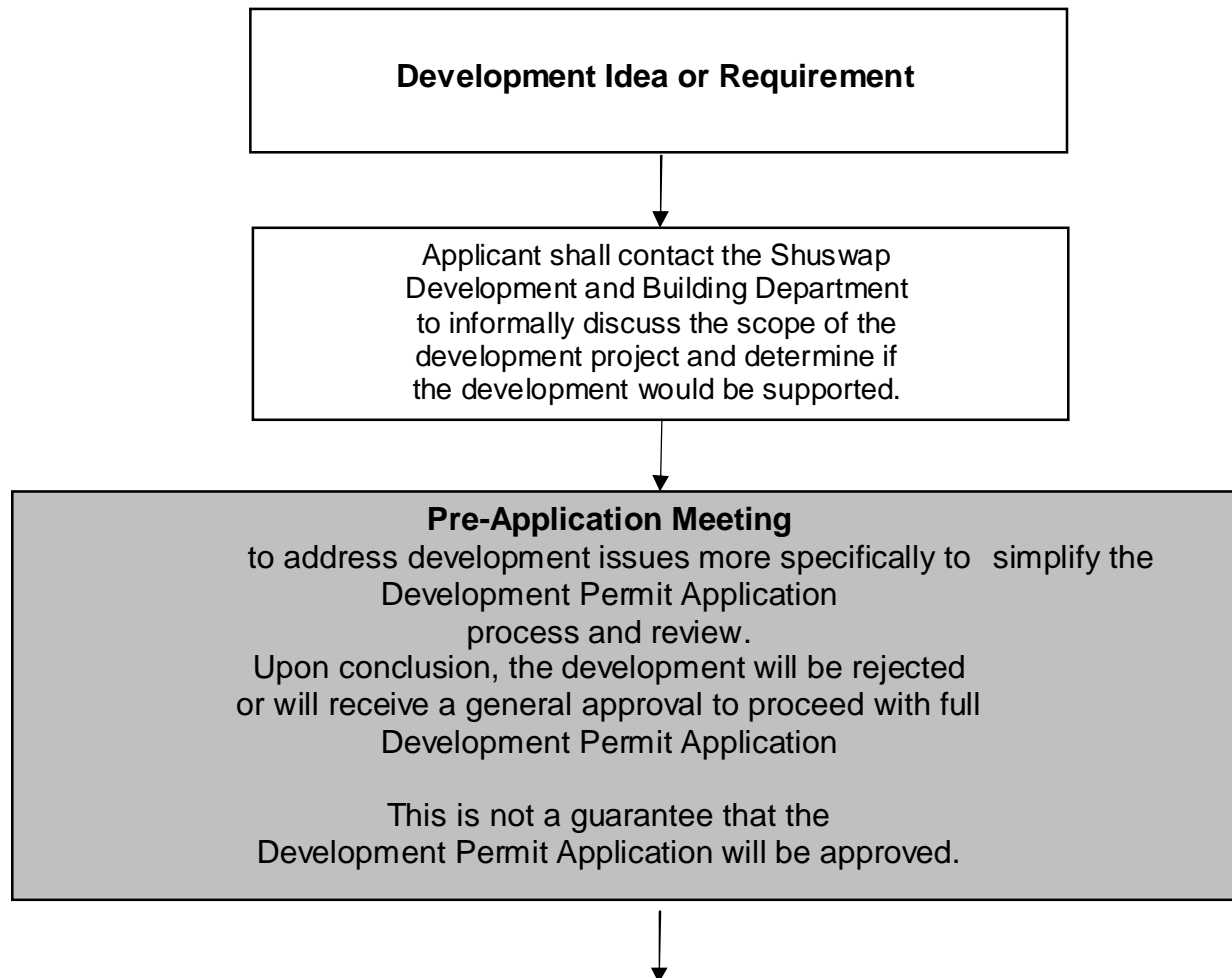




## WHAT TO EXPECT DURING THE DEVELOPMENT PERMIT AND BUILDING PROCESS

This document is a quick overview of the Development and Building Permit process. The intent is to provide the applicant with a more graphic illustration of the approval process. As this is only an overview, the applicant will be required to access the Shuswap Development and Building Department's website for more specific requirements.





