

REGIONAL DISTRICT OF NANAIMO

**COMMITTEE OF THE WHOLE
TUESDAY, JUNE 8, 2010**

A D D E N D U M

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COMMUNICATIONS/CORRESPONDENCE

- 8 **Diane Sampson, Nile Creek Enhancement Society**, re Proposed Building Inspection in Area 'H'.

Request for delegation status at the 'Committee of the Whole' meeting June 8, 2010 7pm
RDN Office Board Room

Back to the Green Future

I would like to do a presentation and answer questions entitled 'Back to the Green Future' where I will outline why I believe that our traditional minimally regulated building practices represent some of the healthiest, ecologically sound, and minimal energy, water and ecological footprint available and they that can serve as an alternative social model for addressing our collective environmental, economic, food security and affordable shelter challenges. I have extensive experience in the area of healthy, green and affordable building and design and a good deal of hands-on insight to share with the board. This is especially relevant to the discussion of removing impediments to "Green Building".

I will attempt to persuade council that those areas that exist outside the regulatory processes like mandatory building permits should be encouraged as laboratories and incubators of innovation and the principles of diversity and independent self organizing collaboration where the freedom to explore their needs and meet their collective challenges goes beyond the confines of onerous regulation and the dictates of vested interests.

Phil Carson
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Back to the Green Future

The Regional District of Nanaimo nurtures a treasure trove. It thrives beyond subsidy, regulation, or external administration. It is rooted in tradition and feeds on self sufficiency. Its self-organizing character finds order in chaos. It is fiercely independent and fundamentally democratic and encourages free thinking and innovation. Through diversity it achieves resilience. It is a collaborative map of how neighborliness cooperation and collective wisdom will help us navigate the troubled economic times and ecological collapse that awaits us. Its sense of conviction will help us extricate ourselves from the clutch and inertia of vested interests and turn from the path of self destruction. Its spirit should not be suppressed.

My earliest experience with the treasure trove was as a child on my grandparents farm. I marveling at the strength and endurance of early post and beam barn construction, the community initiative and cooperation, the craftsmanship, courage and commitment that the barns were a product of. The stories were passed to me by my 90 year old grandmother who could remember seeing her first car as a teenager. Using broad axe, adz, bit and brace, and long pikes these structures were assembled from the sweat and toil

of volunteers without the benefit of architects, engineers, geo-technical studies, inspectors or even saw mills. The regional district of Nanaimo's rural areas F and H have retained these traditional rural values and attracted community members who share them is the treasure trove to which I refer.

With over 40 years experience as a builder of at first energy efficient homes and later affordable healthy homes I have been witness to the evolution of building regulations and regulators. Building the first house in Canada made from styrofoam forms and reinforced concrete was not the regulatory nightmare it would be today. I moved on to become an early certified CMHC R2000 energy efficient home builder but soon became aware of the limitations of these airtight structures in relation to the build up of radon gases, heavy metals and other carcinogens, hormone disruptors and other health hazards associated with the off gassing of volatile organic compounds, formaldehydes air born particulates, and electro magnetic fields associated with the construction materials and techniques . I met a friend with multiple chemical sensitivities who would turn red and swell up before my eyes in the presences of my building materials and techniques. IN the course of exploring alternative building practices I discovered the German approach to biological building and learned that the healthiest homes were those to which I had always been aesthetically attracted, the hand build homes of the pioneers and back to the landers who used locally harvested natural materials not adulterated with chemicals nor made from the polyvinylchlorides and other toxic chemicals that bio-accumulate in our environment and bodies. Trying to reintroduce these tried and true building practices that advocate breathing walls and the use of local natural non toxic materials provides ever increasing levels of frustration to the point of total discouragement.

Over the course of 40 years I've also had an opportunity to observe the evolution of the regulatory processes that has moved from friendly encouragement of owner builders and young entrepreneurs to levels of complexity that are all but impossible to navigate even for the most experienced and motivated participant. It has also been my observation that the legislation seems to be developed with the input of large corporations and organizations with a vested interest in promoting their products and limiting competition. The regulatory structures themselves seemed to develop their own self-serving aggrandizement and complexity in keeping with the ever increasing size of the administrative palaces they come to occupy. Recently product certification processes and so called consumer protection legislation has raised ever higher barriers to innovation, entrepreneurial spirit and local initiative.

