Tool 10 - Housing Development in the Islands Trust Area

Islands Trust

Roles and Responsibilities

Level of Responsibility

PROVINCIAL GOVERNMENT

- Primary funder of housing affordability programs and projects
- Oversees BC Housing, a Crown corporation
- Regulates tenant-landlord relations through the Residential Tenancy Branch
- Legislates BC Building Code, strata housing, and real estate development
- Issues ground/surface water licenses for new multi-family housing not connected to community water services
- Approves subdivisions

FEDERAL GOVERNMENT

- Oversees the Canada Mortgage and Housing Corporation (CMHC)
- Administers funding and loans and undertakes data collection and research
- Supports the purchasing, financing and construction of affordable housing through National Housing Strategy

REGIONAL DISTRICTS

- Oversee BC Building Code compliance on most islands
- Operate community water systems and sewage disposal systems on some islands
- Oversee housing corporations to build and operate affordable housing
- Undertake data collection and research

ISLANDS TRUST

- Establishes zoning that determines location and intensity of housing development
- Steers housing development through land use planning, regulations, policies and permitting
- Requires/holds housing agreements to ensure affordability of certain residential housing projects
- Undertakes data collection and research

HEALTH AUTHORITIES

- Issue operating permits for some drinking water systems and sewage disposal systems

NOT-FOR - PROFIT

- Build and manage rental units that rent at the low-end or below market rates
- Build affordable housing for ownership (Habitat for Humanity)
- Operate emergency shelters, safe houses, and transitional/supported housing

PRIVATE

- Finance, build and/or sell/rent homes at market rates
- Partner with government/community to develop rental units or houses that rent or sell below market rates
- Build and rent accessory dwelling units (suites, cottages etc.)