

**REGIONAL DISTRICT OF NANAIMO**

**BOARD MEETING  
TUESDAY, APRIL 27, 2010**

**A D D E N D U M**

**PAGES**

**DELEGATIONS (Requires Motion)**

- 2            **Dianne Eddy, Mapleguard Ratepayers' Association**, re Building Inspection and Permits in Rural Electoral Areas.
- 3            **Jim Fyfe**, re Proposed Building Inspection Bylaw for Area 'F'.
- 4            **Jack McLean**, re Implications of Building Inspection for Area 'F'.
- 5            **Wayne Osborne, Spider Lake Community Association**, re Area 'H' Building Inspections.
- 6            **Steve Vogel**, re Expansion of Building Inspection Service.

**COMMUNICATIONS/CORRESPONDENCE**

- 7            **Don Bray**, re Building Inspection at Horne Lake.
- 8            **Ron Drewery, Owners of Strata Pan VIS 5160 Horne Lake Community**, re Expansion of Inspection Service.
- 9            **Christine Farah**, re Building Inspection in Area 'H'.
- 10          **Allen Louy**, re Building Inspection in Area 'H'.
- 11          **Dave Munro**, re Building Inspection & Building Codes in Area 'F'.
- 12          **Greta & Peter Taylor**, re Building Inspection in Area 'H'.
- 13          **Roger & Leslie Williamson**, re Building Inspection in Area 'H'.
- 14          **Chris Wilson**, re Building Inspection in Area 'H'.

**Armstrong, Jane**

**From:** Dianne Eddy [d-eddy@shaw.ca]  
**Sent:** April 26, 2010 3:37 PM  
**To:** Armstrong, Jane  
**Subject:** RDN Board Delegation Request

**REGIONAL DISTRICT OF NANAIMO, Regular Board Meeting, Tuesday, April 27, 2010, 7:00 PM**

This is a Delegation Request for the Regular Board Meeting on Tuesday, April 27, 2010 at 7:00 PM. Due to the lateness of this application, please consider for inclusion on the meeting Addendum. I understand delegates will be given a maximum presentation time of 5 minutes.

Dianne Eddy, 5058 Longview Dr., Bowser, V0R 1G0, [d-eddy@shaw.ca](mailto: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

- Concerns regarding the process being used to impose building inspection
- Ramifications to residents in rural areas
- Justification for building inspection

**Armstrong, Jane**

**From:** Jim Fyfe [jfyfe@bcsupernet.com]  
**Sent:** April 27, 2010 8:22 AM  
**To:** Armstrong, Jane  
**Subject:** RE: RDN Board Delegation - Apr 27 2010

My delegation request is as follows:

Meeting: RDN Board Meeting, April 27/10 @ 7:00 PM  
Name: Jim Fyfe  
Address: 1541 Winchester Road, Qualicum Beach, BC V9K 1Y2  
Tel: 250-248-0830  
Email: [jfyfe@bcsupernet.com](mailto:jfyfe@bcsupernet.com)  
Regarding: Proposed Building Inspection Bylaw (No. 1250.05) for Area F  
Brief: The proposed RDN Bylaw (No. 1250.05) represents an unnecessary increase in expense and bureaucracy into area F. There do not appear to be any verifiable safety concerns in Area F which are attributable to the absence of a Building Inspection regulation. The effected electorate were not consulted on the introduction of the proposed bylaw. An average new home requiring a building permit will be required to pay 1 to 1.5% of the value of the home. This equates to an cost of about \$4,000.00.

