the neighbouring parcels or the adjacent wetland. This storm water management system is subject to the review and satisfaction of the Regional District of Nanaimo. If the detailed storm water management system is designed with runoff to the adjacent parcels, the applicant must secure by way of an easement or right-of-way, registered at Land Title Office, Victoria, BC and prior to any use of the land and/or occupancy of any future buildings, the right to utilize adjacent parcels for drainage purposes. The owner's Professional Engineer must submit sealed and stamped as-constructed drawings for all drainage works certifying completion of all works to the Regional District prior to any use and/or occupancy of the land or future buildings.

b. Landscaping:

- i) The owner will provide a minimum 5.0 metre wide landscape buffer adjacent to Fielding Road constructed to the Landscape Standards as per Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987. Detailed landscape plans must be submitted as part of a development permit application for any development proposed to be constructed on the land or where a development permit is not required, prior to any use being placed on the land. The landscape plans are subject to the review and satisfaction of the Regional District of Nanaimo.

c. On Site Septic Disposal:

- i) The applicant will install an engineered (minimum Type 2 Standard) septic disposal system prior to the use of the subject property.

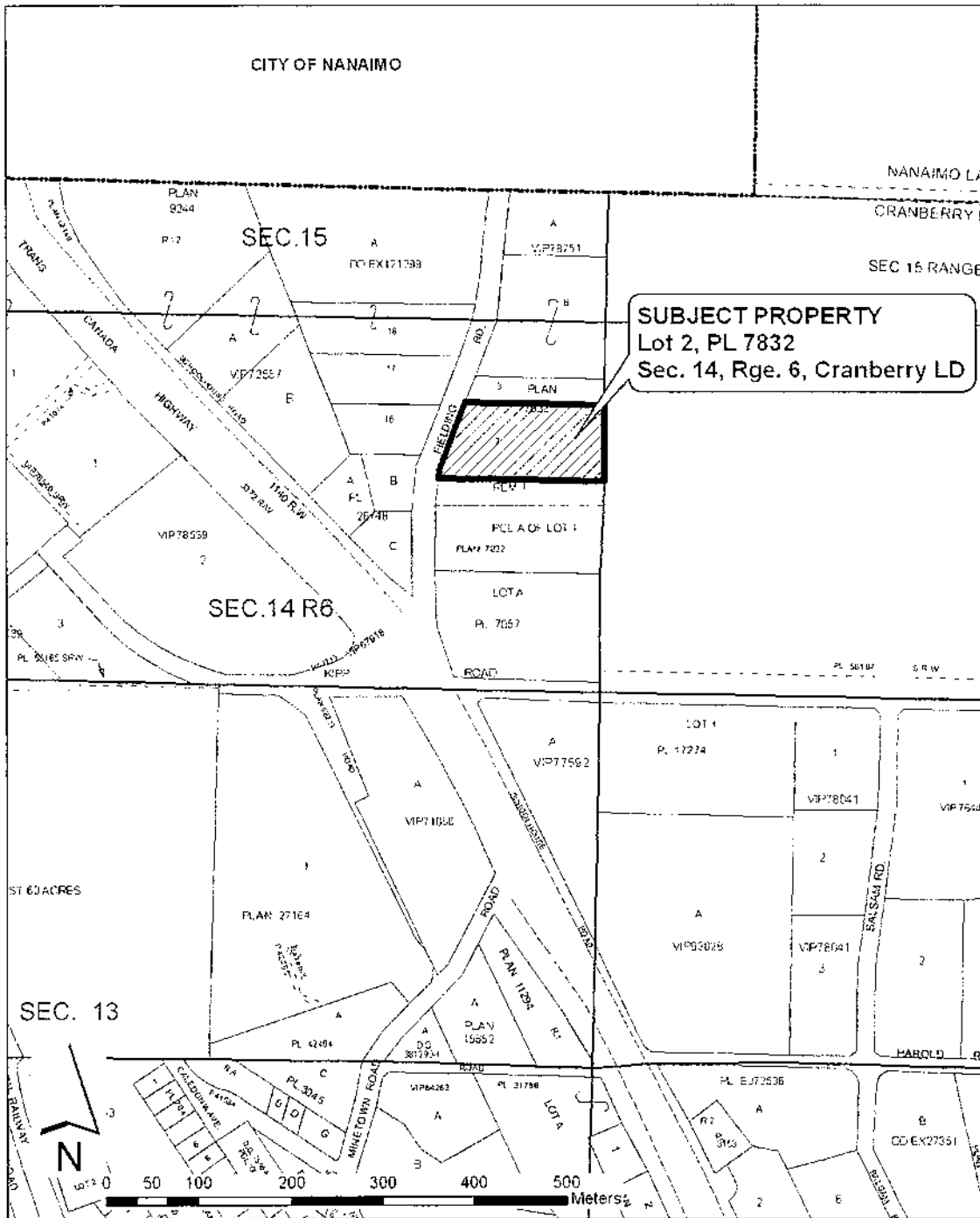
2. Section 219 Covenant for Mine Assessment

The applicant, at the applicant's expense, is to prepare and register a section 219 covenant that registers the Geotechnical Report entitled Proposed Light Industrial Building Lot 2 Fielding Road, Cedar BC Mine Assessment dated April 21, 2008 prepared by Lewkowich Geotechnical Engineering Ltd. and includes a save harmless clause that releases the Regional District of Nanaimo from all losses and damages as a result of any potential hazard.

3. On-Site Potable Water Supply:

Applicant to submit written confirmation that potable water source approval from the Vancouver Island Health Authority (VIHA) has been granted for the development.

**Attachment No. 1
Location of Subject Property**



SCS MAPSHEET 30G.01' 2.1

Attachment No. 2
Summary of the Public Hearing
Held at Cranberry Community Hall, 1555 Morden Road, South Wellington
June 9, 2010 at 7:00 pm
To Consider Regional District of Nanaimo Land Use and Subdivision
Amendment Bylaw No. 500.355 2010

Summary of Minutes and Submissions

Note that these minutes are not a verbatim recording of the proceedings, but summarize the comments of those in attendance at the Public Hearing.

