

Farm House Accommodation or Additional Farm House Accommodation



Building Permit applications for an Additional Farm House Accommodation will not be accepted unless Council and Agricultural Land Commission approval has first been obtained.

In addition to the Building Permit Application, Schedule 2, Schedule 3, Form H, Single Family Dwellings Information Package and Guidelines please provide:

- A Geotechnical Soils Report signed and dated
- Additional information on plans to include:
 - Dimensions and locations of existing/proposed buildings and farm operations on the parcel
 - "Floor area farm house" calculations and if applicable "floor area additional farm house" calculations
 - Location of "Farm Home Plate" (see Attachment A)
 - Setbacks from farm house and all accessory facilities to all property lines
 - Setbacks from farm house and all accessory facilities to natural boundary of any water or water course
 - Location of nearest fire hydrant, and distance of hydrant from farm house
 - Main floor elevation relative to the surrounding grade and minimum flood elevation
 - Septic tank and field or other wastewater treatment or facility location (if applicable)
- A building permit is required for retaining walls higher than 1.2m
- For a mobile home, in addition to the lot grading and site servicing requirements, please submit:
 - Site Plan
 - Foundation plan*
 - Floor plan(s)*
 - Building elevations*
 - Cross section(s) and details*

*For CAN/VSA-Z240 MH Service, "Mobile Homes," support and anchorage details are required as well as construction plans for stairs, landings and decks
- Homeowner Protection Office (HPO) registration form – required prior to Building Permit issuance – (not applicable for factory built housing)
- Confirmation of filing with Fraser Health Authority for septic, if applicable
- Deposit of \$3,000 toward preparation of Professional Agrologist's report

Delta will hire a Professional Agrologist (P.Ag) to prepare a report assessing the need and benefit of the proposed additional farm house. The study will be paid for out of the deposit noted above. Any funds remaining after payment will be refunded to the applicant. Where study costs exceed \$3,000, the balance will be charged to the applicant.



ATTACHMENT A

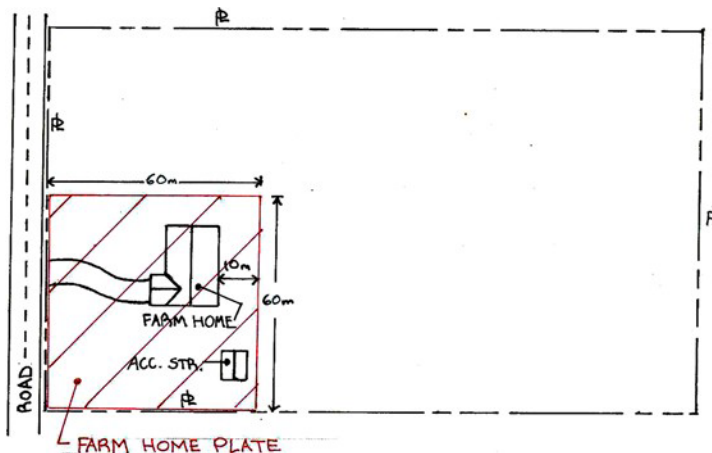
Definition:

The Farm Home Plate is the portion of the property including the Farm House Accommodation, any Additional Farm House Accommodation, and any associated accessory farm residential facilities. Accessory farm residential facilities include:

- attached or detached garages
- decorative landscaping
- attached or detached household greenhouse or sunroom
- residential-related workshop, tool, and storage sheds
- artificial pond not serving farm drainage or irrigation needs
- residential related recreation facilities e.g. swimming pools & tennis courts
- “Floor Area Farm house” and “Floor Area Additional farm house”

Siting Requirements for Farm House:

- Maximum area of a Farm Home Plate containing one farm house is 3,600 m²
- Maximum area of a Farm Home Plate containing a farm house and an Additional Farm House is 5,000 m²
- All accessory residential facilities should be included within this area
- Maximum depth for a Farm Home Plate is 60 m measured from a dedicated and constructed road
- One boundary of a Farm Home Plate must be located at a property line fronting on a road from which vehicular access is obtained
- The rear face of a farm house or Additional Farm House must not be less than 10 m from the rear of the Farm Home Plate
- Minimum Farm House setback from:
 - Front lot line and a lot line adjacent to a flanking street – 6 m
 - Other lot lines – 15 m



For further application requirements and information, please click on the hyperlink:

[Building Permit Application Single Detached Dwellings Information Package and Guidelines](#)

