

BOWEN ISLAND MUNICIPALITY

BYLAW NO. 158, 2005

A Bylaw to amend the Bowen Island Municipality Building Bylaw No. 65, 2002

Whereas Council has adopted “Bowen Island Municipality Building Bylaw No. 65, 2002”;

And Whereas Council deems it necessary to amend the “Bowen Island Municipality Building Bylaw No. 65, 2002” to consider the *Water Conservation Plumbing Regulation* and the *Sewerage System Regulation*;

Now Therefore the Council for the Bowen Island Municipality in an open meeting assembled enacts the following:

1. This Bylaw may be cited for all purposes as the “Bowen Island Municipality Building Bylaw No. 65, 2002, Amendment Bylaw No. 158, 2005”.
2. Bowen Island Municipality Building Bylaw No. 65, 2002 (the “bylaw”) is hereby amended as follows:
3. The following definitions shall be included in Section 2.1 of the bylaw:

“authorized person” means a registered practitioner or a professional as defined by the *Sewerage System Regulation*;

“Health Authority” means the regional health board established under the *Health Authorities Act* that has jurisdiction over the geographic area in which a sewerage system is located;

“Letter of Certification” means the document filed with the Health Authority by an authorized person upon completion of the installation of a sewerage system, as required by the *Sewerage System Regulation*;

“Record of Sewerage System” means the application filed with and accepted by the Health Authority by an authorized person for a sewerage system prior to its installation, as required by the *Sewerage System Regulation*;

“sewerage system” means a system for treating domestic sewage that uses one or more treatment methods and a discharge area, but does not include a holding tank or a privy;

“Sewerage System Regulation” means British Columbia Reg. 326/2004 Sewerage System Regulation that was approved and ordered by the Province of British Columbia through Order in Council No. 701/2004 on July 7, 2004, which came into force on May 30, 2005; and

“Water Conservation Plumbing Regulation” means British Columbia Reg. 198/2005 Water Conservation Plumbing Regulation that was approved and ordered by the Province of British Columbia through Ministerial Order in Council M81/2005 on March 31, 2005, which comes into force on September 30, 2005.

4. Section 4.3 shall be deleted and replaced with the following:

“4.3 It shall be the full and sole responsibility of the **owner** (and where the **owner** is acting through a representative, the representative) to carry out the work in respect of which the permit was issued in compliance with the **Building Code**, the **Water Conservation Plumbing Regulation** and this bylaw or other applicable enactments respecting safety.”.

5. Section 9.1.9 shall be deleted and replaced with the following (with respect to 9.1 an application for a building permit with respect to a complex building shall):
 - “9.1.9 include copies of all approvals, certifications and filings required under any enactment relating to health or safety, including, without limitation:
 - 9.1.9.1 a copy of the **Record of Sewerage System** that has been filed with and accepted by the Health Authority;
 - 9.1.9.2 a copy of the **Letter of Certification** issued by an authorized person as required by *Section 9* of the *British Columbia Sewerage Regulation No. 326, 2004*; and
 - 9.1.9.3 copies of all valid highway access permits issued by the Municipality.”.
6. Section 10.1.9 shall be deleted and replaced with the following (with respect to 10.1 an application for a building permit with respect to a standard building shall):
 - “10.1.9 include copies of all approvals, certifications and filings required under any enactment relating to health or safety, including, without limitation:
 - 10.1.9.1 a copy of the **Record of Sewerage System** that has been filed with and accepted by the Health Authority;
 - 10.1.9.2 a copy of the **Letter of Certification** issued by an authorized person as required by *Section 9* of the *British Columbia Sewerage Regulation No. 326, 2004*; and
 - 10.1.9.3 copies of all valid highway access permits issued by the Municipality.”.
7. Appendix “A”, Building Permit Application shall be deleted and replaced with Amended Appendix “A”, Building Permit Application, as attached to this bylaw.
8. Section 4 of this bylaw shall come into force on September 30, 2005 and the remainder shall come into force on the date of adoption.

READ a first time this 13th day of June, 2005.

READ a second time this 25th day of July, 2005.

READ a third time this 25th day of July, 2005.

RECONSIDERED AND FINALLY ADOPTED this 29th day of August, 2005.

(Original signed) _____
 Lisa Barrett
 Mayor

(Original signed) _____
 Isabell Hadford
 Clerk

Certified to be a true and correct copy of the “Bowen Island Municipality Building Bylaw No. 65, 2002, Amendment Bylaw No. 158, 2005” adopted by the Council of Bowen Island Municipality this 29th day of August, 2005.