PRESENT:

Joe Burnett
Susan Cormie

Chairperson, Director, Electoral Area 'A'
Senior Planner

There were 11 persons in attendance.

The Chairperson called the Hearing to order at 7:01 p.m., introduced those present representing the Regional District, and outlined the procedures to be followed during the Hearing.

The Senior Planner provided an outline of the Bylaw including a summary of the proposal.

The Chairperson called for formal submissions with respect to Bylaw 500.355, 2010.

Gerald McDonald, 1780 /1789 Akenhead Road, noted that he is concerned about drainage of the site and asked how it is being handled. Mr. McDonald also asked about buffering of the adjacent residentially zoned parcels. In addition, Mr. McDonald asked if there would be restricted hours of operation as is the case with other industrial properties in the area. Mr. McDonald also stated that he is concerned with the amount of noise the proposed use may generate and noted that his property is downhill of the subject property, so the noise will travel towards his property.

The Senior Planner explained that one of the conditions of approval is for the applicant to submit a designed storm water management system and if there is drainage onto the neighbouring property, legal easements must be obtained. The Senior Planner also explained that the proposal does not include limited hours of operation, but there is a development permit process and the applicant may offer to restrict hours of operation.

Keith Brown, the applicant's agent, stated that the proposed businesses are generally 8 am to 5 pm type businesses, but would operate on Saturdays.

Dan Gellein, 1711 Akenhead Road, stated that his concerns were similar to the previous speaker's in that he has concerns about compatibility with the adjoining and nearby residential and agricultural lands. Mr. Gellein stated that as his property is downhill from the subject property, he does not want any environmental issues and objects to the OCP Industrial designation. Mr. Gellein recommended a 30-metre buffer zone to help with compatibility issues. Mr. Gellein also recommended that the site be fenced, hours of operations be implemented to help reduce the amount of noise pollution in the area, down cast lighting be used, and full landscaping be required.

Shelley Stairs, 1788 Fielding Road, stated that Sandstone has plans to push a road through and this will affect the properties.

Ed Braun, one of the subject property owners, stated that the property is adjoining other industrial properties, is located on a dead-end road, is supported by the adjacent residential neighbour, is in an isolated location, will help pay taxes for the area, and will support local businesses.

Dan Gellein, 1711 Akenhead Road, stated that the use is not compatible with all the surrounding uses.

Esther Rowe, lives near the school and asked for the definitions of light industry and heavy industry.

The Senior Planner outlined the definitions.

The Chairperson called for further submissions for the second time.

The Chairperson called for further submissions a third and final time.

There being no further submissions, the Chairperson adjourned the Hearing at 7:25 p.m.

Certified true and accurate this 10th day of June, 2010.

Susan Cormie
Recording Secretary

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE
MEETING HELD ON TUESDAY, JUNE 8, 2010, AT 6:30 PM
IN THE RDN BOARD CHAMBERS**

Present:

Director D. Bartram	Chairperson
Director J. Burnett	Electoral Area A
Director M. Young	Electoral Area C
Director G. Holme	Electoral Area E
Director L. Biggemann	Electoral Area F
Director J. Stanhope	Electoral Area G

Also in Attendance:

M. Pearse	Senior Manager, Corporate Administration
P. Thorkelsson	General Manager, Development Services
D. Lindsay	Manager, Current Planning
N. Hewitt	Recording Secretary

MINUTES

MOVED Director Holme, SECONDED Director Stanhope, that the minutes of the regular Electoral Area Planning Committee meeting held May 11, 2010 be adopted.

CARRIED

DELEGATIONS

MOVED Director Holme, SECONDED Director Stanhope, that two late delegations be permitted to address the Committee.

CARRIED

Paul Fenske, Fairwinds Design Team, re Proposed Schooner Cove Neighbourhood Plan.

Mr. Fenske presented a verbal and visual presentation of the proposed Schooner Cove Neighbourhood Plan. The renewed vision for Schooner Cove centres on a maritime village offering accessible waterfront that unites the residential highlands with the ocean and serves as a portal to the Strait of Georgia.

Russell Tibbles, Fairwinds, re Proposed Lakes District Neighbourhood Plan.

Mr. Fenske continued a verbal and visual presentation of the proposed Lakes District Neighbourhood Plan. The Lakes District Neighbourhood Plan wants to provide phased development for sustainable neighbourhoods of diverse housing forms structured around a network of regionally significant parks.

PLANNING

DEVELOPMENT PERMIT WITH VARIANCE APPLICATIONS

Development Permit with Variances Application No. PL2010-102 - Sims – 664 Johnstone Road - Area 'G'.

MOVED Director Stanhope, SECONDED Director Holme, that staff be directed to complete the required notification.

CARRIED

MOVED Director Stanhope, SECONDED Director Holme, that Development Permit with Variance Application No. PL2010-102 to recognize the siting of an existing storage shed and to vary the parcel averaging provisions in conjunction with a three lot subdivision be approved subject to the conditions outlined in Schedule No. 1.

CARRIED

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. PL2010-082 - O'Hara – 2230 Godfrey Road - Area 'C'.

Director Young left the meeting noting a possible personal conflict of interest with this issue.

MOVED Director Burnett, SECONDED Director Stanhope, that staff be directed to complete the required notification.

CARRIED

MOVED Director Burnett, SECONDED Director Stanhope, that Development Variance Permit Application No. PL2010-082, be approved subject to the conditions outlined in Schedules No. 1-3.

CARRIED

Director Young rejoined the meeting.

ADJOURNMENT

MOVED Director Holme, SECONDED Director Stanhope, that this meeting terminate.

