

Planning to develop your property?

please consider the following information

qathet Regional District provides planning services to Electoral Areas A, B, C and D (Texada Island). The City of Powell River and Tla'amin Nation have their own planning departments. Electoral Area E (Lasqueti Island) receives planning services from the Islands Trust.

For planning and land use related questions please contact Planning staff:

qathet Regional District
202-4675 Marine Avenue
Powell River, BC V8A 2L2
www.qathet.ca
604-485-2260 planning@qathet.ca

PLANS & ZONING

Prior to any development or alteration of land on your property speak to Planning staff to determine whether your proposed development complies with qathet Regional District land use policies and bylaws.

What is an Official Community Plan?

An Official Community Plan (OCP) sets out a vision, goals and overarching policies guiding land use and development in the area covered by the plan. The Regional Board, staff, and property owners use the OCP to help guide decisions on where to locate new development and where to provide regional and electoral area services.

What is a zoning bylaw?

A zoning bylaw sets out specific land use regulations in the area covered by the zoning. The Regional Board and staff use zoning bylaws to ensure specific types of land use occur in appropriate areas, and to ensure that new development complies with policies outlined in the Official Community Plan.

qathet Regional District official community plans, zoning bylaws, and development resources are available online: www.qathet.ca/land-use



qathet
REGIONAL DISTRICT

ENVIRONMENTALLY SENSITIVE AREAS

Environmentally sensitive areas such as natural hazard areas and riparian areas are identified in all qathet Regional District Official Community Plans. Specific development policies and guidelines apply to all new development within these areas.

What are riparian areas?

Riparian areas are lands adjacent to watercourses such as lakes, streams, creeks, and wetlands. These areas support a unique mixture of native trees and vegetation that directly influence fish and wildlife habitat.

Prior to any new development or alteration of land in riparian areas, it is recommended that a site-level riparian area assessment be completed by a qualified environmental professional to ensure sensitive riparian areas and fish habitat are protected from proposed development.

For more details, review the *Developing properties where there are Riparian Areas* brochure and contact Planning staff.

What are natural hazard areas?

Natural hazard areas are lands that may be environmentally sensitive to development. Hazard lands can include steep-slope areas subject to rock fall or landslide, and low-lying coastal areas and floodplains subject to flooding.

Prior to any new development or alteration of land in natural hazard areas, it is recommended that a site-level assessment by a qualified professional be completed to ensure safe building sites and safe development practices are selected.

For more details and good design practices for natural hazard areas, review the *Developing properties where there are Natural Hazard Areas* brochure and contact Planning staff.

SUBDIVISION & BUILDING

Can I subdivide my property?

Subdivision approvals in the electoral areas of the regional district are under the authority of the BC Ministry of Transportation and Infrastructure. Prior to making an application to the ministry to subdivide your property, qathet Regional District Planning staff can provide advice to help ensure your proposal complies with local land use bylaws. For more information on the rural subdivision approval process and how to make an application contact:

Ministry of Transportation and Infrastructure

6953 Alberni Street, Powell River, BC V8A 2B8
604-485-3610 tran.webmaster@gov.bc.ca
www.th.gov.bc.ca/DA/Subdivision_Home.asp

Do I need a building permit?

The BC Building Code applies to all lands in the province. qathet Regional District has not adopted a building bylaw to implement building inspections or issue building permits. It is advised that you hire a certified builder for any construction, renovation, or restoration. Builders in BC are regulated by:

BC Housing: Licensing & Consumer Services

Suite 203-4555 Kingsway, Burnaby, BC V5H 4T8
1-800-407-7757 licensinginfo@bchousing.org
www.bchousing.org/licensing-consumer-services

If I am building my own home, or a home for someone else, do I need home warranty insurance?

Land owners and owner-builders in the province are subject to all licensing and warranty insurance managed by BC Housing: Licensing & Consumer Services. Home Warranty Insurance must be in place prior to the commencement of construction.

Do I need an electrical permit?

Yes, electrical permits are managed by:

Technical Safety BC

1-866-566-7233 contact@technicalsaftybc.ca
www.technicalsaftybc.ca

ADDRESSING & DRIVEWAYS

How do I get an address for my property?

qathet regional district assigns addresses in the electoral areas. To request a new address for your property, contact Planning staff. A visible civic address is critical for the provision of emergency services. For questions about your existing address assignment, contact our Mapping Department at 604-485-2260.

I want to develop a driveway access onto my property from the road. Do I need a permit?

