



Islands Trust

Navigating Development for Housing in the Islands Trust Area

There can be a number of agencies to navigate when developing housing in the Islands Trust Area. This document aims to communicate to property owners what housing actions, such as secondary suites, can be taken under existing bylaws and constraints that are beyond the authority of a Local Trust Committee or Bowen Island Municipality to address.

Local bylaws may permit a number of housing options beyond a detached house, including secondary suites, cottages, accessory dwelling units, and flexible housing options. The options vary depending on the island, different zones, and lot size. Developing land with housing within the Islands Trust Area involves navigating the regulatory process and requires careful planning, collaboration with professionals, agencies, and if applicable, First Nations, and an understanding of both the general and site specific regulatory framework to ensure successful project outcomes.

When owners are considering developing on their lot, owners should consider what typical and alternative housing options are available in their the Local Trust Area and what each agency regulates. Property owners are encouraged by Islands Trust to consult with professionals and relevant agencies early in the planning process to ensure compliance with regulations and requirements and to foster respectful and inclusive development practices.

RANGE OF HOUSING TYPES



ISLANDS TRUST HOUSING OPTIONS AND REGULATIONS



REGIONAL DISTRICTS AND OTHER AGENCIES

REGIONAL DISTRICTS

- HOUSING SERVICES
- BUILDING + PLUMBING INSPECTION
- UTILITIES (WATER + SEWER DISTRICTS)
- PARKS



PROVINCIAL AGENCIES

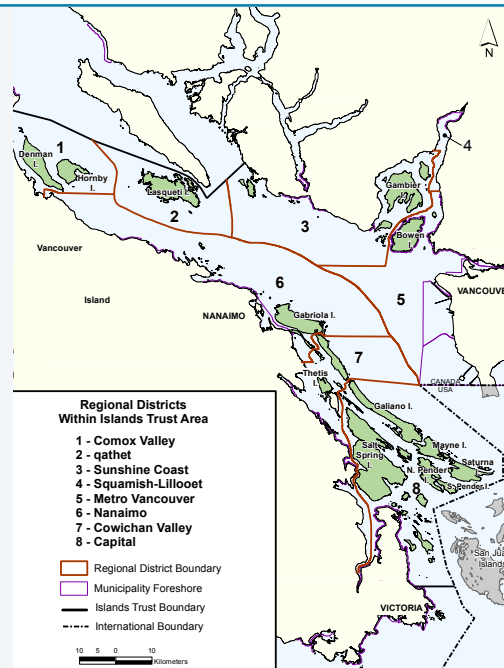
- ROADS + ACCESS
- SUBDIVISION
- GROUNDWATER LICENCING
- RIPARIAN AREAS REGULATION
- CROWN LAND + WATER (DOCK PERMISSIONS)
- ARCHAEOLOGY
- AGRICULTURAL LAND



island health REGULATES SEPTIC DISPOSAL

Regional Districts in the Trust Area

- 1 [Comox Valley Regional District](#)
- 2 [qathet Regional District](#)
- 3 [Sunshine Coast Regional District](#)
- 4 [Squamish-Lillooet Regional District](#)
- 5 [Metro Vancouver](#)
- 6 [Nanaimo Regional District](#)
- 7 [Cowichan Valley Regional District](#)
- 8 [Capital Regional District](#)



[View larger map](#)

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