CARRIED

TIME: 6:53 PM

CHAIRPERSON

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE COMMITTEE OF THE WHOLE
MEETING HELD ON TUESDAY, JUNE 8, 2010 AT 7:00 PM
IN THE RDN BOARD CHAMBERS**

Present:

Director J. Stanhope	Chairperson
Director J. Burnett	Electoral Area A
Director G. Rudischer	Electoral Area B
Director M. Young	Electoral Area C
Director G. Holme	Electoral Area E
Director L. Biggemann	Electoral Area F
Director D. Bartram	Electoral Area H
Director C. Haime	District of Lantzville
Director E. Mayne	City of Parksville
Director T. Westbroek	Town of Qualicum Beach
Director J. Ruttan	City of Nanaimo
Director L. McNabb	City of Nanaimo
Director B. Bestwick	City of Nanaimo
Director J. Kipp	City of Nanaimo
Director D. Johnstone	City of Nanaimo
Director B. Holdom	City of Nanaimo
Director L. Sherry	City of Nanaimo

Also in Attendance:

C. Mason	Chief Administrative Officer
M. Pearse	Senior Manager, Corporate Administration
N. Avery	General Manager, Finance & Information Services
J. Finnie	General Manager, Regional & Community Utilities
D. Trudeau	General Manager, Transportation & Solid Waste
P. Thorkelsson	General Manager, Development Services
T. Osborne	General Manager, Recreation & Parks
N. Hewitt	Recording Secretary

DELEGATIONS

Michele Deakin, Mid Vancouver Island Habitat Enhancement Society, re Nearshore Education Proposal.

Ms. Deakin presented a verbal overview of the importance of nearshore in the Regional District. MVIHES is requesting \$3,000 for a nearshore education program. The main goal is to create awareness and understanding of the value of the nearshore ecosystem and how to protect and restore the nearshore ecosystem.

Rebecca Sangster-Kelly, re Proposed Building Permit Bylaw in Area 'F'.

Ms. Sangster-Kelly spoke in opposition of building inspection and permits in rural areas.

Enid Mary Sangster-Kelly, re Proposed Building Permit Bylaw in Area 'F'.

The delegation did not wish to speak at this time.

MOVED Director Holme, SECONDED Director Westbrook, that four late delegations be permitted to address the Board.

CARRIED

Phil Carson, re Back to the Green Future.

Mr. Carson provided the Committee with information about green buildings.

Don Hewitt, re Building Inspection - What's at Stake?

Mr. Hewitt stated that he is opposed to the expansion of Building Inspection Services.

Reg Nosworthy, re Building Inspection and Permit Fees.

Mr. Nosworthy stated that he is opposed to the expansion of Building Inspection Services into Electoral Areas 'F' and 'H'.

Duane Round, Parksville Lions Housing Society, re Bylaw No. 1577 - Reduction of Sewer Development Cost Charges for Not-for-Profit Rental Housing.

Mr. Round requested a 100% relaxation of DCC charges for their proposed housing project.

MINUTES

MOVED Director Johnstone, SECONDED Director Young, that the minutes of the regular Committee of the Whole meeting held May 11, 2010, be adopted

CARRIED

COMMUNICATIONS/CORRESPONDENCE

Diane Sampson, Nile Creek Enhancement Society, re Proposed Building Inspection in Area 'H'.

MOVED Director Bartram, SECONDED Director McNabb, that the correspondence from the Nile Creek Enhancement Society be received.

CARRIED

FINANCE AND INFORMATION SERVICES

FINANCE

Operating Results for the Period Ending March 31, 2010.

MOVED Director McNabb, SECONDED Director Ruttan, that the summary report of financial results from operations to March 31, 2010 be received for information.

CARRIED

DEVELOPMENT SERVICES

PLANNING

Area Agricultural Plan.

MOVED Director Burnett, SECONDED Director Young, to forward the consideration of an Area Agricultural Plan to the 2011 budget deliberations

CARRIED

MOVED Director Burnett, SECONDED Director Young, that the Board direct staff to make an application to the Investment Agricultural Foundation for funding of an Area Agricultural Plan.

CARRIED

Consultation Plan for Regional Growth Strategy Amendment to Support Zoning & OCP Amendment Application No. 0604 - Addison - 2610 Myles Lake Road -Electoral Area 'C'.

MOVED Director Young, SECONDED Director Burnett, that the Board approve the consultation plan as outlined in Attachment 1, titled Consultation Plan — Regional Growth Strategy and Official Community Plan Amendment for 2610 Myles Lake Road.

CARRIED

REGIONAL AND COMMUNITY UTILITIES

WASTEWATER

Southern Community Sewer Service - Award of Tender & Release of Reserve Funds for Third Digester at the Greater Nanaimo Pollution Control Centre.

MOVED Director Holme, SECONDED Director Bestwick, that the Board award the detailed design and tendering services for the new Digester 3 at the Greater Nanaimo Pollution Control Centre to AECOM for \$347,687.

CARRIED

MOVED MOVED Director Holme, SECONDED Director Bestwick, that funds from the Southern Community Development Cost Charge Reserve Fund be used for the Greater Nanaimo Pollution Control Centre Digester 3 Project.

CARRIED

COMMISSION, ADVISORY & SELECT COMMITTEE

District 69 Recreation Commission.

MOVED Director Bartram, SECONDED Director Mayne, that minutes of the District 69 Recreation Commission meeting held May 20, 2010, be received for information.

CARRIED

District 69 Youth Grants.

MOVED Director Bartram, SECONDED Director Mayne, that the following District 69 Recreation Youth Grants be approved:

Community Group	Amount Recommended
Arrowsmith Community Enhancement Society (sports equipment)	\$ 2,464
Erik Goetzinger BMX Society Qualicum Beach (start gate ram and generator)	\$ 2,500
Kwalikum Senior Secondary School (prom & dry grad committee)	\$ 1,250
One Five One Outreach Association (insurance, rent and utilities)	\$ 2,500
Qualicum & District Curling Club (helmets and shoes)	\$ 2,000
Oceanside Community Arts Council (youth theatre program)	\$ 800

CARRIED

District 69 Recreation Grants.

