

GENERAL BUILDING APPLICATION REQUIREMENTS

Requirements before Applying for a Building Permit

- 11.1 Prior to issuance of a *building permit*, the *owner* must satisfy the following requirements or conditions:
- (a) the *owner* must apply for and obtain a development permit if the *building* or *structure* is in an area designated by the *District's* current Official Community Plan as a development *permit* area;
 - (b) the *owner* must ensure that the proposed *building* or *structure* complies with all bylaws of the *District*, except to the extent a variance of a bylaw is authorized by a development *permit*, development variance permit or order of the Board of Variance;
 - (c) an approving officer must have approved the subdivision plan that, once registered, would create the parcel on which the proposed *building* or *structure* will be *constructed*, and the subdivision plan must have been registered in the Land Title Office;
 - (d) the *owner* must provide evidence to the *Building Official* showing that the person applying for the *building permit* is either the *owner* of the parcel that is the subject of the proposed *building permit*, or is the *agent* of the *owner*, in which case, the *agent* must provide the name and contact information of the *owner*;
 - (e) if the parcel that is the subject of the *building permit* application is not intended to be connected to the *District's* sewage disposal system, the *owner* must apply for and obtain approval from the *District* and other applicable public authorities for an alternate *private sewage disposal system*;
 - (f) if the parcel that is the subject of the *building permit* application is not intended to be connected to the *District's* waterworks system, the *owner* must apply for and obtain approval from the *District* and other applicable public authorities for an alternate water supply system;
 - (g) if the parcel that is the subject of the *building permit* application is not intended to be connected to the *District's* storm water drainage system, the *owner* must demonstrate to the *Building Official* that a suitable alternative on-site solution has been provided;
 - (h) if all on-site and off-site works and services required by a *District* bylaw or other enactment have not been completed in accordance with the enactments, the *owner* must enter into a completion agreement with the *District* and deliver to the *District* letters of credit or cash security for completion of the works and service.