

Information on Land Use Planning, Development and Building in Coal Harbour and the RDMW

For more information on any planning, building and development matters that relate to Coal Harbour or the Regional District of Mount Waddington, please contact:



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Land Use Planning, Development & Building in Coal Harbour

For documents mentioned herein and for other information, please go online to the Regional District of Mount Waddington (RDMW) website at <http://www.rdmw.bc.ca/our-communities/coal-harbour/>

Coal Harbour Official Community Plan Bylaw No. 657, 2002

Coal Harbour is subject to the policies that are included in Coal Harbour Official Community Plan Bylaw No. 657. An official community plan (OCP) outlines the vision / goal for the community. It includes objectives and policies in relation to the management of land use planning and development, and guides decision making accordingly.

The primary goals for Coal Harbour as outlined in the OCP are:

The primary goal of this Plan is to preserve Coal Harbour's unique character and rural lifestyle while encouraging a moderate level of growth and development. The second goal is to protect the sensitive environmental features of the Plan area.

The key objectives included in the Coal Harbour OCP which are designed to implement the primary goals include:

To establish a pattern of land use that retains the rural residential character of the area by ensuring that there is enough residential land to meet the needs of the community.

To encourage clean, light industries and commercial activities. Home-based businesses are also encouraged.

To develop infrastructure and services that focus on adding to the quality of life of village residents and that support development of tourism as an expanded economic activity.

To protect and preserve the natural resources within the plan area and the various environmentally sensitive regions, including those found adjacent to and along the various streams in the Plan area, and the Quatse Lake watershed.

To encourage the development of local roads to serve the projected land use pattern of the community.

To provide points of public access to Quatsino Sound and the Quatse Lake region for recreational purposes. Foot trails only into the Quatse Lake area should be considered.

To encourage the development of more community recreational activities, especially for young people.

The Coal Harbour OCP includes detailed development policies for the various land use designations which are applied to areas throughout Coal Harbour. These include the Village Residential, Village Business, Marine Restricted, Marine Business, Forestry and Environmentally Sensitive Area land use designations. Policies are included that relate to other matters as well, including such things as roads and servicing and the issuance of temporary use permits.

Coal Harbour Zoning Bylaw No. 669, 2002

Building and Development in Coal Harbour is subject to the regulations of Coal Harbour Zoning Bylaw No. 669, 2002. A Zoning Bylaw is intended to implement the policies of an Official Community Plan. It contains detailed regulations and establishes different zones in the community and regulates what types of uses, buildings and developments are permitted in each zone. The Land Use Bylaw also includes regulations respecting the siting, size and dimensions of buildings and structures, minimum and maximum parcel sizes, conditions for the provisions of amenities, and may set different standards for works and services.

Building Permits

The construction or siting of a building and structure in Coal Harbour is subject to submission of an Application for Building Permit to the Regional District, and subsequent approval of a Building Permit. The purpose of this process is to ensure that proposed buildings and structures comply with the applicable requirements of the Coal Harbour Zoning Bylaw and the British Columbia Building, Fire and Plumbing Codes. The process involves submission of a completed Application for Building Permit, a site plan that provides a bird's eye view of the property, as well as plans / drawings showing the scope and details related to the works to be undertaken. An Owner's Acknowledgement of Responsibility Form must also be signed and dated by the property owner(s). The Application for Building permit, Owner's Acknowledgement of Responsibility Form and an example site plan are available on the RDMW website at the link above.

The Building Permit process involves inspections by the Building Official at different stages of construction. Once a final inspection is completed and the works are found to be in compliance, an Occupancy Certificate is issued which allows the building or structure to be used in the manner intended.

It is noted that electrical and gas work may require a permit from Technical Safety BC and you are advised to check with TSBS in this regard (Tel: 1-866-566-7233 / Web: <https://www.technicalsafetync.ca/>).

Sanitary Sewage and Water Services

Coal Harbour is serviced by public water supply and sewage collection / treatment systems that are owned and operated by the RDMW. To inquire about having your property connected to either of these services, please contact Patrick Donaghy, Manager of Operations for the RDMW, at 250-956-3301 or pdonagy@rdmw.bc.ca. Applications to connect to these services are available online on the RDMW website at <http://www.rdmw.bc.ca/our-communities/coal-harbour/>

Public Roads / Access

Public roads are comprised of two key components: 1) A strip or area of land that is vested to government for access purposes; and 2) The actual physical road that has been constructed within the strip or area of land. In some cases, public roads do not include the second component. These are generally referred to as closed roads.

In the RDMW, public roads are vested in the Province (Ministry of Transportation and Infrastructure). In cases where public roads (non-forestry related) include a road constructed to Ministry standards, it is maintained by the Province. Routine maintenance of these public roads is usually conducted through a third-party contractor like Emcon Services Inc.

Construction of a single driveway access to a property from a public road does not require issuance of a permit by the Ministry however, the Ministry has published a residential driveway information guide that should be followed. This guide provides details related to construction of a driveway access. In cases where it is proposed that there be two or more accesses to a public road(s) from a single property, a permit is required to be obtained from the Ministry. Please see the following links for more information:

http://www.th.gov.bc.ca/Development_Approvals/driveways.htm

<http://www.th.gov.bc.ca/permits/Highway%20Access%20Permits.asp>

Homeowner Protection Act

The Homeowner Protection Act (HPA) applies to a new home which includes a home that is being substantially reconstructed. The purpose of the HPA is to strengthen consumer protection for buyers of new homes, improve the quality of residential construction, and support research and education respecting residential construction in British Columbia. Among other things, the HPA may require builder licensing and mandatory home warranties.

In communities where a building permit process is in place, the local government cannot issue a building permit in relation to a new home until it has been demonstrated that certain requirements of the Homeowner Protection Act have been undertaken. While a building permit process is not in place for Woss, the requirements of the HPA still apply and arrangements must be made to satisfy those requirements. Anyone who is contemplating construction of a new home should make themselves aware of the HPA requirements as they would apply to their situation, as an attempt to thwart HPA requirements may result in enforcement action by BC Housing. In this regard, BC Housing is able to utilize tools and information sources to determine if a new home is being or has been built, even if applicable approvals processes have not been followed. The HPA is administered by Licensing & Consumer Services (branch of BC Housing) and can be contacted by telephone at 1-800-407-7757 or by email at licensinginfo@bchousing.org. Please visit the BC Housing website for more information:

<https://www.bchousing.org/licensing-consumer-services>