MOVED Director Bartram, SECONDED Director Mayne, that the following District 69 Recreation Community Grants be approved:

Community Group	Amount Recommended
Family Resource Association (room rental)	\$ 1,035
Oceanside Community Arts Council (supplies for youth arts day camp)	\$ 225
The Old School House (harvest of music - van rental)	\$ 1,200
Parksville Curling Club (building exterior painting materials)	\$ 2,000
Parksville & District 69 Team (transportation)	\$ 1,400
Qualicum Beach Historical & Museum Society (children's day event)	\$ 752
Wildwood Community Church (projector)	\$ 1,000

CARRIED

MOVED Director Bartram, SECONDED Director Mayne, that the District 69 Recreation Recognition Program Policy be approved as presented in Appendix A.

CARRIED

MOVED Director Bartram, SECONDED Director Mayne, that the District 69 Recreation Recognition Program be implemented beginning in the fall of 2010 which includes a certificate, RDN lapel pin and a \$75 RDN recreation program voucher.

CARRIED

Electoral Area 'A' Parks, Recreation and Culture Commission.

MOVED Director Burnett, SECONDED Director McNabb, that minutes of the Electoral Area 'A' Parks, Recreation and Culture Commission meeting held May 19, 2010 be received for information.

CARRIED

MOVED Director Burnett, SECONDED Director McNabb, that the Electoral Area 'A' Recreation and Culture Services Fees and Charges Policy be approved as outlined in Appendix A.

CARRIED

MOVED Director Burnett, SECONDED Director McNabb, that the annual fee increase, recovery rates, administration fee, and the revenue-sharing percentage ratio for Program Instructor agreements associated with the 'A' Recreation and Culture Services Fees and Charges Policy be approved for 2010 - 2011 as outlined in Appendix B.

CARRIED

MOVED Director Burnett, SECONDED Director McNabb, that the Financial Assistance Program for the Electoral Area 'A' Recreation and Culture Services function be approved as outlined in Appendix A.

CARRIED

East Wellington/Pleasant Valley Parks and Open Space Advisory Committee.

MOVED Director Young, SECONDED Director Burnett, that minutes of the East Wellington/Pleasant Valley Parks and Open Space Advisory Committee meeting held May 10, 2010 be received for information.

CARRIED

Nanoose Bay Parks and Open Space Advisory Committee.

MOVED Director Holme, SECONDED Director Johnstone, that minutes of the Nanoose Bay Parks and Open Space Advisory Committee meeting held May 3, 2010 be received for information.

CARRIED

Electoral Area 'H' Parks and Open Space Advisory Committee.

MOVED Director Bartram, SECONDED Director Burnett, that minutes of the Electoral Area 'H' Parks and Open Space Advisory Committee meeting held April 28, 2010 be received for information.

CARRIED

Sustainability Select Committee.

MOVED Director Bartram, SECONDED Director Holdom, that minutes of the Sustainability Select Committee meeting held May 19, 2010 be received for information.

CARRIED

MOVED Director Bartram, SECONDED Director Holdom, that the Board direct staff to give a more detailed consideration to establishing a Climate Action Team upon conclusion of the public consultation planned for the Community Energy and Emission Plan.

CARRIED

MOVED Director Bartram, SECONDED Director Holdom, that the Board receive the Yellow Cedar Project report and direct staff to maintain dialogue with the Yellow Cedar Project proponents.

CARRIED

MOVED Director Bartram, SECONDED Director Holdom, that staff send a letter to Mid-Island Sustainability Stewardship Initiative president Mr. Laurie Gourlay summarizing the motions concerning the Climate Action Team and the Yellow Cedar Project.

CARRIED

MOVED Director Bartram, SECONDED Director Holdom, that the Energy Manager Quarterly Update report be received for information purposes.

CARRIED

MOVED Director Bartram, SECONDED Director Holdom, that the Board adopt the Plug-in Hybrid Electric Vehicle Policy and the Green Housekeeping Policy proposed for LEED certified RDN facilities.

CARRIED

MOVED Director Bartram, SECONDED Director Holdom, that staff investigate the implications of including all RDN facilities in the Green Housekeeping Policy.

CARRIED

MOVED Director Bartram, SECONDED Director Holdom, that staff revise portions of Plug-in Hybrid Electric Vehicle Policy to ensure consistency with present conditions for RDN staff.

CARRIED

MOVED Director Bartram, SECONDED Director Holdom, that the Board direct staff to update the Green Building Action Plan to incorporate suggested actions contained in the final report: Overcoming Barriers to Green Building in the RDN.

CARRIED

MOVED Director Bartram, SECONDED Director Holdom, that the Board direct staff to revise the Sustainable Community Builder Checklist and proceed with the proposed phased approach for implementing the revised checklist and green building incentive program.

CARRIED

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

Duane Round, Parksville Lions Housing Society, re Bylaw No. 1577 - Reduction of Sewer Development Cost Charges for Not-for-Profit Rental Housing.

MOVED Director Westbrook, SECONDED Director Mayne, that staff prepare a resolution that would give the Parksville Lions Housing Society project a 100% reduction of DCC's in the Oceanside Area.

CARRIED

Michele Deakin, Mid Vancouver Island Habitat Enhancement Society, re Nearshore Education Proposal.

MOVED Director Bartram, SECONDED Director Johnstone, that staff prepare a report to determine if the Nearshore Education Proposal fits into the Grants In Aid program.

CARRIED

ADJOURNMENT

MOVED Director Holme, SECONDED Director McNabb, that this meeting terminate.

