

Before commencing your building project, you can contact the CVRD to find out what you must submit for your building permit application. You may also wish to contact the Islands Trust and speak with a planner about the use, siting and height regulations.

SEPTIC AND WATER

Development on the Gulf Islands without municipal services requires water and sewage disposal to be provided for on the lot.

Your septic system must be designed and installed by a person authorized by Vancouver Island Health Authority (VIHA).

A drilled well can be used to provide the lot with water, but rainwater catchment may be a suitable alternative for your lot. The Islands Trust has information on rainwater harvesting on their website at:

<http://www.islandstrustfund.bc.ca/projects/rainwater.cfm>

CONTACT INFORMATION

Cowichan Valley Regional District

Website: www.cvrld.bc.ca

Brian Duncan, Gulf Islands Building Inspector
(250) 746-2625



Islands Trust

Website: www.islandstrust.bc.ca

General enquiries: (250)-247-2063

Courtney Campbell, Island Planner:

(250)-247-2209

ccampbell@islandstrust.bc.ca

Sue French, Local Trustee: (250) 416-0373

sfrench@islandstrust.bc.ca

Peter Luckham, Local Trustee: (250) 246-4802

pluckham@islandstrust.bc.ca



Islands Trust

Lyackson First Nation

Website: www.lyackson.bc.ca

For Lands & Resources enquiries please contact:

Kathleen Johnnie, Lands & Resources

Coordinator (250) 246-5019

kathleen.johnnie@lyackson.bc.ca

Lands & Resources Office Hours are:

8am to 4pm

Mondays, Tuesdays or Wednesdays



BUILDING PERMITS ON VALDES ISLAND

June, 2010

Dear Valdes Island property owner,

The Islands Trust, Cowichan Valley Regional District and Lyackson First Nation have collaborated to develop this pamphlet to provide property owners with the information needed when planning your building project and obtaining a building permit.

If you are planning on building or renovating, this is what you need to know to get started.



A building permit is required on Valdes Island for all construction or renovation where the cost of materials is over \$500.



Islands Trust



LOCAL GOVERNMENT ON VALDES ISLAND

Valdes Island is one of the largest, sparsely developed Gulf Islands without any public ferry, roads or other infrastructure. The majority of the island is Crown Land, Indian Reserve, or Provincial Park, with just over 100 residential lots on the north-eastern shoreline.

Valdes Island is within the Islands Trust Area, within the Cowichan Valley Regional District, and home to the Lyackson First Nation. Property owners should be aware of the jurisdiction or interests of these groups prior to starting any construction on their property.

ISLANDS TRUST

The Islands Trust is the local government responsible for land-use planning and regulation, with a legislated mandate for protecting and preserving the Gulf Islands.

Valdes Island is within the Thetis Island Local Trust Area. The Thetis Island Local Trust Committee is the decision-making body made up of two elected local trustees and one elected Chair from the Islands Trust Executive Committee.

In order to build on Valdes Island, property owners must comply with the Rural Land Use Bylaw that regulates building use and siting (location on the lot). Contact our office for a copy of the bylaw, or download it from our website at www.islandstrust.bc.ca.



COWICHAN VALLEY REGIONAL DISTRICT

The Islands Trust works in cooperation with regional districts to fulfill its mandate to preserve and protect the Gulf Islands.

Building permits are a service provided by the Cowichan Valley Regional District (CVRD) and a building permit is required on Valdes Island for all construction of or renovations to buildings or structures where the cost of materials is over \$500.

LYACKSON FIRST NATION

The Lyackson First Nation has a strong prima facie claim for Aboriginal title and rights for the whole of Valdes Island. This means, the Crown or government and all actors and agents of the Crown must consult with Lyackson on land, marine or resource uses and decisions or permits relating to land, marine or resource uses for adverse impact on those title and rights.

Therefore, building permits and associated permits must be reviewed by the Lyackson Office prior to the permit being issued or land use decision made.

BUILDING PERMIT REVIEW PROCESS

Islands Trust planning staff review every building permit application for compliance with Islands Trust regulations for use, siting and height. Islands Trust planners also check the provincial archaeological site database to determine whether or not there is an identified archaeological site on or near the property.

Both the Islands Trust and the Cowichan Valley Regional District must consult with the Lyackson First Nation prior to issuing permits on Valdes Island. It is strongly recommended that the property owner contact and work closely with Lyackson First Nation prior to and in concert with your submission of a permit application.

The Lyackson First Nation is in the process of developing an online permit application process to facilitate this process. Please look for that feature in the upcoming year.

Please also feel free to review the Lyackson Vision for Valdes Island located on the Lyackson website at: www.lyackson.bc.ca.

