



PEACE RIVER REGIONAL DISTRICT

COMMITTEE OF THE WHOLE MEETING MINUTES

DATE: May 23, 2013

TIME: 9 a.m.

PLACE: Regional District Office Boardroom, Dawson Creek, BC

PRESENT:

Directors

Chair Goodings
Director Hadland
Director Caisley
Director Christensen
Director Hiebert
Director Schembri
Director Ackerman
Director Johansson
Director Nichols

Alternate Directors

Alternate Director Kenny
Alternate Director Ponto

Absent

Director Bernier
Director Fynn
Director Jarvis

Staff

Fred Banham, Chief Administrative Officer
Shannon Anderson, General Manager of Environmental Services
Jo-Anne Frank, Corporate Officer
Kim Frech, Chief Financial Officer
Bruce Simard, General Manager of Development Services
Fred Cornelssen, Building Inspector
Fran Haughian, Communications Manager / Commission Liaison
Trish Morgan, Manager of Community Services
Brenda Deliman, Secretary, Legislative Services

Others

Dean Anderson, Fort St. John
Joe Breti, Farmington
Hellmut Patzelt, Dawson Creek
John Miller, Rolla
S. Peterson, Dawson Creek
Phil Haight, Dawson Creek
Anne Clayton
Ruth Veiner
Doris Cox, Dawson Creek
Brenda Briggs
Faye Meek
Max Eichelberger
June Lacart, Chetwynd
Rio Fitch, Rolla
J. Ross, Chetwynd

Edith Peterson, Rose Prairie
Peter Bonderud, Dawson Creek
Mary Miller, Rolla
D. Friesen, Dawson Creek
Garry Loiselle, Dawson Creek
Denis Dechief
Chad Anderson
Bert Veiner
Alva Stewart, Charlie Lake
Carl Johnson
Nick Parsons, Farmington
Stan Large, Chetwynd
Gary Wagar, Dawson Creek
D. Doonan
Bill Kuehn, Charlie Lake

Others (continued)

Roy C., Chetwynd	John Gowman, Rose Prairie
Betty Gowman, Rose Prairie	Sheila Taylor, Dawson Creek
Barbara Swail, Dawson Creek	W. Taylor, Dawson Creek
Barry Berg, Groundbirch	T. Commandeur, Arras
Gerard Cormier, Dawson Creek	Jim Singer, Forest Service
Scott West, Sgt. – Dawson Creek RCMP	Don Scott, West Fraser, Chetwynd
Jill Earl	Andrea Dion, CJDC
Mike Carter, Chetwynd Echo	

Call to Order The Chair called the meeting to order at 9:02 a.m.

ADOPTION OF AGENDA:

ADOPTION OF AGENDA

CW/13/05/01 (23)

MOVED by Director Christensen, SECONDED by Director Caisley, that the Committee of the Whole agenda for the May 23, 2013 meeting, including additional items for the agenda, be adopted:

1. **Call to Order**
2. **Adoption if Agenda**
3. **Delegations**

9:45 a.m.

- 3.1 Charles Lasser
Re: Building Bylaw No. 1996, 2011

Handout:

May 23, 2013 – Chetwynd Community Position Paper

10:00 a.m.

- 3.2 Walter Stewart
Re: Building Bylaw No. 1996, 2011

Handout:

May 23, 2013 - Presentation

10:15 a.m.

- 3.3 Trevor Bolin, Real Estate Broker
Re: Building Bylaw No. 1996, 2011

4. Business Items

4.1 Building Bylaw No. 1996, 2011

- a) May 23, 2013 - Bruce Simard, General Manager of Development Services - Building Regulation in the Peace River Regional District
- b) "Building Bylaw No. 1996, 2011"
- c) Building Bylaw Marketing Plan
- d) Correspondence Received re: Building Bylaw No. 1996, 2011
 - May 13, 2013 – Dean Anderson
 - May 6, 2013 – Bob Zimmer, Member of Parliament

4.2 Agricultural Land Commission Delegation Agreement

Report from Bruce Simard, GM of Development Services

5. Adjournment

CARRIED.

Chair Goodings read the Terms of Reference for the Committee of the Whole meeting, for the public's information.

Director Johanssen entered the meeting at 9:05 a.m.

4.1 BUILDING BYLAW NO. 1996, 2011

Bruce Simard, General
Manager of
Development Services

Bruce Simard, General Manager of Development Services, provided background information on the creation of Building Bylaw No. 1996, 2011.

Fred Cornellsen,
Building Inspector

Bruce Simard and Fred Cornellsen, Building Inspector, answered questions posed by Board members. Topics discussed included:

- Farm building exemption
- Insurance
- Liability
- Event tents
- Greenhouses
- BC Building Code

3.1 DELEGATION - BUILDING BYLAW NO. 1996, 2011

Charles Lasser

Charles Lasser, spokesperson for Chetwynd area residents, presented the Chetwynd Community Position Paper on Peace River Regional District Building Bylaw No. 1996, 2011. Concerns outlined in the presentation included:

- Inclusion of non-residential buildings
- Lack of public consultation
- Building inspection costs
- Demolition permits
- Occupancy permits
- Temporary building permits

CW/13/05/02 (23)

MOVED by Director Nichols, SECONDED by Director Christensen,
that the delegation be authorized to continue his presentation past the allotted time.