CARRIED

TIME: 8:12 PM

CHAIRPERSON

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE
LIQUID WASTE ADVISORY COMMITTEE
LIQUID WASTE MANAGEMENT PLAN REVIEW
HELD ON THURSDAY, JUNE 3, 2010
IN THE RDN BOARD CHAMBERS

Present: George Holme Meeting Chair, Director Electoral Area 'E'
Joe Burnett Director Electoral Area 'A'
Teunis Westbroek Director, RDN
Bill Holdom Director, RDN
Bob Weir Town of Qualicum Beach
Rick Morgan City of Nanaimo
Bryce Watson Ministry of Environment
Christianne Wilhelmson Environment Representative
Frank Van Eynde Public Representative (North)
Blair Nicholson Business Representative (South)
Gary Tuyls Public Representative (North)

Also in attendance:

John Finnie General Manager, Regional & Community Utilities, RDN
Sean De Pol Manager of Wastewater Services, RDN
Lindsay Dalton Wastewater Coordinator, RDN
Ellen Hausman Wastewater Coordinator, RDN
Sara Ellis Special Projects Assistant, RDN
Cavan Gates Special Projects Assistant, RDN
Bev Farkas Recording Secretary, RDN

Absent:

Mike Squire City of Parksville
Fred Spears District of Lantzville
Srenal Lakshmi Environment Canada
Gary Anderson Vancouver Island Health Authority
Michelle Jones Business Representative (North)
James Wesley Snuneymuxw First Nation
Douglas Anderson Public Representative (South)
Blake Medlar Ministry of Environment

Note: Action items in minutes are *italicized*.

CALL TO ORDER

Chairman Holme called the meeting to order at 12:50 p.m.

MINUTES

MOVED F. Van Eynde, SECONDED J. Burnett, that the minutes of Regional Liquid Waste Advisory Committee regular meeting of April 1, 2010 be approved. CARRIED

Bryce Watson advised the committee that *the Ministry will provide written response to the draft Inflow and Infiltration chapter presented at the April 1st, 2010 LWAC meeting.*

REPORTS

Overview (S.DePol)

S.DePol gave a brief description of the history of the four pollution control centres and will arrange to have *photographs of the construction of the Greater Nanaimo Pollution Control Centre available* at a future Liquid Waste Advisory Committee meeting.

Greater Nanaimo Pollution Control Centre Draft LWMP Chapter (L. Dalton)

L. Dalton presented the Draft LWMP Chapter for the Greater Nanaimo Pollution Control Centre.

French Creek Pollution Control Centre Draft LWMP Chapter (L. Dalton)

L. Dalton presented the Draft LWMP Chapter for the French Creek Pollution Control Centre. *Biosolids information should be identified* in both the GNPCC and FCPCC Chapters of the LWMP. *Footnotes 10 and 12 of the FCPCC Chapter will be clarified.*

Nanoose Bay Pollution Control Centre Draft LWMP Chapter (L. Dalton)

L. Dalton presented the Draft LWMP Chapter for the Nanoose Bay Pollution Control Centre. Plant upgrading is tied to population growth; Fairwinds have reserved allocation in the plant and will be able to handle their development expansion. It would be helpful to note additional recovery options for the plant.

Duke Point Pollution Control Centre Draft LWMP Chapter (L. Dalton)

L. Dalton presented the Draft LWMP Chapter for the Duke Point Pollution Control Centre. It was noted that the plant capacity is fully committed and will not be underutilized once Cedar and BC Ferries use the plant. There are no foreseeable plans to update or upgrade the facility. It may not be possible to expand the plant in future as the site is constrained; future developers may have to pay for a new cell. B. Watson asked that the history section be included in the LWMP. L. Dalton advised the committee that while an application has been submitted for an infrastructure planning grant, servicing for Area A was not included but may be applied for in September.

Financial Plan Draft LWMP Chapter (L. Dalton)

L. Dalton presented the Financial Plan Draft LWMP Chapter and the following was discussed:

- Communicate to public that financing is without cost sharing and alert public that there may be a need for borrowing; 20 year amortization period used for large infrastructure projects
- Expansion will be financed by DCC's and reserve funds; a shortfall is anticipated
- Provincial and Federal governments have received letter from RDN re: notice of upcoming projects
- Grants will likely not be available once projects begin
- If public consultation and costs are well documented can go directly to Ministry without going to referendum, however even if project did go to referendum it could be turned down

OTHER

- Report on expired medications still outstanding.
- Chapters reviewed by Liquid Waste Advisory Committee are available on-line.
- Updated chapters will be presented to committee for review and further amendments before the draft is presented to the RDN Board and back to the committee before formal approval to the Ministry of Environment.
- B. Nicholson provided a sample of biosolid compost for the committee to view.
- C. Wilhelmson invited committee members to attend a 20th Anniversary celebration for the Georgia Strait Alliance Saturday June 5th at the Nanaimo Observation Deck from 6-9 p.m.

NEXT MEETING

TBA

ADJOURNMENT

Chairman Holme adjourned the meeting at 2:20 pm.

G. Holme, Chairman



MEMORANDUM

TO: Wendy Marshall
Manager of Parks Services

DATE: June 11, 2010

FROM: Joan Michel
Parks and Trails Coordinator

FILE:

SUBJECT: Tender for Nash and Ridgewil Creek Bridges
Lighthouse Country Regional Trail South Loop Development 2010

PURPOSE

To award the tender for the design and construction of two accessible 25 metre aluminum truss clear span pedestrian-cyclist bridges along the South Loop of the Lighthouse Country Regional Trail in Qualicum Bay.

BACKGROUND

The Lighthouse Country Regional Trail (LCRT) is a roughly blazed forested trail running from Qualicum Bay to Bowser along undeveloped Ministry of Transportation road allowance under permit. The road allowance is adjacent to the E&N railway (see Map 1). The trail is in the form of two loops, one on either side of Nile Creek. The South Loop in Qualicum Bay is about 5 km in length and includes trail and forestry road within the Wilson's Community Woodlot 1464. Given installation of a pedestrian railway crossing, planned for summer 2010, the South Loop will provide direct connection to the Lighthouse Community Centre in Qualicum Bay.