(Original signed) _____
 Isabell Hadford
 Clerk

AMENDED APPENDIX 'A'
BOWEN ISLAND MUNICIPALITY

981 Artisan Lane, PO Box 279
 Bowen Island, B.C. V0N 1G0
 Tel: 604 947-4255/ Fax: 604 947-019/email : bim@bimbc.ca

BUILDING PERMIT APPLICATION

Owner	_____ Name _____ Mailing Address _____ Postal Code _____ _____ Tel: (home) _____ Tel: (work) _____ Fax: _____ email: _____		
Architect	_____ Name _____ Mailing Address _____ Postal Code _____ _____ Tel: (home) _____ Tel: (work) _____ Fax: _____ email: _____		
Professional Engineer	_____ Name _____ Mailing Address _____ Postal Code _____ _____ Tel: (home) _____ Tel: (work) _____ Fax: _____ email: _____		
Contractor	_____ Name _____ Mailing Address _____ Postal Code _____ _____ Tel: (home) _____ Tel: (work) _____ Fax: _____ email: _____		
Plumber	<input type="checkbox"/> to be installed by owner <input type="checkbox"/> to be installed by plumbing contractor – please specify: _____ Name _____ Trade Certification No. _____ <input type="checkbox"/> copy of certification attached		
Sewerage Practitioner or Professional	_____ Name _____ Trade Certification No. _____ <input type="checkbox"/> copy of certification attached		
Property Description	Tax Assessment Roll/Folio # _____ PID # _____ Lot _____ Block _____ Plan _____ District Lot _____ House No. _____ Street _____		
Application to Construct (please √ one) <input type="checkbox"/> new dwelling <input type="checkbox"/> renovation <input type="checkbox"/> new deck <input type="checkbox"/> demolition <input type="checkbox"/> new accessory building <input type="checkbox"/> addition <input type="checkbox"/> new commercial Bldg. <input type="checkbox"/> change of use <input type="checkbox"/> other _____			
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; padding: 5px;"> ESTIMATED CONSTRUCTION VALUE: _____ _____ _____ </td> <td style="width:50%; padding: 5px; background-color: #cccccc;"> CONSTRUCTION VALUE FOR BUILDING PERMIT: <i>(FOR OFFICE USE ONLY)</i> </td> </tr> </table>		ESTIMATED CONSTRUCTION VALUE: _____ _____ _____	CONSTRUCTION VALUE FOR BUILDING PERMIT: <i>(FOR OFFICE USE ONLY)</i>
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AMENDED APPENDIX 'A'

Applicant to ensure that a cheque or money order for \$75.00 (made payable to the Bowen Island Municipality) is attached and that each permit, filing or approval listed below has been obtained and the documentation is attached.

- 2 copies of architectural drawings
- Site Plan
- Approval of strata corporation (if applicable)
- Cheque or money order for \$75.00
- Proof of Ownership (Certificate of Title - must dated within 90 days prior to application)
- Copy of All Covenants & Easements.
- Record of Sewerage System
- Fire Department Access Permit
- Driveway Access Permit
- Homeowner Protection Certification (*New Dwellings Only*)
- Approval from Agricultural Land Commission (if applicable)
- Approval from Ministry of Environment, Lands and Parks (if applicable)
- Proof of Professional Liability Insurance from Registered Professional (if applicable)
- Potable Water (for all new dwellings and accessory buildings containing plumbing fixtures):
- Property is served with water from _____ Water System and letter of approval to be connected to the water system is attached
- Proposed water supply will serve 2 or more connections and approval from Health Unit and documentation required for water testing and sampling is attached
- Proposed water supply serves single property and documentation required for water testing and sampling outlined is attached

To be filled out by Planning Department

Approving Official _____

LUB Bylaw _____ OCP _____

Proposed use in conformance with LUB bylaw? Yes No

Setbacks to property lines Front _____ Sides _____ Rear _____

Comments: _____

AMENDED APPENDIX 'A'

BUILDING PERMIT OWNER'S ACKNOWLEDGEMENT OF RESPONSIBILITY

1. I acknowledge that if I am granted a building permit pursuant to this application that am responsible for compliance with the current edition of the British Columbia Building Code, this Bylaw and any other applicable enactment, code regulation or standard relating to the work in respect of which the permit is issued, whether or not the said work is undertaken by me or by those whom I may retain or employ to provide design and/or construction services.
2. I acknowledge that neither the issuance of a permit under this bylaw, the acceptance nor review of plans, specifications, drawings or supporting documents, nor inspections made by or on behalf of the Bowen Island Municipality constitute a representation, warranty, assurance or statement that the current edition of the British Columbia Building Code, the Building Bylaws of Bowen Island Municipality or any other applicable enactment, code, regulation or standard has been complied with.
3. Where the Bowen Island Municipality requires that Letters of Assurance be provided by a Registered Professional pursuant to Section 9 of the Bowen Island Municipality Bylaw No. 65, 2002 and Section 290 of the Local Government Act, I confirm that I have been advised in writing by the Bowen Island Municipality that it relied exclusively on the Letter of Assurance of the "Professional Design and Commitment for Field Review" prepared by

_____ in reviewing the plans, drawings specifications and supporting documents submitted for a building permit.

4. I confirm that I have relied only on the said Registered Professional for the adequacy of plans, drawings, specifications and supporting documents submitted with this application.
5. I understand that I should seek independent legal advice in respect of the responsibilities I am assuming upon the granting of a building permit by the Bowen Island Municipality.

Signed this _____ day of _____, 20 _____

Owner'/Agent's Signature: _____

Signed this day of Witnessed by: _____

Signature of Witness: _____

Occupation: _____

(please print)

NOTE: If signed by an Agent, letter of authorization from the Owner must be provided with this application.

FOR OFFICE USE ONLY

<input type="checkbox"/> Proof of Ownership	<input type="checkbox"/> Planning Dept.	<input type="checkbox"/> Fire Department Permit	<input type="checkbox"/> Approval for Agent
<input type="checkbox"/> Drawings	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Record of Sewerage System	<input type="checkbox"/> Sewerage Certification
<input type="checkbox"/> Potable Water	<input type="checkbox"/> Zoning	<input type="checkbox"/> ALC	<input type="checkbox"/> MELP
<input type="checkbox"/> Driveway Access	<input type="checkbox"/> Homeowner Protection	<input type="checkbox"/> Application Fee	<input type="checkbox"/> House Number Previously Assigned
Present Zoning _____	Occupancy _____	Lot Area _____	
Lot Coverage _____	LCR _____	(Lot Coverage Ratio)	
Building Setbacks: Front _____	Exterior Side _____	Interior Side _____	Rear _____
Building Permit Number _____			
House Number Assigned _____			