

## **General Information Package**

### **Designation & Leasing Process for: Band Lands**

This information is provided for general information purposes only. Depending upon how the transaction unfolds, further information or documentation may be required. The process can be time consuming and involved, therefore, we encourage continuous and open communication.

As you may or may not know, title to Indian Reserve lands is vested in Her Majesty who has set aside the lands for the use and benefit of a particular first nation. These are often referred to as "**Band Lands**". A particular first nation may elect to allot parcels of land to an individual member who would hold a Certificate of Possession. These lands are referred to as "**Locatee Lands**" or "**CP Lands**". Since title rests with Her Majesty, the parties to land transaction agreements would be Her Majesty and the proponent.

If access to the Band Lands is required **through** the reserve, and not directly from a public highway, a separate access permit with Her Majesty is required in addition to the lease.

Before Band Lands may be leased, the status of the land must be "**Designated**" for leasing purposes. This is similar to having the lands zoned for a particular use. In some cases, the lands may already be designated for general leasing purposes. If the lands are not already designated, then a vote by the Band membership must first be taken to determine whether or not the membership is in favour of the proposed development.

The Department's role is to administer the statutory provisions of the *Indian Act*. With that in mind, the merits of each development proposal must be carefully considered before the Department would consider recommending the proposed lease for execution.

The attached information table entitled "**Designation & Leasing Process for Band Lands**" is provided to assist you in gathering and producing the necessary information and documentation. You will note the process has been divided into six basic stages briefly described here with explicit details provided in the attached table:

## **SIX GENERAL STAGES OF THE DESIGNATION & LEASING PROCESS FOR BAND LANDS**

### **STAGE 1: *THE DESIGNATION STAGE***

This includes the submission of an application from the Proponent and a request from the Band to proceed with a designation and lease of the lands and initiates the Department's involvement. Negotiations of the basic terms and conditions of the lease, a survey, an appraisal, and an environmental assessment are required before the designation will be voted upon by the Band membership. If the vote passes, a federal order-in-council will be requested which officially designates the lands for the specific purpose of the proposed development.

### **STAGE 2: *THE PRE-LEASE STAGE***

The details of the terms and conditions of the lease are finalized at this stage. All requirements of the Pre-Lease Stage as outlined on the attached table must be fulfilled including the Conceptual Engineering Study & Conceptual Drawings.

### **STAGE 3: *THE LEASE STAGE***

This involves the final drafting and execution of the lease and any permits, and ensures that all parties understand and agree to the final terms and conditions of the transaction.

### **STAGE 4: *THE PRE-CONSTRUCTION STAGE***

This includes the written approval of final design drawings and must be carried out before construction can begin. Performance guarantees and insurance certificates will also be required at this time.

### **STAGE 5: *THE CONSTRUCTION STAGE***

Random inspections of the site may be carried out at this time. The Department will be monitoring the development for compliance to the lease and approved plans.

### **STAGE 6: *THE POST-CONSTRUCTION STAGE***

Once construction is complete, signed & sealed as-built drawings must be received to ensure the project was completed according to approved plans.

Also included in this information package is:

1. A "**Designation & Leasing Process for Band Lands**" table which details each stage of the process.
2. A listing of the "**Codes, Standards & Guidelines**" applicable to development on reserve lands, a list of "**Technical Definitions**" and a **General Engineering Requirements for Land Development on Indian Reserve Lands in BC**. The proponent's engineer will require these to complete the conceptual package and final design drawings.
3. Draft "**General Terms of Reference for Fulfilling DIAND's Environmental Screening Requirements Pursuant to the CEEA**". The proponent's environmental consultant will require this information in order to complete the mandatory environmental assessment report.
4. The Lessee **Application forms**. This application must be fully completed before the proposal will be considered.

