



**PEACE RIVER REGIONAL DISTRICT
SPECIAL ELECTORAL AREA DIRECTORS' COMMITTEE
MEETING MINUTES**

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DATE: May 21, 2014
TIME: 9 a.m.
PLACE: Regional District Office Boardroom, Dawson Creek, BC

PRESENT:

Directors: Karen Goodings, Electoral Area 'B' and Meeting Chair
Arthur Hadland, Electoral Area 'C'
Leonard Hiebert, Electoral Area 'D'
Jerrilyn Schembri, Director, Electoral Area 'E'

Alternate Directors: Joe Breti, Electoral Area 'D'
Cheryl Shuman, City of Dawson Creek
Alec Brownlee, District of Chetwynd

Staff: Chris Cvik, Chief Administrative Officer
Shannon Anderson, Deputy Chief Administrative Officer
Bruce Simard, General Manager of Development Services
Jo-Anne Frank, Corporate Officer
Fran Haughian, Communications Manager / Commission Liaison
Fred Cornelssen, Building Inspector 2
Barb Coburn, Recording Secretary

Guest: Tracey Lorenson, Paragon Strategic Services Ltd., Facilitator

Others: Alva Stewart, Charlie Lake
Brenda Briggs, Charlie Lake
Walter Stewart, Charlie Lake
Ethelann Stewart, Baldonnel
Melvin Stewart, Baldonnel
Faye Meek, Charlie Lake
Gordon Meek, Charlie Lake
Randy Torgrimson, North Rolla
Val Torgrimson, North Rolla
Jim Ross, Chetwynd
Jonny Wakefield, Alaska Highway News
Jill Earl, Northeast News

Call to Order Chair Goodings called the meeting to order at 9 a.m. and introduced Tracey Lorenson, of Paragon Strategic Services Ltd., the facilitator for the meeting today and Chris Cvik, the Regional District's new CAO. She explained that the purpose of the Special Electoral Area Directors' Committee meeting is to discuss the building bylaw and come to a consensus and move forward.

Ms. Lorenson explained that the goal of the discussion today is to ensure there is clear understanding about each other's perspectives and the content of the proposed building bylaw. She stated that if there is going to be a building bylaw in place, that the Directors will have to make tough choices. This is not intended to be staff versus directors or public; or directors versus the general public. It is meant to provide an opportunity to have an in-depth discussion regarding the bylaw.

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Discussions ensued regarding the need for a building bylaw, what the challenges are and what means would be appropriate to regulate and monitor construction within the Regional District. Concerns were expressed around the monitoring of construction in order to meet a general obligation to ensure safety for residents and emergency personnel is met. The Regional District has a legal liability to ensure safety and fire code regulations are met and the Building Bylaw needs to be updated to match those requirements. It was also noted that before a new building bylaw is drafted or considered, the matter should be put to a referendum seeking the public's opinion on whether they wish to have a building bylaw regulatory service, in any form.

The various forms of the building bylaw were discussed at length. It was suggested that the previous Bylaw 1189, 1999 would be sufficient to meet the needs of the region. That bylaw identified a specific area that a building permit was required and outside that area, a building permit was issued on a voluntary basis. There were also concerns expressed about new construction in the areas of the region that are outside the boundary. There is construction occurring that should have regular inspections but are in the areas that are not covered by the requirement for a building permit. Some of the construction of concern are:

- 4.5 acres lots
- respect for the agriculture land and environment
- work camps
- industry construction
- new subdivisions and associated requirements
- new construction within established subdivisions
- any construction that would have an impact on the electoral areas or member municipalities.

It was noted that people who live in the rural areas do so to get away from the urban environment and do not appreciate being regulated as would be the case in a municipality. It was decided that Building Bylaw 1189, 1999 could meet the basic requirements for now, if it was update only to reflect any changes to current statutes or other government practices.

MOVED by Director Schembri, SECONDED by Director Hadland,

That the Electoral Area Directors Committee recommend to the Regional Board that

- a) the content of Bylaw 1189, 1999 be re-instated, under a new name and number; and
- b) resolution number RD/13/11/11, as follows:

"That a referendum question be prepared for the next election in each of the Regional District Electoral Areas as follows:

"Do you want the Peace River Regional District to establish a building inspection bylaw complete with inspection services?"

be rescinded.

CARRIED

9) Adjournment

MOVED by Director Hadland, SECONDED by Director Schembri,
That the meeting adjourn.

CARRIED

The meeting adjourned at 11 a.m.

Karen Goodings, Chair

Barb Coburn, Recording Secretary

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