The LCRT was initiated with significant community and volunteer help in the late 1990s. It is recognized in the *2005-2015 Regional Parks and Trails Plan*, as are the Nash and Ridgewil Creek Bridges needed to complete the LCRT South Loop, and the Nash Creek Bridge needed to connect South and North Loops. With support from numerous local groups, the RDN has been pursuing development of the South Loop's trail, bridges and railway crossing for five years. In 2006, a \$100,000 labour grant helped with the improvement of about 400 metres of trail. In 2007 and 2009, the Regional Board authorized staff to apply for federal-provincial infrastructure money to develop South Loop trail and install clear span bridges over Nash and Ridgewil Creeks.

When the infrastructure grant applications proved unsuccessful, the RDN determined that it would build the two bridges with Regional Park capital in 2010, and continue to pursue grants for completion of associated trail, boardwalk and railway crossing. Regional Trail development funds and Community Tourism grant funds are available to contribute towards the trail, boardwalk and railway crossing elements. A small Island Coastal Economic Trust (ICET) grant was awarded in late 2009 and, upon ICET recommendation, the Regional Board authorized application to the Job Opportunities Program

(JOP) for a larger, alternative grant application in December 2009. Assuming the RDN is successful in obtaining the \$250,000 JOP grant, all funds will be in place to complete South Loop development (bridges, trail and railway crossing) in 2010.

Nash and Ridgewil Creeks are fish bearing and under the watch of DFO and the Nile Creek Enhancement Society, which maintains a community hatchery near the South Loop trail at Nile Creek. Until these creeks are properly bridged, development of the South Loop of the LCRT cannot be advanced because human traffic would be directed into the two riparian areas. Clear span bridges that move people, bicycles and wheelchairs across creeks in an environmentally sustainable fashion are fundamental to the development and growth of the LCRT, the green highway at the RDN's north end. A clear span bridge is one that has no footings or other structural elements situated below top of bank, and where the deck will meet the 200 year flood level.

After obtaining environmental, hydrological and geotechnical studies of Nash and Ridgewil Creek bridge sites, RDN staff issued a call in May 2010 for proposals to design and build two 25 m clear span aluminum truss bridges for the crossings. The bridges will be similar in type and look to the accessible Barclay Crescent Millennium Bridge developed in 2000 as part of the Parksville-Qualicum Links regional trail. Since there is no vehicular access to either Nash or Ridgewil Creeks as they cross the South Loop trail, the railway and a system of winches will be used to move bridge structures to site.

Seven firms submitted bids by the June 9, 2010 deadline for the design and build Nash and Ridgewil Bridges:

Coastal Ventures Inc.	\$118,964
Pacific Industrial and Marine Ltd.	\$148,223
C&M Development Inc.	\$178,567
Platinum Stone Contracting	\$203,575
Surespan Construction Ltd.	\$210,500
Landmark Forest Management Ltd.	\$225,000
Ruskin Construction Ltd.	\$252,950

Coastal Ventures, the lowest bidder for the project, offering a qualified team including engineers and fabricators all from the Regional District of Nanaimo, is recommended by staff. The bridges will be completed by the end of September 2010.

ALTERNATIVES

1. Award a contract in the amount of \$118,964 to Coastal Ventures Inc. for the design and construction of Nash and Ridgewil Creek bridges, as part of Lighthouse Country Regional Trail South Loop Development 2010.
2. Provide alternative direction to staff.

FINANCIAL IMPLICATIONS

The approved 2010 Regional Park Capital budget includes \$394,000 for regional trail bridge development, therefore committed 2010 funds are available to cover the recommended \$118,964 cost of

the design and construction of the Nash and Ridgewil Creek bridges by Coastal Ventures Inc. Aside from the design/build contract itself, small amounts will be required to cover geo-technical oversight during construction and limited tree falling. These are also accounted for in the approved 2010 Regional Park Capital budget.

The costs (not including taxes) for the completion of this project are as follows:

Design/Build Nash and Ridgewil Creek Bridges	\$ 118,964
Geo-technical Oversight (Levelton)	5,000
Tree Falling	3,000
Project Contingency	<u>12,000</u>
Total Project Cost	\$ 138,964

SUSTAINABILITY IMPLICATIONS

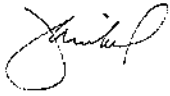
Development of regional trail helps the Region meet its stated sustainability goals. Use of undeveloped road allowance for trail means woodland, streams and wildlife habitat can be sustained as opposed to cleared and paved. The LCRT will provide a valuable and integrating active transportation corridor between the urban nodes of Bowser and Qualicum Bay. It will directly serve the seniors' social housing project in Qualicum Bay as well as the Lighthouse Community Centre. Accessible low maintenance infrastructure like the Nash and Ridgewil Creek bridges and the LCRT South Loop trail and boardwalk will help ensure the area and region's aging population can continue to get out and remain active. In the short-term, the LCRT will provide a pivotal non-vehicular transportation route between Bowser and Qualicum Bay, with connections to the Big Qualicum Regional Trail in Dunsmuir not far off. In the long-term, the LCRT and other trails making up the Regional Trail system will provide the green highway on which to navigate the Region sustainably.

SUMMARY

On June 9, 2010 the RDN received seven bids in response to its request for proposals to design and construct the Nash and Ridgewil Creek bridges, part of Lighthouse Country Regional Trail South Loop Development 2010. The lowest bidder for the project was Coastal Ventures Inc. of Qualicum Beach with a price of \$118,964. The project will be funded through the RDN's approved 2010 Regional Park Capital budget, which includes a trail bridge component of \$394,000. The bridges are to be completed by the end of September 2010. Other planned 2010 South Loop development includes approximately 2 kilometres of accessible trail and boardwalk, along with an accessible pedestrian-cyclist crossing of the E&N by the Lighthouse Community Centre.

