

# Land Use Planning, Development & Building in Quatsino

## **Quatsino Official Community Plan Bylaw No. 656**

Quatsino is subject to the policies that are included in Quatsino Official Community Plan Bylaw No. 613. 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. Quatsino Official Community Plan Bylaw No. 613 can be viewed on the Regional District of Mount Waddington (RDMW) website at:

<http://www.rdmw.bc.ca/our-communities/quatsino/>

The primary goals for Quatsino as outlined in the OCP are:

*To preserve Quatsino'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 Quatsino OCP which are designed to implement the primary goals include:

- A. *To establish a pattern of land use that will retain the rural residential character of the area, by ensuring that there is enough residential land to meet the needs of the community.*
- B. *To encourage small scale, clean, light industries and home commercial uses throughout the plan area. Home-based businesses are encouraged.*
- C. *To protect and preserve the natural resources within the plan area and the various environmentally sensitive regions, such as those found adjacent to and along the various streams in the plan area and the Dishrag and Colony Lake regions.*
- D. *To encourage the development of local roads to serve the projected land use pattern of the community. This includes but is not limited to the continuation of roads and the proper alignment of the various intersections and the establishment of an all weather public road to all properties west of Sherberg Island.*
- E. *To provide points of limited means of public access to Quatsino Sound and the Dishrag and Colony Lake regions, for recreational purposes. Only foot trails into the areas should be considered.*
- F. *To encourage the development of more community recreational areas.*

The Quatsino OCP includes detailed development policies for the various land use designations which are applied to areas throughout Quatsino. These include the Village Residential, Environmentally Sensitive Area, Marine Restricted, and Forest Preserve 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.

## **Quatsino Zoning Bylaw No. 670, 2002**

Building and Development in Quatsino is subject to the regulations of the Quatsino Zoning Bylaw No. 670, 2002 which can be found at the same link included above under Quatsino Official Community Plan Bylaw No. 656.

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.

## **Building / Site Permits**

At present, Quatsino is not subject to the requirement to obtain a Building Permit or Site Permit prior to undertaking the construction or siting of buildings and structures. Regardless, everyone is still subject to the requirements of the British Columbia Building, Fire and Plumbing Codes and construction is required to be undertaken in accordance with them.

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/> ).

## **Sanitary Sewage and Water Services**

There is no public water system available in Quatsino and as a result, onsite water wells are used to provide potable water. Quatsino is not serviced by a public sewage system and as a result, onsite sewage collection and treatment systems are utilized. For more information on onsite water well and sewage collection systems, please contact Mr. Eric Bergsma, Environmental Health Officer with the Vancouver Island Health Authority, at 250-902-6078 or [Eric.Bergsma@viha.ca](mailto: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.viha.ca/mho/Land_Use.html)

<http://www.bcoffa.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. Please see the following links for more information:

[http://www.th.gov.bc.ca/Development\\_Approvals/driveways.htm](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 Quatsino, 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](mailto:licensinginfo@bchousing.org). Please visit the BC Housing website for more information:

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

### **Information on Land Use Planning, Development and Building in Quatsino and the RDMW**

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

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](mailto:jlong@rdmw.bc.ca)