CARRIED.

A question and answer period ensued. Liability and warranty were the main topics of discussion.

The Chetwynd Community Position Paper on Peace River Regional District Building Bylaw No. 1996, 2011 is available for viewing on the cover of the May 23, 2013 Committee of the Whole agenda on the Regional District website as item 3.1.

<http://www.prrd.bc.ca/board/agendas/2013/2013-12-2202737054/AGENDA.html>

3.2

Walter Stewart

DELEGATION - BUILDING BYLAW NO. 1996, 2011

Walter Stewart, Charlie Lake resident, shared the following concerns regarding Building Bylaw No. 1996, 2011:

- Lack of public consultation
- Financial costs
- Building inspection time frames

CW/13/05/03 (23)

MOVED by Director Christensen, SECONDED by Director Hadland, that the delegation be authorized to continue his presentation past the allotted time.

CARRIED.

A question and answer period ensued.

Walter Stewart's presentation is available for viewing on the cover of the May 23, 2013 Committee of the Whole agenda on the Regional District website as item 3.2.

<http://www.prrd.bc.ca/board/agendas/2013/2013-12-2202737054/AGENDA.html>

3.3

Trevor Bolin

DELEGATION - BUILDING BYLAW NO. 1996, 2011

Trevor Bolin, Real Estate Broker, presented a real estate perspective on building permits. Topics presented included:

- Importance to banks and real estate agencies
- Impact on property owner's ability to obtain mortgage and insurance
- Ability to sell property
- BC Assessment Authority

CW/13/05/04 (23)

MOVED by Director Christensen, SECONDED by Director Ackerman, that the delegation be authorized to continue his presentation past the allotted time.

CARRIED.

4.1

RECOMMENDATION TO HOLD PUBLIC INFORMATION MEETINGS - BUILDING BYLAW NO. 1996, 2011

CW/13/05/05 (23)

MOVED by Director Ackerman, SECONDED by Director Christensen, that the Regional Board hold public information meetings regarding Building Bylaw No. 1996, 2011, as follows:

- Tuesday, June 18 – 6:30-9:00 pm – Chetwynd – Chetwynd Rec Centre
- Wednesday, June 19 – 6:30-9:00 pm – Dawson Creek – George Dawson Inn
- Thursday, June 20 – 6:30-9:00 pm – Fort St. John – North Peace Cultural Centre

and other locations deemed appropriate by the Electoral Area Directors' Committee.

CARRIED.

- 4.1 (continued) RECOMMENDATION TO REPEAL BUILDING BYLAW NO. 1996, 2011
- CW/13/05/06 (23)
MOVED by Director Hadland, SECONDED by Director Johansson,
that the Regional Board repeal Building Bylaw No. 1996, 2011; and reinstate Building
Bylaw No. 1189, 1999; and initiate community consultations to explain the need for a
building bylaw in Electoral Areas 'B', 'D', and 'E'.
- Motion to Amend MOVED by Director Hadland, SECONDED by Director Johansson,
that the words "*and reinstate Building Bylaw No. 1189, 1999; and initiate community
consultations to explain the need for a building bylaw in Electoral Areas 'B', 'D', and 'E'*"
be replaced with "*and initiate a new Building Bylaw that is consistent with Building
Bylaw No. 1189, 1999*".
- CARRIED.**
- Motion as Amended The Chair called the question on the motion as amended which reads as follows:
- MOVED by Director Hadland, SECONDED by Director Johansson,
that the Regional Board repeal Building Bylaw No. 1996, 2011; and initiate a new
Building Bylaw that is consistent with Building Bylaw No. 1189, 1999.
- CARRIED.**
- Recess The meeting recessed at 11:00 a.m.
- Reconvene The meeting reconvened at 11:20 a.m.
- 4.2 AGRICULTURAL LAND COMMISSION DELEGATION AGREEMENT
- CW/13/05/ (23)
MOVED by Director Ackerman, SECONDED by Director Hadland,
that the Regional Board request the results of the Delegation Agreement Review of the
Fraser Fort George Regional District and East Kootenay Regional District from the
Agricultural Land Commission; and that this item be diarized.
- CARRIED.**
- Adjournment ADJOURNMENT
- CW/13/05/ (23)
MOVED by Director Nichols, SECONDED by Director Hiebert,
that the meeting adjourn.
- CARRIED.**
- The meeting adjourned at 11:35 a.m.

CERTIFIED a true and correct copy of the Minutes of the Committee of the Whole from a meeting held on May 23, 2013 in the Regional District Office Board Room, Dawson Creek, BC.

Karen Goodings, Chair

Fred Banham, Chief Administrative Officer