



Barn Application Guide

Permit, Licence and Inspection Services

Barns and Farm Animal Shelters

20338 65 Ave., Langley B.C. V2Y 3J1

Phone 604.533.6018

The following is a list of information necessary for the application of building permits for structures housing animals such as but not limited to, barns, loafing sheds, stables.

Information Objective

To provide consistent and adequate information for applications so building permits may be efficiently processed.

Farm Operator's Obligations

With regard to the regulations under the Farm Practices Protection Act; the farmer has a responsibility to apply due diligence in ensuring that dust, odor and noise levels are within the range of what is considered to be normal farm practices.

Proper planning and siting of new buildings and good management practices will reduce the impact of the farming operation on neighbours.

(For additional information on farm practices regulations, please visit the BC Ministry of Agriculture web site at: www.al.gov.bc.ca and click on "Agricultural Land & Environment"/"Strengthening Farming")

Required for Permit Applications

With the intended use of the barn confirmed as a permitted use under the current Zoning Bylaws, the Application Form is to be completed, signed and dated by the applicant. A Letter of Intent for the Barn's use may be required.

Barns, shelters or structures housing animals: are to be sited a minimum of 15m (50 feet) from all property lines and a minimum of 30m (100 feet) from all wells, including the neighbour's. Further setback to the property lines may be requested to lessen the impact on adjacent properties.

Manure Storage Facilities: The handling of all waste material is to be in conformance with the Code of Agricultural Practice for Waste Management.

In part; *"all manure storage facilities are to be a permanent structure or location designed and operated to contain manure in an environmentally sound manner until it can be used or removed from the property. The facilities are to be located 30m (100 feet) away from all wells or water courses."*

Soil Declaration Form: is to be completed for any soil removal from or fill being brought onto the property. The Soil Conservation Officer - Engineering Department to approve and comments to be included under special conditions on Building Permit.

Septic Approval: For properties that are serviced by a private septic system, for either domestic waste or barn waste water; a building referral form is to be completed by a registered waste water practitioner (ROWP) and submitted with the building permit application. The site and building plans

are to be stamped by the ROWP. The pink copy of the septic permit file form for a system alteration or installation is to be attached to the building permit application. A final septic inspection by the ROWP is required prior to final inspection complete with the certificate of operation.

Ministry of Environment: Fish and Wildlife Impact Officer is to provide a letter of approval if the structure, septic system, storm water management or access encroaches or impacts a water course.

Water Connection from a Well: Well water potability certificate is to be provided prior to final inspection for domestic use. A back flow prevention device is required on the water line to the facility for animal or domestic use.

Water Connection – Municipal: (if available)

Engineering Dept. prepares a Report to Council to authorize.

Water meter is to be applied for at Engineering Dept. Receipt of payment is required.

Engineered Civil drawings required for on site works and Schedule B.

Schedule C-B to be submitted prior to final inspection.

Sewer Connection – Municipal: (if available)

Engineering Dept. prepares a Report to Council to authorize.

Service connection to be applied for at Engineering Dept. Receipt of payment required.

Engineered Civil drawings required for on site works and Schedule B.

Schedule C-B to be submitted prior to final inspection.

Driveway: Review of existing, addition or new to be approved by Engineering. Application fee may be required.

Building Design Drawings: The plans are to comply with the current editions of the BC and Canadian Farm Building Codes and current Township of Langley Bylaws.

A Structural Professional Engineer is to provide signed and sealed building plans and Schedule B for barns, shelters or structures more than 40' in width and/or if there is a hay, feed or storage lofts or a second floor. The floor is to be designed for a minimum of 100psf load.

A Geotechnical Engineer is to provide Schedule B depending on the structure and specific site conditions

Storm Water Management Plan: Generally a storm water management plan is required if the structure is greater than 10,000 square feet and/or there is an impact to a watercourse, but not exclusively. If Development Engineering requests a Storm Water Management Plan; it is to be prepared by a Civil Engineer, who is to supply signed and sealed drawings with Schedule B. Plans to be sent to Development Engineering for approval.

Landscaping: If a landscape buffer is required by the Chief Inspector, it is to be prepared by a Landscape Architect and submitted on a site plan or included with the Storm Water Management Plan.

****This information handout does not extend to or include any additional requirements necessary to establish a fur farm, piggery/intensive swine operation, poultry farm or duck operation.****

(This is not an exhaustive listing of all the bylaw and building code requirements. Additional information may be requested during the building permit processing.)