

REGIONAL DISTRICT OF NANAIMO

**COMMITTEE OF THE WHOLE
TUESDAY, MARCH 9, 2010**

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Armstrong, Jane

From: Anita Pangborne-LaHue [anitapl@shaw.ca]
Sent: March 7, 2010 7:07 PM
To: Armstrong, Jane
Cc: anitapl@shaw.ca; 'Linda Addison'
Subject: Request to attend Mar 9-10 meeting

I would like to attend the committee of the whole, Board Meeting being held Tues, Mar 9/10 – as a late delegate.

My name is: Anita Pangborne-LaHue
Address: 2521 Myles Lake Road, Nanaimo, BC
E-mail address: anitapl@shaw.ca
Phone #: 250-753-7187

Support for application AA0604 – Addison, Electoral Area ‘C’ – 2610 Myles Lake Road
Statement: As a neighbour living on Myles Lake road, I support the application that is going before the RDN Board – I can elaborate if you need reasons why.....

Thanks

Anita Pangborne-LaHue

Armstrong, Jane

From: Linda Addison [addisoncl@shaw.ca]
Sent: March 9, 2010 12:36 AM
To: Armstrong, Jane; Maureen Young
Subject: Myles Lake Application No. AA0604
Importance: High

March 9, 2010

To: **Ms Carol Mason, CEO**

Paul Thorkelsson, General Manager Development Services

Ms Jane Armstrong, Legislative Coordinator, Corporate Services

Re: Application No. AA0604 - Electoral Area C - Request for Regional Growth Strategy Amendment

We are requesting that our application be deferred to the COW RDN April meeting. The report was presented to the Sustainability Select Committee in January, but we just received the reports posted on the RDN website Friday afternoon. We feel we have not had sufficient time to analyze and process the information and data included in the report.

Thank you for your consideration.

Chuck & Linda Addison

March 8, 2010

Regional District of Nanaimo
6300 Hammond Bay Rd
Nanaimo, BC V9T 6N2

Attention: Paul Thorkelsson - General Manager, Development Services

RE: BUILDING PERMITS AND BC ASSESSMENT

BC Assessment is a Provincial Crown Corporation that is responsible for determining the market value of all real properties in British Columbia.

After determining the correct classification, actual value and exemption status of every property, BC Assessment provides taxing authorities with an Assessment Roll, which lists all properties, the names of owners, and the taxable value of the land and any improvements.

Market Value is based on a common valuation date of the previous July 1st and a physical condition date of October 31st. The physical condition date of October 31st reflects the status of construction and value of improvements, such as buildings, as of this date.

BC Assessment does not inspect all properties every year and relies heavily on the receipt of permit information from taxing jurisdictions in order to identify where new construction has taken place. When a permit is taken out by an owner this information is provided to BC Assessment by the taxing jurisdiction and by way of inspection the value the property is adjusted to reflect this construction.

This process is made much more difficult, and is open to significant inaccuracy, when there is an inconsistent permitting or building inspection regime in place. The resultant gap in information can lead to the under assessment of properties, and thereby an inequitable distribution of taxes

The building permit process is the central tool that notifies BC Assessment of new construction, and functions to help maintain an equitable distribution of taxes in the region. Without permits and inspections, and the information provided through this service, the resulting assessment information in the RDN can be less accurate and have a direct impact on the general taxpayer.

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If you would like any clarification on the above information, please do not hesitate to contact me.

Thank you.

BC ASSESSMENT

A handwritten signature in black ink, appearing to be 'Peter Alexander', written in a cursive style.

Peter Alexander
Deputy Assessor, Vancouver Island Region

PA:lb



Oceanside Development & Construction Association
P.O. Box 616, Parksville, BC V9P 2G7

March 8, 2010

Chairman Joe Stanhope & Board of Directors
Regional District of Nanaimo
6300 Hammond Bay Road
Nanaimo, BC V9T 6N2
via Email

Dear Joe Stanhope & Board of Directors,

Re: Expansion of Building Inspection

This is in response to RDN's proposal to expand building inspection to all Electoral Areas.

