



DISTRICT OF

Sooke

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

Residential Building Permit - New

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	
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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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Builder Contact Information

Name:

Email:

Phone Number(s):

Mailing Address:

City	Province	Postal Code
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Plumber Contact Information

Name:

Email:

Phone Number(s):

Mailing Address:

City

Province

Postal Code

Trade Qualification #

Description of Proposal (attach a separate page if necessary)

Value of Construction:

No. of Residential Units

Floor Area of Structure in M²

Property is Serviced By (check all that apply):

Municipal Sewer System	☐	CRD Water Supply	☐	Municipal Storm Drain	☐
Private Sewage/On-Site Septic System	☐	Private Well/On-Site Water Supply	☐	Private/On-Site Storm System	☐

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.



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 (Covenants, Easements, Right-of-Ways, etc.).
☐	Application Fee (Non-Refundable)	Per District of Sooke Bylaw Fees and Charges Bylaw No. 752 , payable via cash, cheque or debit.
☐	Home Protection Office (HPO) Documents (where applicable)	Confirmation of third-party warranty registration for all new home construction.
☐	Letters of Assurance (where applicable)	Letters of Assurance ensuring compliance with the current BC Building Code, including Permit to Practice number(s)
☐	Record of Sewage System (where applicable)	Record of Sewage System from Island Health, for properties that are located outside of the Sewer Specified Area (SSA) and/or are not connected to a community sewer system.
☐	Pre-Construction Energy Compliance Report (where applicable)	BC Energy Step Code (BCESC) Pre-Construction Energy Compliance Report for all newly constructed dwelling units.
☐	Site Disclosure Statement Form (Schedule 1)	Required only if the property has NOT always been used for residential purposes.
☐	BC Archaeological Information	Response from Archaeology Information Request form (if required, i.e. excavating)
☐	Site Plan and Design Drawings ☐ Hardcopy Set (x2) ☐ Digital Set (x1) (Plans to be drawn to an acceptable drafting scale to a maximum size of 24" x 36")	☒ 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, etc. ☐ Location of Present Natural Boundary (PNB) or top of bank for watercourses, SPEA, and riparian areas. ☐ Topographic information, including watercourses and steep banks. ☐ Location and dimensions of all applicable setbacks. ☐ Location and dimensions of all existing and proposed buildings and structures, including setbacks.



REC.	ATTACHMENT	DETAILS
		☐ Location and dimensions of the driveway and all proposed off-street parking spaces. Show the existing and proposed material through the boulevard. ☐ Location of all existing and proposed streets, lanes, sidewalks, trails, water lines, wells, septic fields, sanitary sewer, and stormwater drain facilities with grades. All grades must relate to an established datum point. ☐ 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 proposed buildings and structures (<i>measured by a BC Land Surveyor</i>) ☐ Location of emergency services access routes where a driveway is in excess of 45 m. ☒ Floor Plans (<i>To conform to the BC Building Code and a minimum scale 1:50</i>): ☐ Reference to BC Building Code ☐ Dimensions and uses of all areas, labelled. ☐ Location, dimensions, and swing of doors and openings of windows. ☐ Door and Window Schedule ☐ Location and dimensions of all interior and exterior stairways. ☐ Plumbing fixtures. ☐ Foundation plan, including crawlspace area(s). ☐ Seismic design including braced wall panel layout and specifications ☐ Fire separations as applicable. ☐ Engineered design elements sealed by a registered P.Eng (if applicable) ☐ Safety Requirements: ○ Smoke and Carbon Monoxide alarms ○ Bedroom egress windows ○ Radon Requirements ☒ Elevations (<i>as Geodetic Datum values</i>): ☐ Elevation drawings of all sides labelled (<i>i.e. North, South, East, West, Front, Rear</i>) ☐ Average natural and average finished grades; including values roof top and floor heights. ☐ Building finishes, rockslope details, windows and doors. ☐ Spatial separation calculations (<i>wall area, limiting distance and permitted openings, actual openings</i>). ☐ Basement and non-basement areas, identified with a horizontal dashed line. ☒ Cross-Sections: ☐ Building cross-sections illustrating ceiling heights and construction systems (<i>Roof, Wall, Floor assemblies</i>); may include foundation, drainage, columns, framing, sheathing, rainscreen, interior and exterior finishes, insulation, ventilation materials as applicable. ☐ All exterior window and door assemblies (<i>window head and sill flashing, roof</i>) ☐ Guardrails ☐ Crawlspace area labelled. ☒ Development Summary (<i>Project Information Table</i>): ☐ Civic address and legal description. ☐ Zone (<i>existing</i>). ☐ Total lot area (m^2).



REC.	ATTACHMENT	DETAILS
		Permitted and Proposed: ☐ Site coverage (%). ☐ All setbacks (m). ☐ Total floor area (m²) for all building levels. ☐ Total floor area of secondary suite (m²) as applicable. ☐ Total floor area (m²) and floor area ratio (F.A.R.). ☐ Number and type of dwelling units. ☐ Height of building(s) (m) and number of storeys. ☐ Average finished grade to highest point. ☐ Number of off-street parking spaces separated by type (accessible, loading, EV/standard vehicle/bicycle, etc.).
☐	Design & capacity of Heating & Air-conditioning systems/appliances (if required)	9.33.5.1 Providing the Load Calculations for a certified system and declared within an approved program software that is F280 compliant (for sizing of equipment and ducting) ☐ Whole home / block load & refuge room CSA F280 analysis (baseboard & mini split systems) OR ☐ Room by room CSA F280 analysis (central heating & air-conditioning with distribution systems)
☐	Engineered Systems	Provide shop drawings for all designs. All point loads over 4000 lbs to be shown on shop drawings. (Additional systems are not required if the building system is included in the sealed engineered drawings)
☐	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