For further information, or to initiate this process, please contact the Lands Officer who works with the particular First Nation you wish to lease the lands from. The Lands Officer may be reached through the Department of Indian Affairs & Northern Development at:

**Suite 600 - 1138 Melville Street**  
**Vancouver BC V6E 4S3**  
**Phone: (604) 666-3931**  
**Fax: (604) 775-7149**

Cc: PWGSC for INAC Technical Services  
Health Canada - Environmental Health Services  
First Nation

## CODES, STANDARDS, & GUIDELINES

The following is a compendium of Guidelines, Legislation, Codes, Standards, and Codes of Good Practice to assist Professional Engineers and Registered Architects when working on Indian Reserves in British Columbia. Please contact Public Works & Government Services Canada - Department of Indian Affairs Technical Services Unit to ensure you have the most current list.

### 1. DIAND Guidelines:

The DIAND Design Guidelines have been developed specifically to deal with on-reserve developments and overrule other documents if there is a conflict.

Design Guidelines for Wastewater Systems in B.C. Region, Latest Edition (DIAND)

Design Guidelines for Water Works in B.C. Region, Latest Edition (DIAND)

Design Guidelines for Road Works in B.C. Region, Latest Edition (DIAND)

### 2. Other Documents:

The following list of codes, guidelines, and standards focuses primarily on issues of health and safety. The reader should be aware that the list is not comprehensive, and that they should rely on their professional judgement when determining what codes and standards apply in a given situation.

#### Federal/Provincial Legislation:

Canadian Environmental Assessment Act (CEAA) and Regulations

General Principles for Implementing the Environmental Assessment and Review Process in DIAND's B.C. Region, and General Requirements for an Initial Environmental Assessment (September 1993)

Canadian Environmental Protection Act (CEPA) and Regulations

Canadian Environmental Protection Act, Section 54(1) Regulations Respecting the Registration of Storage Tank Systems for Petroleum Products and Allied Petroleum Products, Latest Draft or Edition (Environment Canada)

Indian Reserve Waste Disposal Regulations pursuant to the Indian Act

B.C. Sewage Disposal Regulations (provincial Health Act)

Fisheries Act and Regulations

Navigable Waters Protection Act R.S., C. 193 S.1.

B.C. Spill Reporting Regulations (provincial Waste Management Act)

Canada Shipping Act and Regulations (Canada Coast Guard)

Bylaws passed by Band Councils under S.81 of the Indian Act where such bylaws exist

**Codes:**

National Building Code of Canada (NBC) and supplements  
(Associate Committee on the NBC, National Research Council)

National Fire Code of Canada (NFC) and supplements  
(Associate Committee on the NFC, National Research Council)

Canadian Electrical Code Part 1, 2, and 3 (Canadian Standards Association C22.1, C22.2, and C22.3) and Electrical Safety Branch Regulations and Bulletins, B.C. Ministry of Municipal Affairs

Canada Labour Code (Labour Canada) or provincial equivalent

Canadian Plumbing Code (Associate Committee on the NBC, National Research Council)

Code of Good Practice on Dump Closings or Conversion to Sanitary Landfills at Federal Establishments, Report EPA-1-EC-77-4, September 1977

Code of Good Practice for Handling Solid Wastes at Federal Establishments (Environment Canada)

Code of Good Practice for Management of Hazardous and Toxic Wastes at Federal Establishments (Environment Canada)

Environmental Code of Practice for Underground Storage Tanks Containing Petroleum Products and Allied Petroleum Products, CCME EPC-LST-61E, Latest Edition (Canadian Council of Ministers of the Environment)

Environmental Code of Practice for Aboveground Storage Tank Systems Containing Petroleum Products, CCME-EPC-LST-71E, Latest Edition (Canadian Council of Ministers of the Environment)

Installation Code for Oil Burning Equipment, CAN/CSA B139-M91 (Canadian Standards Association)

Installation Code for Natural Gas Burning Appliances and Equipment, CAN1-B149.1

Installation Code for Propane Burning Appliances and Equipment, CAN1-B149.2

**Guidelines:**

Guidelines for Effluent Quality and Wastewater Treatment at Federal Establishments, 1987  
(Environment Canada)

