

Site Permits

On Malcolm Island, the siting of a building and structure over 10 square metres (107 square feet) in area is subject to submission of an Application for Site Permit to the Regional District, and subsequent approval of a Site Permit. The purpose of this process is to ensure that proposed buildings and structures comply with the applicable requirements of the Malcolm Island Zoning Bylaw. The process involves submission of a completed Application for Site Permit as well as a site plan that provides a bird's eye view of the property. An Owner's Acknowledgement of Responsibility Form must also be signed and dated by the property owner(s). The Application for Site permit, Owner's Acknowledgement of Responsibility Form and an example site plan are available on the RDMW website link found above.

For convenience purposes, the application package can be submitted by email (info@rdmw.bc.ca), while the \$75 fee can be paid by credit card over the phone.

While Malcolm Island is not within the mandatory building inspection area of the RDMW, construction is required to be undertaken in accordance with the British Columbia Building, Fire and Plumbing Codes. 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.technicalsaftybc.ca/>).

Jeff Long

Manager of Planning & Development Services

Regional District of Mount Waddington

PO Box 729, 2044 McNeill Road

Port McNeill, BC V0N 2R0

Tel: 250-956-3301

Email: jlong@rdmw.bc.ca

Web: <http://www.rdmw.bc.ca/regional-services/planning/>

Land Use Planning, Development & Building on Malcolm Island

All RDMW Malcolm Island community bylaws and site permit or utility connection applications can be found at <http://www.rdmw.bc.ca/our-communities/malcolm-island/>

Malcolm Island Official Community Plan Bylaw No. 708, 2005

Malcolm Island is subject to the policies that are included in Malcolm Island Official Community Plan Bylaw No. 708, 2005. An official community plan (OCP) outlines the goals for the community. It includes objectives and policies in relation to the management of land use planning and development, and guides decision making accordingly. Malcolm Island Official Community Plan Bylaw No. 708 can be viewed at the link above.

The primary goal for Malcolm Island as outlined in the OCP is:

Malcolm Island is a small rural community whose economy has traditionally been based on the fishing and forestry sectors. The community wishes to continue to support these resource-based activities in these sectors. The community would also like to diversify its economy in order to offset recent losses in the resource sectors while retaining the rural character and scale of the community.

Other goals relate to such things as wise resource use and management, effective and efficient use of public services, economic diversification, community character, maintaining an affordable and self-reliant community, maintaining a healthy environment and respecting cultural heritage.

The Malcolm Island OCP includes detailed policies with respect to various topics including land use and development, the various land use designations that are applied to the lands of Malcolm Island, foreshore areas, park land, community services, infrastructure and utilities, etc.

Malcolm Island Zoning Bylaw No. 725, 2006

Building and Development on Malcolm Island is subject to the regulations of the Malcolm Island Zoning Bylaw No. 725, 2006 which can be found at the link above. 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 Zoning 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.

Sanitary Sewage and Water Services

Sointula is partly serviced by a public sewage collection and treatment system that is owned and operated by the RDMW. To inquire about having your property connected to the sewer system, please contact Patrick Donaghy, Manager of Operations for the RDMW, at 250-956-3301 or pdonagy@rdmw.bc.ca. Applications to connect to these sewer service are available online at the RDMW community link.

Sointula is also serviced by a water supply system that is owned and operated by Sointula Waterworks District. To inquire about having your property connected to the water system, please contact the Sointula Waterworks District at 250-973-2308 or sointula_water@yahoo.ca. More information is available online at <http://sointulawater.ca/>

Most of Malcolm Island is not serviced by a public sewage or water system and as a result, onsite sewage collection and treatment systems as well as water wells are utilized. For more information on onsite sewage systems and water wells, please contact Mr. Eric Bergsma, Environmental Health Officer with the Vancouver Island Health Authority, at 250-902-6078 or Eric.Bergsma@viha.ca. Information is also available at these website links:

Water:

<http://www.viha.ca/mho/water/index.html>

<https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights>

<https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/groundwater-wells>

Sewage:

http://www.viha.ca/mho/Land_Use.html

<http://www.bcozza.org/>

<http://www.wcowma.com/>

<https://owrp.asttbc.org/rowp-finder/>

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. For more information visit:

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>