RECOMMENDATION

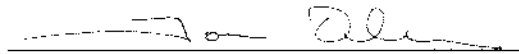
That Coastal Ventures Inc. be awarded the contract for the design and construction of the Nash and Ridgewil Creek Bridges for the tendered price of \$118,964.



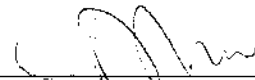
Report Writer



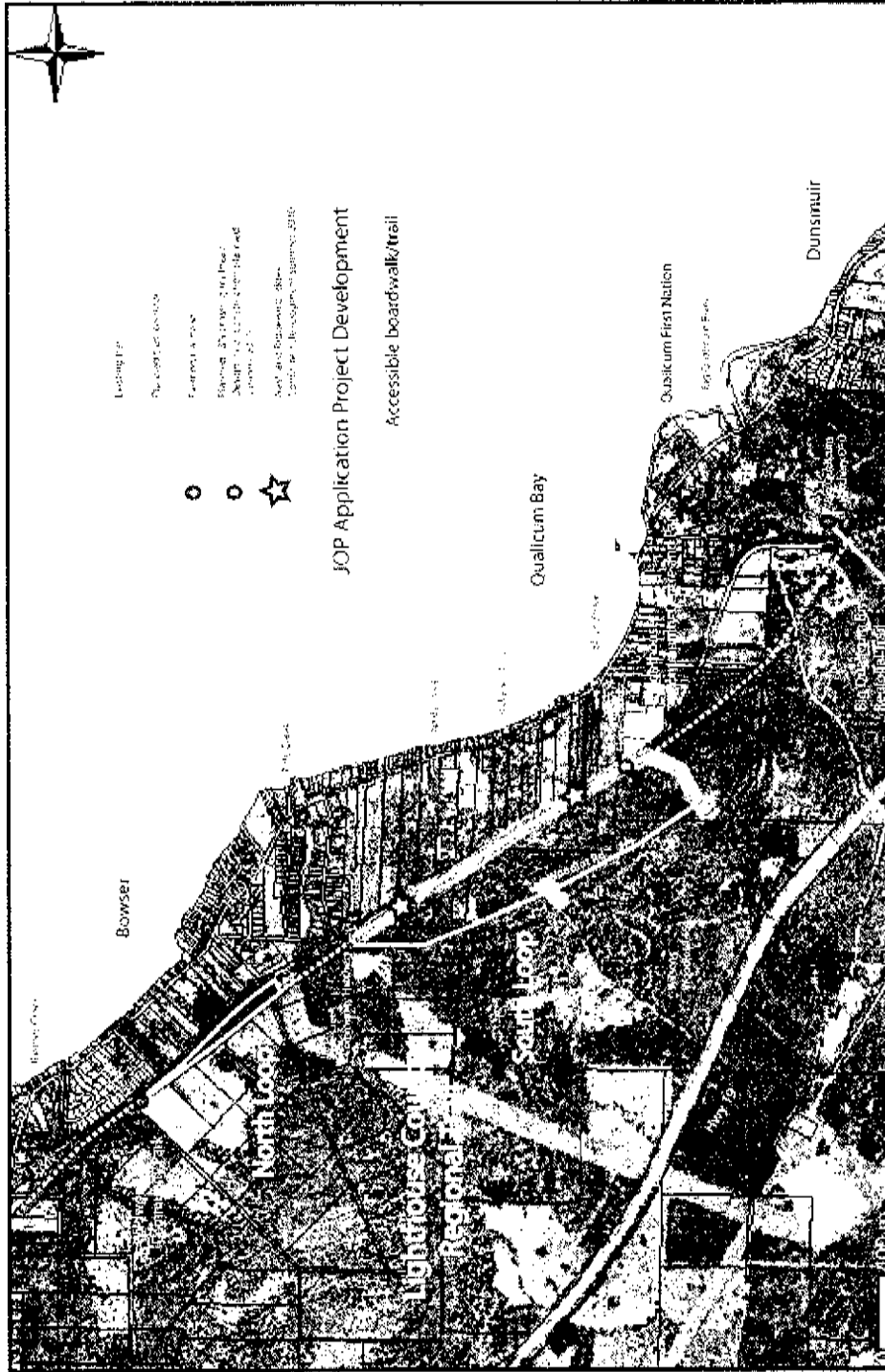
Manager Concurrence



General Manager Concurrence



CAO Concurrence



Map 1: Lighthouse Country Regional Trail South Loop Trail Upgrade

REGIONAL DISTRICT OF NANAIMO



MEMORANDUM

TO: Carol Mason
Chief Administrative Officer

FROM: Dennis Trudeau, General Manager
Transportation and Solid Waste Services

SUBJECT: Raven Underground Coal Project

DATE: June 15, 2010

FILE: 5280-01

PURPOSE

To update the Board on the proposed Raven Underground Coal project and to provide comments to the BC Environmental Assessment Office on the draft Application Information Requirements document.

BACKGROUND

Compliance Coal Corporation (CCC) manages 31,000 hectares of coal rights in the Comox Coal Basin on Vancouver Island. This area holds two known metallurgical coal deposits; the Raven and Bear deposits. CCC is currently focused on exploring the Raven deposit, which consists of 3100 ha of the Tsable River coal field and is located at the southern end of the Comox Basin. The CCC is proposing to mine the Raven deposit by underground mining methods.

Over the proposed total mine life of approximately 20 years, the Raven Underground Coal Project is estimated to be capable of producing 2.2 million tonnes of run-of-mine coal per year and up to 1.5 million tonnes of clean coal per year. The proponent has recently indicated that Port Alberni has been selected as the deep-sea port to be used to ship out the coal.