Guidelines for Canadian Drinking Water Quality, Latest Edition (Health Canada)

Canadian Environmental Protection Act, Section 53 Technical Guidelines for Underground Storage Tank Systems Containing Petroleum Products and Allied Petroleum Products, Latest Edition or Draft (Environment Canada)

Canadian Environmental Protection Act, Section 53 Technical Guidelines for Aboveground Storage Tank Systems Containing Petroleum Products, Latest Edition or Draft (Environment Canada)

Land Development Guidelines for the Protection of Aquatic Habitat  
(Department of Fisheries and Oceans, 1992)

Guidelines for the Servicing of Industrial Lands and Parks in British Columbia  
(British Columbia Development Corporation, May 1978)

Environmental Guidelines: Pits and Quarries (Indian and Northern Affairs Canada, 1982)

**Standards:**

TAC Manual of Geometric Design Standards for Canadian Roads

TAC Manual of Uniform Traffic Control Devices

Design of Highway Bridges, CAN/CSA-S6, Latest Edition (Canadian Standards Association)

Gas Pipeline System, Z184-M1983 (Canadian Standards Association)

(where gas distribution system is owned and operated by Band)

B.C. Coastal Marina Facility and Operating Standards, Latest Edition

(BC Ministry of Environment & Environment Canada)

CMHC Septic Tank Standards (Canada Mortgage and Housing Corporation)

Standards for Oil Handling Facility - Oil Pollution Emergency Plans (Canada Shipping Act)

Mobile Home Parks, Z240.7.1-1972 (Canadian Standards Association)

Site planning standards are to be consistent with local municipal and/or Regional District Zoning Regulations.



# TECHNICAL DEFINITIONS

## A) CONCEPTUAL ENGINEERING STUDY & CONCEPTUAL DRAWINGS *(REQUIRED IN PRE-LEASE STAGE BEFORE LEASE IN PLACE)*

A conceptual or feasibility study identifies engineering options which could be implemented to meet project requirements. The study examines the technical engineering and economic feasibility of the options, and recommends a preferred option. Where more than one option is available and the most technically sound and cost-effective option is not obvious, a feasibility study must be undertaken.

The following information should be included in a conceptual engineering study:

- 1) Project requirements including level of service and standards to be met.
- 2) Options, complete with a conceptual design, and advantages and disadvantages of the options studied.
- 3) List any assumptions made with respect to the site, soil conditions, existing services, future expansion plans, etc. and any additional data required to complete preliminary and final designs such as surveys soil investigations, studies, etc.
- 4) List the options, in preferential order, complete with a brief discussion supporting the listed order.
- 5) The information required in the studies is set out in detail in the respective Design Guidelines in Section 1.2. and should be set out to a "conceptual" level.
- 6) Environmental assessment report.

Much of the information necessary to develop a conceptual design is available from published literature, maps and government agencies. The information must be supplemented through

discussion with local people having site specific knowledge and preferably a site visit should be made by the planners/designers for a first-hand evaluation of conditions.

The conceptual engineering study must be fully defined and discussed with the client and regulating authorities before field work is undertaken. This precaution ensures that the efforts of the field work are organized in knowledge of previous work and that concerns of the client and regulating bodies are not overlooked.

Feasibility studies are often incorporated into this pre-design stage, however, such a pre-design study must have the conceptual phase clearly separate from the pre-design work to demonstrate that the best option is selected.

**B) DESIGN BRIEF**

*(REQUIRED AFTER LEASE IN PLACE BUT BEFORE CONSTRUCTION COMMENCES)*

The purpose of the design brief is to accumulate and present the criteria and data necessary to design, qualify and refine the conceptual design, and gather pre-construction data for post-operational comparison. In the pre-design work, all of the data accumulated for development of the conceptual design will be verified by site specific studies.