Thank You,

Jim Fyfe

1541 Winchester Road  
Qualicum Beach, BC Canada V9K 1Y2  
T 250.752.4986  
F 250.752.4987  
C 250.248.0830  
email: [jfyfe@bcsupernet.com](mailto:jfyfe@bcsupernet.com)

Jack McLean,

1115 McLean Road  
P.O. Box 76  
Coombs, B.C. V0R 1M0

Res: 250752-9974

Fax: 752-2549

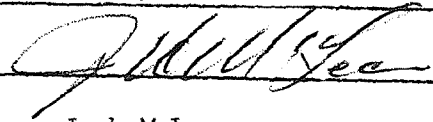
To: Jane Armstrong  
Regional District of Nanaimo

Fax #: 250-890-4163

Phone: 1 ~~877~~ 607 4111  
877

Message: I wish to be registered as a delegation to speak to  
implitation of building inspection for area F

Thankyou

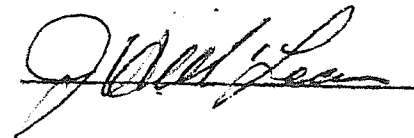


Jack McLean

EMAIL JHMcLEAN@Telus.net

No. of Pages: 1

Signature



## Armstrong, Jane

---

**From:** LORNE PAL [lspal@bcsupernet.com]  
**Sent:** April 22, 2010 7:08 PM  
**To:** Armstrong, Jane  
**Subject:** Re: RDN Board Delegation - April 27th Board Meeting

Thank you for your memo. We would like to speak at the RDN Board Meeting April 27, 2010.

Requested by:  
Lorne L. Pal  
2731 Marshland Road  
Qualicum Beach, B. C.  
V9K 2L7  
e-mail: lspal@bcsupernet.com Telephone: (250) 757-9450

Organization: The Spider Lake Community Association

Subject: Area H Building Inspections

Our speaker will be Wayne Osborne

PRESENTATION AT THE RDN MEETING OF APRIL 27, 2010

Delegation representing the residents of Spider Lake community, Mapleguard Ratepayers Association and concerned Citizens of  
of Areas H & F of the Regional District of Nanaimo

We the residents do not agree with the new building permits or building inspections that are proposed for our area.

We have not been consulted since 2006 concerning these issues and at that time we gave a resounding no and were told it was put to rest.

We are therefore are putting the Regional Board and the Minister of Municipal Affairs on notice that this constituency has not given permission to pass the bylaw in to law.

Respectfully,

Spider Lake Community association and Members of the Mapleguard Ratepayers Association and concerned members of Electoral Area H and F

**Armstrong, Jane**

**From:** gerann [gerann@bcsupernet.com]  
**Sent:** April 27, 2010 10:17 AM  
**To:** Armstrong, Jane  
**Subject:** april 27 2010 meeting

I wish to be put on the agenda to speak to Expansion of Building Inspection Service at the April 27, 2010 Council meeting.

Steve Vogel

1460 Winchester Road  
Qualicum Beach, BC  
V9k 1y2

**Pearse, Maureen**

**From:** Don Bray [dhbray@gmail.com]  
**Sent:** April 26, 2010 5:17 PM  
**To:** Pearse, Maureen; dwbartram@shaw.ca; murrayhamilton@shaw.ca  
**Subject:** Building inspections at Horne Lake

Dear elected officials and members of Nanaimo Regional District

I am one of many property owners at Horne Lake who attended a the Horne Lake Strata meeting yesterday in Qualicum. At this meeting we were informed that the Nanaimo Regional District is in the process of making it mandatory to have building inspections for new construction and repairs on existing structures at Horne Lake. The property owners, including me and my wife, were very unhappy with this announcement and passed a motion to be taken to the RDN expressing our strong rejection of this move towards building inspections.

The cabin and property owners at Horne Lake have taken pride in the many new structures and have conformed to the many restrictions now in place. We also have an excellent property manager - Mr. Murray Hamilton, who is diligent, along with our strata council in seeing that new structures and repairs to existing ones conform with existing building guidelines.

The cabins at Horne Lake are recreational and mostly occupied on weekends and annual holidays, by owners who travel Horne Lake and usually reside and work in many parts of BC and other areas. I feel that the implementation of building inspections is an unnecessary inconvenience, and cost to cabin owners who have already displayed a respect of BC building codes.

Putting an end to the movement towards the RDN building code would be appreciated by myself and many of the owners of property at Horne Lake.

