



Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9
Phone: (250) 490-4205 Fax: (250) 492-0063
Toll free: 1-877-610-3737 www.rdos.bc.ca

Area & Folio: _____
Zoning/Bylaw _____
Farm Status: YES NO
\$25 Title Search Fee
Date paid _____
Receipt No. _____

APPLICATION FOR FARM BUILDING EXEMPTION

Date: _____ Street Address: _____

Lot: _____ Block: _____ D.L.: _____ Plan: _____

Name of Owner: _____

Mailing Address of Owner: _____

Description of Project: _____

Describe Proposed Use of Building: _____

Class of Work will be: New Repair Addition Move Alteration

Will this building be used for storage? YES NO If Yes, list in detail what will be stored (type of crops / equipment): _____

Are there any buildings occupying any portion of said land? YES NO

State Use of all buildings occupying any portion of said land: _____

"Farm building" means a building or part thereof, which does not contain a residential occupancy and which is associated with and located on land devoted to the practice of farming, and used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feed. For the purposes of this exemption, the farm building must be designed for "low human occupancy" as defined in the National Farm Building Code of Canada and the land must be classed as "farm" under the *Assessment Act*.

Signature of the application signifies owner/applicant's assurance that the proposed use of the subject building fully conforms with Regional District of Okanagan-Similkameen bylaws.

I/We, certify that:

- The land associated with this application is classed as "farm" under the *BC Assessment Act*
- The structure does not contain a residential occupancy and is designed for "low human occupancy"
- The structure is intended to be used **exclusively** for the housing of farm equipment, livestock, poultry or the growing of horticultural, medicinal or agricultural crops and/or the storage of fodder, feeds and fertilizers.

Attach the following information:

- Site plan (to scale) showing proposed front, rear, interior side and exterior side yard setbacks
- Identified all buildings on the property including dimensions and distances from other buildings
- **Copy of a current (no older than 30 days) title search & copies of all covenants, easements & right of ways on title**
If the RDOS has to acquire these items on behalf of the applicant, the applicable fees must be paid before the Permit Exemption can be issued.
- Plans which shows proposed height and a floor plan showing uses of all areas within the subject building.

The Regional District Okanagan-Similkameen will not be inspecting the construction of this building. No enforcement measures will be taken with regard to any deficiencies in construction items. Any change in use of the building will require further review and authorization by the RDOS Planning Department.

This exemption will expire in 24 months, at which time reapplication will be required.

FARM BUILDINGS ARE SUBJECT TO ZONING/RURAL LAND USE BYLAW REQUIREMENTS

Owner /Agent signature: _____ Phone No: _____ Fax: _____

Alternate Phone No: E-mail: _____

The personal information on this form is collected under the authority of the *Local Government Act*. The information will be used for the purpose of an operating program of the Regional District Okanagan-Similkameen. If you have any questions about the collection and use of this information, contact the Information and Privacy Coordinator at (250) 492-0237.

- Approved** - The proposed project meets the applicable zoning bylaw requirements
- Declined** - The proposed project does not meet the applicable zoning bylaw requirements

Comments:

Date _____ Building Official: _____

FARM BUILDING EXEMPTION INFORMATION SHEET

Under RDOS Building Bylaw 2333, farm buildings located on land classed as “farm” under the BC Assessment Act that are designed for “low human occupancy” (as defined in the National Farm Building Code of Canada) do not need a regular building permit. Applications for a Farm Building Exemption are required for all work intended to be undertaken within the Electoral Areas subject to this Bylaw. Farm Buildings are required to conform to the applicable zoning bylaw. However, building permits, inspections, building permit fees and application fees of this Bylaw do not apply to work carried out on farm buildings.

Pursuant to section 1.4.1.2 of the BC Building Code a “Farm Building” is described as follows:

“**Farm building**” means a building or part thereof, which does not contain a residential occupancy and which is associated with and located on land devoted to the practice of farming, and used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds.

Prior to submitting your Farm Building Exemption application, please ensure you have provided the following information:

Application Form (available at the RDOS office or on our website under Building Permits)

- signed and dated
- description of the project
- description of proposed use of building

Site Plan (drawn to scale) showing:

- front yard setbacks (from proposed building to property line)
- rear yard setbacks (from proposed building to property line)
- side (interior & exterior) yard setbacks (from proposed building to property lines)
- identified all buildings on the property & their distances to the proposed building
- shown the dimensions of all buildings on the property, including the proposed building (necessary to determine parcel coverage)

Construction Drawings (drawn to scale) showing:

- floor plan showing uses of all areas within the proposed building
- cross-section of building showing proposed height

Current title search (no older than 30 days) with:

- copies of all covenants, easements & right of ways registered on title
- * If the RDOS has to acquire these items on behalf of the applicant, the applicable fees must be paid **before** the Permit Exemption can be issued.