**Development Permit Application**  
Government Agency's Review

Due to the fact that the development in question is on Shuswap Indian Band Land, there are a number of government agencies that must be consulted. The consulting government agencies and the issues of review are generally as follows;

**Indian and Northern Affairs Canada (INAC)**  
Lands Department

They are the coordinating government agency. They also review the intended use of the land and the development's impact on surrounding land with respect to the

**Canadian Environmental Assessment Act (CEAA)**

This is a major concern, therefore an in depth report and possibly even site and area studies may be required.

**Public Works Canada**

They are more the engineering side of the review, ensuring that adequate services are installed to support the development and that the development does not put the public at risk.

For example: Life Safety, sewer, water, electrical, roads and other services, etc

Hazardous Lands Development is a major concern, if the site is designated as hazardous land or the land slopes more the 15% a geotechnical report will be required.

**Canadian Wildlife Federation**

They ensure that the development does not Put any animal species at risk. The applicant may be required to produce a Report on how the development complies with the

**Species At Risk Act (SARA).**

This is a major concern, therefore an in depth report and possibly even site and area studies may be required.

**Health Canada**  
They are again a general review board to ensure that the development does not put anyone at risk.

**Parks Canada  
(Archeology Department)**  
They are mainly concerned with the historical aspects of the land where the development is to occur.  
  
This is a major concern, therefore an in depth report and possibly even site and area studies may be required.

Generally, most developments on 'Non-designated Land' will require all of the reports indicated above;

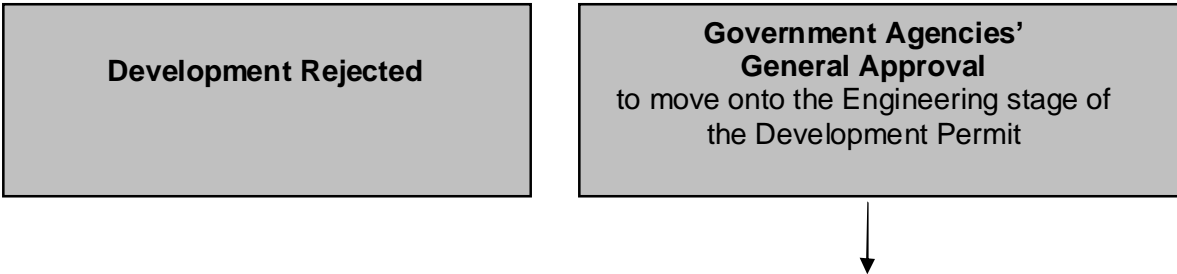
- \* Report on Environmentally Sensitive Lands with respect to the Canadian Environmental Assessment Act
- \* Report on wildlife within the area with respect to the Species At Risk Act (SARA)
- \* Archeological Report
- \* Geotechnical Reports on 15% sloped sites or hazardous lands

These reports are crucial to the success of the Development Permit Application's Government Agencies' Review approval. The reports should not be taken lightly and the services of knowledgeable, experiences and reputable consultants should be engaged to assist the applicant with these requirements for review.

In addition to these reports, the applicant shall provide design drawings, site photos, etc as noted in the Development Permit Application.

Engineering of sewers, roads and other services are not required for the Development Permit Application Government Agencies' Review process.

The purpose of the Government Agencies' Review process is to obtain general approval of the development to move to the next stage of the Development Permit Process. The time frame for Government Agencies Review Board is approximately 6 to 8 weeks from date of Development Permit Application Government Agency Review Submission

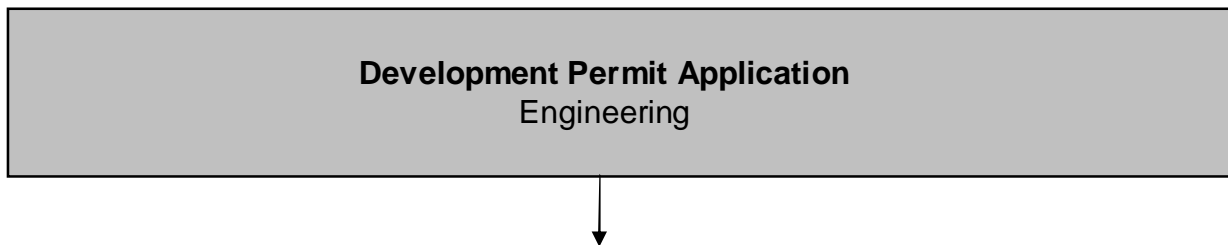


If the Development was rejected, you may revised and re-submit a new Development Permit Application. There is no guarantee that the development will be approved.