In principle, we support building inspection. However, we have some questions/concerns.

Questions/Concerns

1. We note that the report recommends that any parcels that are currently being subdivided are to be included in building inspection immediately. Projects are costed before commencement & a sudden unexpected fee can change the viability. This sudden increase could put some projects in jeopardy. We also feel it would be fairer as well as more orderly & organized if this expansion was phased in as suggested in the report instead of in isolated pockets.
2. Will existing buildings be required to meet current Building Code as part of subdivision, rezoning or development permits?
3. Renovations & additions will be subject to inspection. Will the existing structures be required to be upgraded to meet current Code in order to complete the renovation/addition?
4. For renovations/additions, will the fee be based on the addition only or the entire structure?

Addition Comments

1. Even though the Local Government Act does not require it, we recommend full public consultation with Public Information Meetings & Public Hearings, similar to applications that are submitted by the development community.
2. We refer to page 2, last paragraph. It is ODCA's belief that the success of the Regional Growth Strategy, Official Community Plans & Village Plans is dependant on servicing, not building inspection.

We would appreciate a response to our questions. Thank you for referring the proposed Bylaw to the ODCA.

Sincerely,

Bruce Cownden,
President

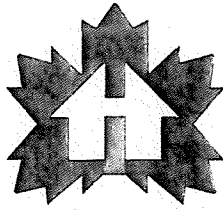
Denise Sakai
Vice President

Helen Sims,
RDN Committee

c.c. Paul Thorkelsson, General Manager Development Services via Email

Central Vancouver Island

**Canadian
Home Builders'
Association**



Paul H. Thorkelsson MArch, MAIBC, MRAIC
General Manager, Development Services
Regional District of Nanaimo

6300 Hammond Bay Road
Nanaimo, BC V9T 6N2
(250) 390-6510 or (250) 954-3798
pthorkelsson@rdn.bc.ca

Thank you for the request to review and opportunity to comment on the report titled "Expansion of the Building Inspection Service in the Regional District of Nanaimo".

As you well know the Canadian Home Builders Association values the relationships that have been forged with the RDN and other municipal authorities. As our paths are deeply intertwined it is crucial that we work together to ensure that the communities of the future meet the needs of the citizens that shall reside in them. As building codes and construction practices evolve over time so do the challenges to meet the needs of these same citizens. Community planning, Health & Safety, GHG emissions reduction, clean water supply just to name a few. CHBA is committed to the "Built Green" program and are advocates of better building practices with regard to the fundamentals of that program. Those being reduced energy consumption, reduced water consumption and healthier indoor air quality. We have been and will continue to promote better construction practices in the residential and commercial sectors. Our members are regarded as a valuable resource in the areas of Building code and building science development and implementation.

The intent of the Regional District of Nanaimo to expand its building inspection service into the presently uncovered areas is in our opinion a valid one. The areas referred to in the report presented will no doubt be resistant to this idea as it has been to date a free for all with little regulation. The construction of homes and other buildings that meet the requirements of the National Building Code, municipal by-laws and OCP's is a step forward in achieving a more sustainable future for us all. We speak of, "Raising the Bar". This is meant for not only our builder members but our citizens as well as our policy makers. We consider the process of building inspection to be an integral part of the construction process in ensuring that all homes meet the minimum standards of the codes that are constantly being upgraded to meet our changing environment

and housing needs. The reduction of GHG emissions is an important part of our job as home builders. We take our environment very seriously and expect that all areas of the country will do the same. The sentiment of "Leveling the playing field" for all participants in all regions is essential to ensure well built safe environmentally conscious housing and viable communities and services are what we provide for the future generations.

We support the Regional District of Nanaimo in its efforts to implement these initiatives with suggestion that great consideration be given to the involvement of those affected, funding, phasing in of areas and long term goals be developed that meet the needs of the residents and stakeholders.

Regards,

Byron Gallant
President
Canadian Home Builders' Association
Central Vancouver Island

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