

WHEN DOES IT START?



SERVICE APPROVAL

The new CSR D building inspection service will take effect throughout the whole of Electoral Areas B, E and F on **January 1, 2018**.

For the remainder of June, 2017, Electoral Area Directors and staff will be engaging the community on the new service — this Open House is a key part of the engagement effort. Following the engagement period, staff will prepare a building inspection service establishment bylaw for review by the CSR D Electoral Area Directors' Committee, and for submission to the CSR D Board.

After Board endorsement, the bylaw must receive approval of the electors within the service area.

Sometimes when regional district services are established, referendums are used to obtain this approval.

The *Local Government Act* recognizes, however, that referendums are not well-suited to every local government decision. Decisions to regulate the actions of individuals through the establishment of regulatory services such as building inspection are good examples. Regulatory services have important health, safety, economic, environmental and other benefits that are important to the broader community. These services do not require approval through a referendum. The *Act* enables the Electoral Area Director of each participating area to consent to establishing the service on behalf of, and for the benefit of, his or her electors. For the new CSR D building inspection service, approval will be obtained using this Electoral Area Director consent provision. A referendum on the new service will not be held.

Following Director consent, the Province's Inspector of Municipalities will be asked to give formal approval. The CSR D Board will then need to amend the existing *Building Regulation Bylaw No. 630* to include Electoral Areas B, E and all of F, and to change the inspection process and fees to allow for six inspections.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7			10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			



CONSTRUCTION UNDERWAY

Property owners who have passed the framing stage of construction prior to January 1, 2018, will not need to apply for a building permit. Owners in this situation should keep records of work (invoices, receipts, photos) to provide proof that construction did, indeed, reach this stage prior to the start of the new building inspection service. Any projects underway that have not proceeded passed framing will, as with all new projects, be subject to the requirements of the new service. Permits will be required for these projects.