

Proposed Draft Electoral Areas Building Bylaw No. 681

Background

The current building bylaw, Bylaw No. was adopted October 25, 2011, and last reviewed in 2017.

Since then, the construction industry, terminology, and Provincial legislation have changed.

Bylaw No. 681 was written in accordance with a regional district model building bylaw developed by the Municipal Insurance Association of BC.



2024
British Columbia
BUILDING CODE



Key changes:

- Clarity surrounding when and to what degree registered professionals are to be involved with construction projects
- BC Building Code's mandate to comply with the BC Energy Step code
- Definitions have been added, removed, and refined where necessary to provide clarification.
- Removal of swimming pools
- Updates to fee schedule

Intended outcomes:

- Modernization of building bylaw
- Consistency with neighboring/similar municipalities
- Clarity in application of bylaw
- Better support for the building community
- Streamlining of the building permitting process

Next Steps

- Staff will be implementing the Communication Plan.
- It will help educate residents and builders regarding Bylaw No. 681, new Step Code requirements, new Provincial Building Code, and increased costs for building permits.
- Following a news release at bylaw adoption, educational efforts will include information sessions, updates to the website, a social media plan and handouts.
- Implementing amendments to the Municipal Ticket Information Bylaw and the Bylaw Adjudication Ticketing Bylaw will be brought forward following adoption of proposed Bylaw No. 681.

Recommendation from the Acting Chief Administrative Officer:

THAT Bylaw No. 681 being, “Comox Valley Regional District Building Bylaw No. 681, 2024”, (Appendix A), be considered for first, second, and third readings;

AND FURTHER THAT staff prepare the necessary amendments to Bylaw No. 104 being “Comox Valley Regional District Municipal Ticket Information Bylaw No. 104, 2010” and Bylaw No. 679 being “Comox Valley Regional District Bylaw Adjudication Ticketing Bylaw No. 679, 2021” to include the Building Bylaw as outlined in the staff report dated February 20, 2024.

Questions?