Yes, driveway access permits are managed by:

Ministry of Transportation and Infrastructure

6953 Alberni Street, Powell River, BC V8A 2B8
604-485-3610 tran.webmaster@gov.bc.ca
www2.gov.bc.ca/gov/content/transportation/funding-engagement-permits

Am I responsible for maintaining my driveway access including my culvert?

Yes, a property owner who has a driveway access onto any road is responsible for maintaining it. This includes maintaining culverts to ensure they are clear of debris and draining properly, replacing culverts when necessary, clearing snow from the access entrance, and maintaining the access to ensure that drainage and materials do not spill onto the road. Failing to maintain your driveway access and culvert can cause damage to the road, your property and adjacent properties.

From the perspective of emergency response, what other things should I consider when developing a driveway?

Your driveway should be clearly marked with your address numbers, be at least 5 metres wide, have a solid base of gravel or asphalt, and should not be too steep or have very sharp curves. Driveways should remain clear of excess vehicles or anything else that would hinder access by a large emergency vehicle.

SETBACKS FOR CONSTRUCTION

Are there setbacks for development?

Property owners must ensure that all buildings and structures are sited within the legal boundaries of their property. Land Surveyors of BC are exclusively responsible for determining boundaries of interests in land and can provide exact property line boundaries to ensure adequate setbacks for wells, septic systems, building and fire safety. Contact the Ministry of Transportation and Infrastructure for specific setbacks required for the location of structures from a road.

Are there building setbacks from the sea?

qathet Regional District encourages compliance with the BC Ministry of Environment & Climate Change Strategy's guidelines for recommended setbacks from the sea and steep banks. For more details, contact Planning staff.

PARK DEDICATION

Are there requirements for park dedication?

If your subdivision proposal creates three or more additional lots, the *Local Government Act* requires park dedication to local government. Park dedication could be land for a community park or money for a community park reserve fund. The amount of land or money to be provided will not exceed 5% of the market value of the land being subdivided. For more details, contact Planning Staff.

AGRICULTURAL LANDS

I think my property may be in the Agricultural Land Reserve, what does that mean?

Lands within the BC Agricultural Land Reserve are subject to provisions of the BC *Agricultural Land Commission (ALC) Act* and *Agricultural Land Reserve (ALR) Use Regulation*. The *ALC Act* and *ALR Use Regulation* prohibit or restrict non-farm use of land within the ALR, unless otherwise permitted or exempted. Contact ALC staff for information on land use and development in the ALR:

Agricultural Land Commission

236-468-3285 ALC.Island@gov.bc.ca
www.alc.gov.bc.ca

SEWER & WATER SERVICING

Is my property serviced by the Myrtle Pond Water System or the Lund Sewer System?

qathet Regional District owns, operates, and maintains the Myrtle Pond Water System and the Lund Sewer System. Contact Operational Services staff to determine if you are in the service area, for connection requirements, or general information:

qRD Operational Services

604-487-1380 operations@qathet.ca

Who do I contact regarding septic installation on my property?

A Registered Onsite Wastewater Practitioner (ROWP) or professional engineer is required to manage successful onsite septic installation. For more information contact Vancouver Coastal Health (contact below).

Who do I contact regarding water servicing on my property?

All new wells are required to be drilled by a certified well driller. For more information on wells, water quality or test results, and water supply systems, contact:

Vancouver Coastal Health

5000 Joyce Ave, Powell River, BC V8A 5R3
604-485-3310

Do I need a groundwater licence?

Wells that service more than one home require a licence issued by the BC government. New and existing water licences are regulated by the BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development. For more guidance on when and how to apply for a groundwater licence, contact:

FrontCounter BC

Powell River Office, 7077 Duncan Street,
Powell River, BC V8A 1W1
1-877-855-3222 FrontCounterBC@gov.bc.ca

PROPERTY LINES & TITLE

How do I know where my property lines are or if there are encumbrances on my property title?

The Land Title and Survey Authority of British Columbia is responsible for administering the land title and survey systems. Only BC land surveyors carry the authority to advise property owners on establishing property boundaries. It is important to seek legal advice for encumbrances registered on your title that may impact the use of the property.

Land Title and Survey Authority of British Columbia

1-877-577-LTSA (5872) customerservice@ltsa.ca
www.ltsa.ca

ARCHAEOLOGICAL SITES

How do I know if there are archaeological remains on my property?

To find out if there may be registered archaeological sites on your property, contact the BC Archaeology Branch. Archaeological sites are highly valued by First Nations and protected under the BC *Heritage Conservation Act*. This legislation applies equally to sites on public and private land.

If you find bones, shells, artifacts, or other signs of archaeological remains on your property, cease all land altering activities immediately and contact:

BC Archaeology Branch

250-953-3334 Archaeology@gov.bc.ca



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