Recently I designed an affordable, healthy, energy efficient laneway house that made use of passive and active solar energy , super efficient heat pumps, and thermal sinks to the extend of being Net Zero. My experience in the City of Vancouver was that the cost of permitting, hydro, engineering, hook up and other charges were running about \$50,000 for a 750 square foot cabin. So much for affordability. I also discovered that the so called 'Home Owner Protection Act' required that I register with a private insurance company that wanted another \$20,000 on deposit for 10 years and another \$2000 per house fee and the insurance company could inspect and dictate to me my building practices and materials. I also discovered expensive and time consuming certification

problems with photovoltaic wiring from Germany, and thermal solar panels from China although both countries are miles ahead of us in tapping into the use of solar energy to replace fossil fuels.

In conclusion the greenest, most affordable, most innovative healthy solutions to shelter, alternative energy and sustainable economics lies right here in our rural communities. There should be as much time devoted to acquiring some of this local knowledge, expertise and wisdom as sitting around the board room accessing the advice of lawyers and planners. Have confidence in the collective wisdom experience and common sense of our communities. You can not and will not impose alien values especially on those whose convictions are so solid. As elected representatives your democratic principles should preclude predetermined bias. Recognize that diversity is a strength not a liability. Out of chaos comes self organizing order. For those type A personalities with an indefatigable border collie like obsession with herding everyone in the same direction I say chill. For those who have moved to the area and would like it to resemble some suburban cultural wasteland of conformity I say you may have moved to the wrong neighborhood.

Armstrong, Jane

From: K ZIMMER [ravenwolf@shaw.ca]
Sent: June 4, 2010 3:21 PM
To: Armstrong, Jane
Subject: application to appear as a delegation to C.O.W. on June 8, 2010
Attachments: ATT225047.htm

June 4, 2010

Don Hewitt,
Box 11, Nanoose Bay B.C.,
V9P 9J9

Ms. Jane Armstrong,
Regional District of Nanaimo

Ms. Armstrong:

I hereby request permission to speak as a delegation at the upcoming Committee of the Whole meeting on June 8, 2010.

The title of my commentary is "Building Inspection - What's at Stake?" In Summary, it will deal with the issue of expanded building inspection from the standpoint of the rural resident and within the context of the Board Strategic Plan.

My contact information is as follows:

Name: Don Hewitt
Mailing Address: Box 11, Nanoose Bay B.C. V9P 9J9
Telephone: (250) 468-5680
email: ravenwolf@shaw.ca

Thank you for your attention to this matter.

June 4, 2010

Memo To: Regional District of Nanaimo
Jane Armstrong - Legislative Coordinator

RE: Late Delegation Request

Please accept this request to be a late delegation speaker at the Committee of the Whole meeting to be held on Tuesday, June 8, 2010 at 7:00 pm.

Reg Nosworthy
1105 Corcan Road
Qualicum Beach, BC
V9K 2R6
1-250-752-4608
noz@telus.net

TOPIC: Building Inspection and Permit Fees

I wish to speak to the process and some conclusions around the need for Region-wide Building Inspection and Permit Fees specifically for Electoral Area F based on information gathered at the Area F and H Information Centres.

Reg Nosworthy

June 8, 2010

Regional District of Nanaimo

Please accept this as a request to appear this evening to discuss the Proposed by-law regarding 100% relaxation of DCC for our proposed affordable housing project at 205 Jensen Ave. in Parksville.

Parksville Lions Housing Society

241A Moilliet St

Parksville, BC

V9P 1M8

250-248-9154/250-954-7737

plhousing@shaw.ca

duaneround@shaw.ca

Our delegate Duane Round our chairman of the Building Committee will be appearing as our representative.



Nile Creek Enhancement Society

June 3, 2010

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

Attention: Board of Directors

Fax # (250) 390-4163

Re: Proposed Building Inspection in Area H

We are writing to officially oppose the proposed building inspection in Area H.

As a non-profit society, we rely partly on donated materials and labour to complete any construction needed for the continuing of our volunteer work to preserve and restore habitat for salmon.

Because we rely on volunteer labour, construction is done according to volunteers being available. Sometimes this means that construction is delayed because key people have other commitments.

The costs of building inspection would be difficult, as we must raise money through donations and grants to complete our projects. Additional costs for permits would create a larger financial burden.

On behalf of the President and Board of Directors,

A handwritten signature in cursive script, appearing to read "Diane Sampson".

Diane Sampson, Administrator

P.O. Box 62, Bowser, British Columbia V0R 1G0

Nile.creek@shaw.ca