Due to the size of the proposed coal mine project, approvals will be required from the BC Environmental Assessment Office (BCEAO) and the Canadian Environmental Assessment Agency Office (CEAAO) in order to proceed. One of the initial steps of this approval process is for the proponent to prepare a draft Application Information Requirements document. This is an important document because it defines both what issues will be addressed in the assessment and what information must be included in the final application, e.g., baseline studies, approach to assessing cumulative impacts, etc. Proponents must follow the Application Information Requirements document because the *Environmental Assessment Act* does not allow BCEAO to accept an incomplete application.

The draft Application Information Requirements document sets out the information such as baseline studies and the assessment methodology, which will be required in the proponent's application for an Environmental Assessment Certificate. During the environmental assessment process, BCEAO will assess potential adverse environmental, economic, social, heritage and health effects that may result due to the proposed Project.

The process for developing the Application Information Requirements document includes the proponent's preparation of a draft that will be forwarded to the BCEAO, which will then seek feedback from a

working group composed of affected parties. The Regional District of Nanaimo (RDN) is represented on the working group.

BCEAO will use comments from the working group to update the draft that will be presented to the public. The BCEAO is giving the working group until June 25, 2010 to provide comments on the draft Application Information Requirements document.

Public input is then obtained through posting the Application Information Requirements document and directing the proponent to hold a public Open House in one or more locations near the proposed project. The BCEAO will approve and formally issue the document when it is satisfied that it is complete.

The proponent will use the approved Application Information Requirements document as a guide for gathering and producing the information necessary for the formal application to the BCEAO for an Environment Assessment Certificate.

A draft Application Information Requirements document has been prepared by the proponent and follows the structure described in the BCEAO September 2007 Guide for preparing terms of reference for an application for an Environmental Assessment Certificate. A Table of Contents for the draft Application Information Requirements document is attached. (Appendix 1).

The list is extensive and appears to cover comments from the Board following delegations regarding the proposed project. Specifically the information requirements will include assessments of project effects, mitigation requirements and residual effects on the following:

- Hydrology;
- Surface Water and Sediment Quality;
- Groundwater Quality;
- Fisheries and Aquatic Resources;
- Environmental Health;
- Economic Conditions; and,
- Transportation.

Staff's comments during working group meetings on the draft Application Information Requirements document have highlighted RDN concerns regarding the protection of water resources in the District.

Should the draft Application Information Requirements document be approved by the BCEAO, the members of the working group will have additional opportunities to comment on the Raven Underground Coal project as follows:

- application screening that will evaluate whether the information specified in the Application Information Requirements document has been included in the Application for the Environmental Assessment Certificate;
- review of the content of the Application; and,
- BCEAO's Assessment Report of the Application for an Environmental Assessment Certificate.

ALTERNATIVES

1. That the Board receive this report for information and submit comments to the BC Environmental Assessment Office that the Application Information Requirements document must include an adequate assessment of any potential impacts of the proposed Raven Underground Coal Project on water resources in the Regional District of Nanaimo.
2. That the Board provide alternate direction to staff.

FINANCIAL IMPLICATIONS

There are no financial implications associated with submitting comments to the BCEAO. Continued participation in the BCEAO working group will require staff time to review documents and prepare updates to the Board.

SUSTAINABILITY IMPLICATIONS

Staff's involvement in the working group is designed to ensure the sustainability of the region is not compromised.

CONCLUSIONS

Compliance Coal Corporation manages 31,000 hectares of coal rights in the Comox Coal Basin on Vancouver Island. This area holds two known metallurgical coal deposits; the Raven and Bear deposits. CCC is currently focused on exploring the Raven deposit, which consists of 3100 ha of the Tsable River coal field, which is located at the southern end of the Comox Basin. The CCC is proposing to mine the Raven deposit by underground mining methods.

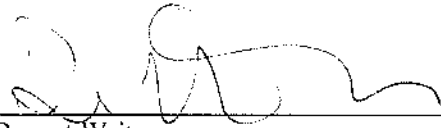
Due to the size of the proposed coal mine project, approvals will be required from the BC Environmental Assessment Office and the Canadian Environmental Assessment Agency Office in order to proceed. One of the initial steps of this approval process is for the proponent to prepare a draft Application Information Requirements document. This is an important document because it defines both what issues will be addressed in the assessment and what information must be included in the final application, e.g., baseline studies, approach to assessing cumulative impacts, etc.

The process for developing the Application Information Requirements document is for the proponent to prepare a draft that is forwarded to the BCEAO, which then seeks feedback from a working group made up of affected parties. The Regional District of Nanaimo is represented on the working group.

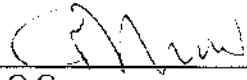
The proponent has prepared a draft Application Information Requirements document for the proposed project and the BCEAO is giving the working group until June 25, 2010 to provide comments on this draft. Staff is recommending that comments be submitted to the BCEAO that the Application Information Requirements document must include an adequate assessment of any potential impacts of the proposed Raven Underground Coal Project on water resources in the Regional District of Nanaimo.

RECOMMENDATION

That the Board receive this report for information and comments be submitted to the BC Environmental Assessment Office that the Application Information Requirements document must include an adequate assessment of any potential impacts of the proposed Raven Underground Coal Project on water resources in the Regional District of Nanaimo.



Report Writer



CAO Concurrence

APPENDIX 1



RAVEN UNDERGROUND COAL PROJECT DRAFT APPLICATION INFORMATION REQUIREMENTS

TABLE OF CONTENTS

The Table of Contents (TOC) to be used in the Application will follow the structure described in British Columbia Environmental Assessment Office's (BCEAO) September 2007 "A Guide to Preparing Terms of Reference for an Application for an Environmental Assessment Certificate". However, the level of itemization and number of subsections per item will be increased to allow rapid reference to areas of interest within the Application. Where used, additional figures, drawings and photographs will be identified in each section. A guide to the Application will be provided to facilitate the readers in finding subject areas of interest. Appendix A is a Draft TOC for the Application. If CJV later identifies a need for a change in the TOC for the Application, this will be discussed with EAO.



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