
MEETING TYPE: Regular Council Meeting
MEETING DATE: May 7, 2024
AUTHOR: Greg Price, Manager of Building and Bylaw Services
DEPARTMENT: Planning and Development
ITEM TITLE: Building Regulation Amendment Bylaw 1230, 2024
DESCRIPTION: Building Bylaw amendments, to update current practice and to help expedite the processing of building permits

PURPOSE

The proposed bylaw amendments will more accurately reflect the requirements of the district's responsibility in building regulation, reduce unnecessary process and remove conflicting language with the Building Code.

RECOMMENDATION

THAT Building Regulation Amendment Bylaw 1230, 2024 be read a first, second and third time.

EXECUTIVE SUMMARY

District staff are reviewing a number of bylaws with the intent of streamlining process, removing redundancy and conflicting rules with other bylaws and regulations. The building bylaw is one such document that is being reviewed and the following summation of changes are brought forward for Council's consideration.

DISCUSSION/ANALYSIS

The proposed changes are necessary to

- 1) Clarify definitions.
- 2) remove barriers for applications.
- 3) Remove requirements from the district responsibility that are not practical and create an unnecessary duty.
- 4) remove language that is not consistent with the building code and subject to change.

The District of Lake Country building regulation bylaw needs an update to reflect the current practice of the permitting process. The definition of plumbing fixture has been expanded to include fire suppression system components which is consistent with most jurisdictions. In addition, given this particular field of construction has its own regulations and requirements it should be permitted separately. The same logic is applicable for defining solar systems as the installation of solar systems on buildings would also require approvals.

The application process within the current bylaw is cumbersome and does not allow for concurrent process with planning and engineering approvals. This tends to create a log jam of permits at peak times creating delays and unnecessary stress on the staff and the development industry. Allowing applications to flow in at all times will improve turn around times and reduce review times and further delays around incomplete applications.

Staff are also recommending the removal of the permitting requirements around swimming pools but not the safety requirements of requiring fencing for safety. The construction of a pool is a very specialized field and the district's primary interest is in the safety around access and the disposal of water during the filling and draining of the pool. By narrowing the district's involvement in this aspect won't reduce our ability to maintain approvals around the key aspects of swimming pool development.

The bylaw amendments also remove the requirements around energy conservation and climatic data. With the provisions in the new BC Building Code of 2024 the current bylaw is now outdated and contains information that is no longer relevant.

APPLICABLE LEGISLATION, BYLAWS AND POLICY

Council has the authority under the community charter to create building regulations and manage the approval process related to that authority.

IMPACT ON INFRASTRUCTURE, SERVICES AND STAFF CAPACITY (if applicable)

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

Setting out a separate permit fee for sprinkler heads will increase revenue and further offset the costs of staff related to the review and inspections of these fire systems.

COMMUNICATIONS

The vast majority of local governments require sprinkler heads to be part of a permitting system so becoming more consistent with our neighbouring jurisdictions should not require special communication efforts. Staff will update the website and our application information to reduce the likelihood of delaying approvals as a result of new requirements.

ALIGNMENT WITH COUNCIL STRATEGIC PRIORITIES

- Create and Support Opportunities for a Healthy, Active and Inclusive Community
- Create Infrastructure That Meets Community Needs
- Encourage Growth of the Downtown Core
- Ensure Sustainable Water Service Delivery for the Community
- Explore Opportunities to Engage With Regional Local Governments for the Betterment of the Community
- Honour Reconciliation by Strengthening Relationships and Inclusiveness With Our Indigenous Partners
- Identify and support improvements to the Development Process
- Implement the Agricultural Plan
- Preserve, Protect and Enhance Our Natural Environment
- Secure long term wastewater service delivery for our community
- Support Opportunities to Diversify Lake Country's Tax Base

ALIGNMENT WITH MASTER PLANS

- | | |
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| <input type="checkbox"/> Agricultural Plan | <input type="checkbox"/> Official Community Plan |
| <input type="checkbox"/> Climate Action Charter | <input type="checkbox"/> Parks & Recreation Master Plan 2019 |
| <input type="checkbox"/> Housing Needs Report | <input type="checkbox"/> Sanitary Sewer System Map |
| <input type="checkbox"/> Liquid Waste Management Plan Stage 1/2 Report | <input type="checkbox"/> Transit Future Plan-Central Okanagan Region-DRAFT |
| <input type="checkbox"/> McCoubrey Plateau Area Structure Plan | <input type="checkbox"/> Transportation for Tomorrow |
| <input type="checkbox"/> Mobility Master Plan | <input type="checkbox"/> Water Master Plan |

OPTIONS

That Council direct staff to bring back further clarifications on the bylaw amendments for consideration at a future council meeting

Respectfully Submitted,
Greg Price, Manager of Building and Bylaw Services

Report Approval Details

Document Title:	Building Regulation Amendment Bylaw 1230, 2024 .docx
Attachments:	- Attachment A-Building Regulation Amendment Bylaw 1230, 2024.pdf - Attachment B-Bylaw 1230, 2024-Redline Bylaw 1070, 2018.pdf
Final Approval Date:	May 2, 2024

This report and all of its attachments were approved and signed as outlined below:

Reyna Seabrook, Director of Corporate Services - May 2, 2024 - 1:34 PM

Paul Gipps, Chief Administrative Officer - May 2, 2024 - 4:02 PM