

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>

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

For more information on any planning, development and building matters that relate to Woss 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

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

Land Use Planning, Development & Building in Woss

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/woss/>

Woss Official Community Plan Bylaw No. 555, 1999

Woss is subject to the policies that are included in Woss Official Community Plan Bylaw No. 555. An official community plan (OCP) outlines the vision / 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.

The community vision for Woss as outlined in the OCP is:

The hamlet of Woss is located in a beautiful natural setting in the Nimpkish Valley. Woss residents share a strong sense of community and value access to outdoor recreation and leisure activities. The economy of the community is and will continue to be based on forestry and tourism. Growth of the community will be modest over the next 5 years, and will focus on increased residential development, valued-added forestry and tourism-based commercial development.

The Woss OCP includes detailed goals and policies with respect to various topics including land use and development, economic development, residential development, protection of the environment, parks and recreation, and community services, infrastructure and utilities.

Woss Community Land Use Bylaw No. 556, 1999

Building and Development in Woss is subject to the regulations of the Woss Community Land Use Bylaw No. 556, 1999.

A Land Use 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.

Site Permits

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 Woss Land Use 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 at the link above.

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

While Woss 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.technicalsafetync.ca/>).

Sanitary Sewage & Water Services

Woss is serviced by public water supply and sewage collection / treatment systems that are owned and operated by the RDMW. To enquire 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 at the link above.

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

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