



Residential Building Permit - Deck

PLEASE NOTE: Only complete applications will be accepted

Description of Property

Civic Address:

Sooke	British Columbia	
City	Province	Postal Code

Legal Description:

Lot	Block	Section	Plan	PID
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Zoning:

Existing

Applicant Contact Information (Please note that Inspection Notices will be forwarded solely to the Applicant)

Applicant is:

Sole Property Owner	☐ Yes	☐ No (See Owner's Authorization Form)
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Name:

Email:

Phone Number(s):

Mailing Address:

City	Province	Postal Code
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Owner Contact Information (attach a separate page if necessary)

Name:

Email:

Phone Number(s):

Mailing Address:

City	Province	Postal Code
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Building Safety Division
Planning and Development Department
2205 Otter Point Road, Sooke, BC V9Z 1J2
Office Hours: Monday – Friday: 8:30 AM - 4:30 PM
Phone: (250) 642-1634 Email: building@sooke.ca

Builder Contact Information

Name:

Email:

Phone Number(s):

Mailing Address:

City

Province

Postal Code

Description of Project (attach a separate page if necessary)

Value of Construction:

M2 of Project:

Site Disclosure Statement (SDS) for Contaminated Sites

Pursuant to the *Environmental Management Act*, the Province of British Columbia requires an applicant to submit a [Site Disclosure Statement Form](#) on properties that are or were used for commercial or industrial purposes as defined within the provincial regulations, i.e., [Schedule 2](#) activities. Please indicate if the subject property qualifies for the following major exemptions for requiring a Site Disclosure Statement:

The property has always been used for residential purposes

☐ Yes

☐ No ([See SDS Form - Schedule 1](#))

Application Requirements Checklist

Other than the hardcopy drawing sets, all required Attachments must be provided as separate digital PDFs without any passwords or restrictions.

PLEASE NOTE:

All application submissions must adhere to the following naming convention: [YYYY-MM-DD Attachment Title.pdf]. For example, the attachment for the Application Form would be named: 2024-01-01 Application Form.pdf.

Complete application packages can be submitted by email to building@sooke.ca. If the application cannot be submitted electronically, please contact the Building Safety department at building@sooke.ca or 250-642-1634 to make alternative arrangements for submission. .



REQ.	REC.	ATTACHMENT	DETAILS
☐	☐	Application Form	Completed Application Form.
☐	☐	Owner's Authorization Form	Signed by all Property Owners registered on Title.
☐	☐	Corporate Registry/ Company Search	Required only if the registered property owner is a registered company, current within 30 days of application submission.
☐	☐	LTSA Title Search	Copy of LTSA Title Search, current within 30 days of application submission.
☐	☐	Copy of All Charges Registered on Title	Provide copies of the non-financial legal documents registered on the Certificate of Title (<i>Covenants, Easements, Right-of-Ways, etc.</i>).
☐	☐	Application Fee	Per District of Sooke Bylaw Fees and Charges Bylaw No. 752 , payable via cash, cheque or debit.
☐	☐	Hazardous Material Assessment	Hazardous Material Assessment Report, for alterations or renovations to buildings and structures built prior to 1990.
☐	☐	Letters of Assurance	Letters of Assurance ensuring compliance with the BC Building Code, including Permit to Practice number(s) where applicable.
☐	☐	Site Disclosure Statement Form (Schedule 1)	Required only if the property has NOT always been used for residential purposes.
☐	☐	Site Plan and Design Drawings ☐ Hardcopy Set (x2) ☐ Digital Set (x1) <i>(Plans to be drawn to an acceptable drafting scale to a maximum size of 24" x 36")</i>	☒ Site Plan: ☐ Referenced to a current survey plan prepared by a BC Land Surveyor ☐ North arrow and scale. ☐ Legal description and civic address of subject property. ☐ Location and dimensions of all property boundaries, covenant areas, easement areas, right-of-way areas, and adjacent street and lane names. ☐ Location of Present Natural Boundary (PNB) or top of bank for watercourses and riparian areas/SPEAs and their setbacks. ☐ Location and dimensions of all existing structures, and proposed deck including setbacks. ☐ Location of all existing and proposed water lines, wells, septic fields, sanitary sewer, and stormwater drain facilities. ☐ Location, setbacks, and elevations of all retaining walls, steps, stairs, and decks. ☐ Average natural and finished grade values, shown as Geodetic Datum values, for all external corners of the proposed deck(s) (<i>measured by a BC Land Surveyor</i>) ☒ Floor Plans (<i>minimum scale 1:50</i>): ☐ Dimensions and access for all deck areas, including accesses from structure. ☐ Structural elements (<i>foundation plan, framing plan</i>) and stair dimensions. ☐ Engineer-designed elements, if applicable (<i>must be sealed by Registered Professional Engineer</i>).



REQ.	REC.	ATTACHMENT	DETAILS
			☒ Design Details: ☐ Reference to current BC Building Code ☒ Elevations (as Geodetic Datum values): ☐ Labelled drawings of all sides of deck. ☐ Average natural and average finished grades; and main floor. ☒ Cross-Sections: ☐ Deck cross-section illustrating foundation(s), drainage, structural design, heights, and construction systems (Roof or Floor assemblies). ☐ Guard and handrail dimensions. ☒ Development Summary (Project Information Table): ☐ Civic address and legal description. ☐ Zone (existing). ☐ Total lot area (m²). ☒ Permitted and Proposed: ☐ Site coverage (%). ☐ All setbacks (m). ☐ Total floor area (m²) for proposed deck. ☐ Height of structure(s) (m) and number of storeys.
☐	☐	Other	

Application Submission Acknowledgement

- ☐ I hereby make an application as specified herein, and declare that all the information submitted in support of the application is true and correct in all respects.
- ☐ I hereby acknowledge that all the information provided herein is collected for the purpose of administering the *Local Government Act* and the bylaws of the municipality under the *Local Government Act*, and under the authority of those enactments.
- ☐ I hereby acknowledge that submission of the Application Form and associated Attachments does not automatically constitute acceptance of the application.

PLEASE NOTE:

Upon receipt of a complete application, District of Sooke staff will confirm acceptance of the application with the applicant.

Applicant's Signature

Date



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Phone: (250) 642-1634 Email: building@sooke.ca

Building Department - For Office Use Only

Date/Time Received:	_____	Received By:	_____
Project No:	_____	Folder No:	_____
Comments:	_____ _____		

Comments Checked in Tempest Land: ☐ Yes ☐ No

Application Fee	☐ Cash / Debit	☐ Cheque
Outstanding/Incomplete BLD / PLN / ENG / CFS	☐ Yes	☐ No