If you have received a **Government Agencies' General Approval** to proceed to the Engineering stage, that means that the concept, design, environmental issues, etc of the development have been generally approved with the understand that acceptable engineering must be achieved to support the development. The Government Agencies' General Approval will likely include a number of additional requirements of even required revisions to the development permit drawings required for final Development Permit Approval.

The design drawings submitted for Government Agencies' Review shall be modified to incorporate the required revisions and/or additional information and shall be re-submitted with the Engineering submission.

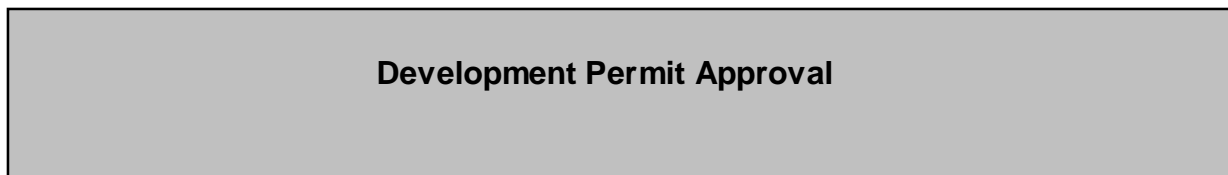
The **Government Agencies' General Approval** indicates that the development is very likely to receive full final approval. However, engineering for power, water, sewer, roads, telephone, cable, etc must now be completed and submitted to achieve final Development Permit approval. If acceptable engineering cannot be achieved the Development Permit may still be rejected.



The engineering portion of the Development Permit Approval process is not included the Government Agencies Review Board process, simply due to the cost of engineering and the fact that , through the process of the Government Agency's Review , certain issues may arise that required revisions to the concept of the development, etc that could change the engineering requirements. Therefore, in order to potentially reduce engineering cost due to having to re-engineer the development, the Engineering process is separate.

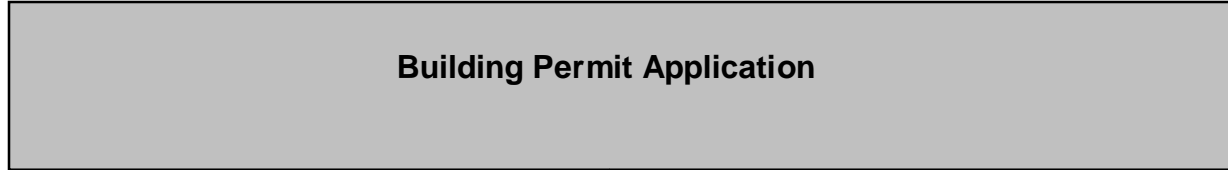
All proposed engineering for the project must now be completed and submitted.

The time frame for Development Permit Engineering Review is approximately 6 to 8 weeks from date of submission of engineering documentation.



Once the Development Permit is approved, the applicant will receive written approval which may include additional instruction or requirements.

The applicant may now prepare construction drawings and submit the Building Permit Application.



Once the Building Permit Application is received the Building Permit should be released in 1 to 2 weeks.

For some projects a partial Foundation Permit may be issued to expedite construction. The Foundation permit includes the construction of the foundation and installation of sub-grade services. The Building Permit must be issued before commencement of construction beyond foundations and services.

Foundation Permits should be discussed, with the Shuswap Building Inspector, prior to Building Permit Application. Allowance for partial Foundation Permit will vary from project to project, pending complexity of the project and Professional Engineer involvement.

For further questions please contact the

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