Regards

Don Bray  
Lot 294

## Owners of Strata Plan – VIS 5160

c/o Horne Lake Recreation Management Ltd.  
719 Newcastle Ave.,  
Parksville, B.C. V9P 1G1  
250-951-0877 Fax: 250-951-0878

April 26, 2010

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

Dear Chairperson Stanhope and the RDN Board of Directors:

**Re: Expansion of Building Inspection Services**

The Owners of Strata Plan VIS 5160 "The Horne Lake Community" at their Annual General Meeting on April 25, 2010 passed the following motion:

**"The Strata Owners strongly oppose the Regional District of Nanaimo's expansion of building inspection services."**

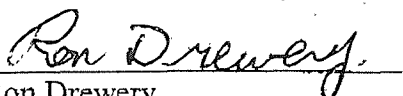
In 2006, the expansion of building inspections was proposed by the RDN Board of Directors and after considerable opposition from the property owners in Area H and Area F, RDN Chairperson Joe Stanhope announced on October 4, 2006 in a News Release,

***"based on the response from the community and the wishes of the Area H, the Board will not consider building inspection further."***

We took you at your word and are very disappointed that the expansion of building inspection services has been proposed again.

Based on the opposition to the expansion of building inspection services you received in 2006 and the continued opposition that exists today, we ask that you honour your commitment made in 2006 and not proceed with the expansion of building inspection services as proposed.

Yours truly,  
Owners of Strata Plan VIS 5160  
Horne Lake Community

  
Ron Drewery,  
President, Strata Council

Cc: Dave Bartram, Area H Director

*"The Horne Lake Community is committed to a safe, pristine/natural, family oriented, recreational area that embraces sustainable environmental stewardship"*



To: All Directors Please!! -

April 26, 2010

Christine Farah of  
5346 Gainsberg Rd  
Bowser VORIGO

IS  
against  
having a building inspection  
Permit

for inside jobs ie bathrooms -  
etc; - of house!

I do NOT need/want Permit  
Processing Fees added to  
my freedom of living in ~~Bowser~~!

Please do not pass  
this!

C. Farah -

TO - R D N

From Allen Loy - 250-757-2397  
Re Area H - Building Inspection

I am opposed to the building inspection Bylaw itself and the method the R.D.N is using to create this bylaw.

① - This bylaw will not make any safer houses than we have now - eg - leaky condos & growops

② You earn respect not demand respect - The process the R.D.N has followed with this bylaw is a insult to the voters & taxpayers of this district

CC - Dave Bartram -

& Reg Nos worthy

**Armstrong, Jane**

**From:** jennifer munro [jennifermunro@shaw.ca]

**Sent:** April 27, 2010 2:07 PM

**To:** Armstrong, Jane

**Subject:** building inspections and building codes

dave munro box 204 coombs bc 250 7521417

in regards to building inspections and building codes we have been building for over 100 years in area f without fees and inspections and we are happy with our buildings and i do not see any buildings falling down .We do not need the government sticking their hands in our pocket and relieving us of more money. Building codes are not perfect or you would not be changing them constantly.It seems what codes worked 10 years ago doesn't work today so nothing is perfect.We are happy so leave us alone. thank you dave

SENT BY FAX APRIL 26 2010.

April 26<sup>th</sup> 2010

To All Board Directors of the Regional District of Nanaimo.

**Subject: BUILDING INSPECTION LEGISLATION IN AREA H.**

Ladies and Gentlemen of the Board,

My husband and I are totally opposed to the above legislation for several reasons.

