

District of Lake Country Land Development Guide



Building Permit for Tourist Accommodation for Agri-tourism

A building permit is required to construct buildings and structures in the District of Lake Country.

■ Purpose of Building Permit

- To ensure the siting and construction of a building complies with District bylaws and the Building and Fire Codes.
- To allow Agri-Tourism Accommodation as permitted by the Agricultural Land Commission.

■ Application Fees

- \$100 deposit to initiate processing
- 1.2% of construction value of buildings paid upon permit issuance, using the Marshall Valuation Service.

■ Application Requirements

- Complete application form and copy of current certificate of title (within 3 months)
- Letter of Explanation describing the project in detail
- Site Plan (2 sets; to scale) showing:
 - Detailed location of new construction or structures along with all other existing structures on the property, with dimensions from new construction or structures to property lines;
 - Location of parking, size, and number of parking spaces allotted for new construction or structures;
 - Location of water lines for new structures;
 - Location of sewer;
 - Location of highway access and driveway placement to new structures and all details (grade, length, etc. as per application for Highway access permit); and
 - Lot coverage calculation. Identify exactly what portion of property will be allotted for Tourist Accommodation. (Max. 5% of total parcel area as per A1 zone, Zoning Bylaw 561)
- Confirmation of farm status (BC Assessment Authority notice)

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Continuation...

- Building Plans (2 sets; to scale) showing:
 - Elevations
 - Floor Plans
 - Cross sections
 - Plumbing details
 - Structural details
 - Engineering Schedules as required
- Utilities Information:
 - Water - If municipal service, provide a copy of Application for Water/Sewer Connection. Please indicate size and location of required service and water meter.
 - If well or surface system, provide a copy of Interior Health Authority approval. Restrictive Covenant must be registered as per the Subdivision and Development Servicing Bylaw 97-139.
- Each Department will contact you should they require additional information and to inform you of any requirements to meet the bylaws.
 - Sewage Disposal System details designed by an Onsite Wastewater Practitioner.
- Additional Information:
 - Access permit application - \$50.00 (Bylaw 98-207 and Amendment Bylaw 478)
 - A Business License is required. Business License Fee = \$90.00.
- **Additional Fees and Charges**
 - Development Cost Charges (DCC) apply on developments over \$50,000.00. DCC maximum charge is \$4.31/ sq. ft. -- exemptions may reduce the DCC's dependent on the location of the property (Bylaw 499) – to be determined from details provided.
- **Expiration and Details**
 - The Building Permit must be completed within two (2) years.
 - Each Department will contact you should they need additional information.