1. This matter was brought up in 2006 by Mr. Bartram and was defeated by the residents of Area H. and opinions do not seem to have changed since then.
2. There has not been enough consultation or question and answer meetings on this subject.
3. If this legislation is passed, we feel that if folks do not have sufficient funds at their disposal to pay for all the paper work that will be necessary to get permits and plans, pay for surveyors or architects etc. that properties will fall into disrepair and the value of such properties will be devalued.
4. We have lived in area H for close on 16 years and have not heard of anyone being killed either when working on a house or living in a house that has had work done it because we do not have building inspection here. Also folks in Area H are very conscientious in taking care of their septic tanks, because of the million dollar aquaculture industry here, so if this being brought in on a health and safety issue it is completely unnecessary.
5. Building inspection does not seem to have been of much help to a great many folks who have bought condos in several different areas of B.C. which leaked so badly they had to be repaired and almost rebuilt after they moved in – and the owners had to pay for those repairs. Where were the building inspectors then and what good did the legislation do?? No, Ladies and Gentlemen of the Board, we do not want or need Building Inspection here in Area H.

Greta and Peter Taylor,  
244, Hembrough Road,  
Bowser, B.C.,  
V0R 1G0

**Hewitt, Nicole**

**From:** Roger and Leslie [ilandr@hughes.net]  
**Sent:** April 26, 2010 7:42 AM  
**To:** Hewitt, Nicole; dwbartram@shaw.ca; mapleguard@shaw.ca  
**Subject:** Building Inspections in Area H

Dear Mr. Bartram;

In 2006 according to record the Area H residents opposed the implementation of building inspections in this area .

It was decided by OUR elected officials to not proceed .

Until yesterday evening this is the first we have heard of the proposal to implement building inspections in our Area once again, with the voting to take place at your next meeting.

I wish to register my disapproval in the rush to push a policy thru that clearly the residents of Area H don't want .

Due process has not been followed , residents like ourselves , new to the area have not been given the ample opportunity to decide NO or YES in this matter.

Why is this not being put to referendum in our next election? and why is it being decided behind closed doors without residents input?

Obviously the residents in the area in the past have opposed this vehemently and this appears to be true to this date and will stand before you once again to raise opposition to this .

Unfortunately we are unable to attend this meeting, however ; we implore you to go to the people FIRST ;as elected officials , this was your promise, in the trust that was placed in you ;when elected.

Yours truly  
Roger and Leslie Williamson  
4820 Blue Heron  
Bowser, B.C  
V0R 1G0  
250-927-0696

April 27, 2010

To Directors of the Regional District of Nanaimo

RE: Building Inspection area H

It has come to my attention that you as directors have passed 3 readings to implement building inspection in our area. This is a highly contentious topic and to place on the residents of this area without putting it to a public vote is an act of arrogance on your part. Last time I checked we still lived in a democracy.

Twice in the last 30 years there has been a town hall type meeting to see if the residents were interested in changing our bylaws to incorporate building inspection.

On both occasions it was determined by general consensus that this would be against the wishes of the majority. Last time the meeting degenerated into a bunch of yelling by a few rabble rousers. The majority of the citizens and land owners are an intelligent bunch and certainly can make up there mind about issues concerning their area and what goes on there.

In order to settle this issue for the foreseeable future it should be put to a public vote of registered voters in Area H and let us decide for ourselves by a majority vote whether or not we want to be part of the building permit enforcement area.

Area H already has bylaw 500 which addresses many issues. The intent of this bylaw when it was originally drafted was to leave this area free of restrictions so that someone could get started on owning his own place without going so far into debt that he couldn't afford to own his own home.

If this meant living in your garage or trailer until you built your house or only living in that type of residence so be it.

This area allows the recycling of used building materials and the use of lumber cut on your own property. Many a family has built there own home this way. No one starts out building something that is going to be unsaleable in the future.

Most of the problems of complaints that we are having is the fact that the people who bought in this area were either misinformed about the facts of zoning or bought anyway and decided later that they were not happy with there decision because their neighborhood is not living up to their expectations of how a neighborhood should look.

Remember the age old adage buyer beware. They should have done homework first.

Please consider the fact that the majority rules and that if put to a vote the residence of this area would certainly abide by that ruling whether for or against.

Sincerely

Chris Wilson Long time resident and Business owner in area H  
6186 Island Hwy W  
Qualicum Beach BC V9K 2E3