The following information should be included in a design brief:

- 1) A recommended installation to satisfy the design criteria within the restraints of any conditions specific to the site;
- 2) A description of any outstanding risk or boundaries and a quantification of these parameters if possible;
- 3) A class "B" cost estimate of the proposed work;
- 4) The identification of preferred construction scheduling to minimize impact on the construction, O&M, and other costs;
- 5) The identification of unusual problems which will face the designer or construction contractors such as limited working area for pipe assembly or conditions which may influence the construction technique selected.

All data obtained during the study must be presented in technical appendices to qualify the analysis and to package all of the works in one document.

A Design Brief will not normally have to be submitted during the conceptual stage approval process.

**C) FINAL DESIGN DRAWINGS AND SPECIFICATIONS**

*(REQUIRED AFTER LEASE IN PLACE BUT BEFORE CONSTRUCTION COMMENCES)*

The concept should be well established and accepted prior to the preparation of the final design. The engineer should be left only with the detailed calculations and preparations of the drawings. The drawings produced must fully describe the intent of the proposed installation but not prescribe how a contractor is to satisfy the intent. The specifications outline the standard of work to be done, and provide the contractor with the quality of the materials to be used. From the final design, an estimator can produce a bill of materials and a Class "A" cost estimate.

For review purposes, a design brief must accompany the drawing and specifications. The requirements of the design brief are set out above and in detail in the respective Design Guidelines, in Section 1.5. Drawing requirements are set out in Section 1.3.

GENERAL ENGINEERING REQUIREMENTS FOR LAND DEVELOPMENT  
ON INDIAN RESERVE LANDS IN BC

*The Indian and Northern Affairs Canada (INAC) leasing process requires that a Conceptual Design be deemed satisfactory by INAC before a Lease is finalized for execution. A Final Design will have to be deemed satisfactory by INAC before the Minister=s Consent To Construct is issued. Information items to be provided at the Conceptual Design stage are indicated by [Conceptual], and those to be provided at the Final Design stage are indicated by [Final].*

General

§ Professional Seal and Signature [*Conceptual and Final*]

All submission reports, designs, drawings, calculations, specifications and technical documents shall bear the seal and signature of a Registered Professional (Professional Engineer or Registered Architect) qualified for the work.

§ INAC Standards [*Conceptual and Final*]

State on the design drawings that all work is designed to meet or exceed the *INAC Standards* as defined in the *INAC Codes Standards and Guidelines*. A copy of the *INAC Codes Standards and Guidelines* is contained in the *INAC General Information Package for Leasing*, or may be obtained from INAC upon request. If work is proposed to be designed to standards other than the *INAC Standards*, obtain pre-approval from INAC by providing justifications and a copy of the relevant section of the standard used.

§ General Plans [*Conceptual and Final*]

Provide:

§ a *Location Plan* showing the geographical area of the proposed development,

§ a *Layout Plan* showing the Lease Area, the boundaries of Indian Reserve and an outline of the proposed development, and

§ a detailed *Site Plan* showing the existing and the proposed works relevant to the development.

§ Geotechnical Assessment [*Conceptual*]

Provide a geotechnical assessment to verify the viability of the development on site.

§ Off-Site Work [*Conceptual and Final*]

If work relating to the development is required to be constructed outside of the Lease Area or will encroach into private or other CP properties, obtain rights-of-way to accommodate the work. Show such rights-of-way on design drawings.

### **Building**

§ Building Plans

Provide conceptual plan and elevations of proposed buildings [*Conceptual*] and detailed design drawings of architectural, structural, mechanical, plumbing, fire protection and electrical works [*Final*].

§ Professional Certifications [*Final*]

Provide copy of relevant signed and sealed BC Building Code Schedules A, B-1 and B-2, or equivalent letters of assurance, on architectural, structural, mechanical, plumbing, fire suppression systems, electrical and geotechnical works for the proposed buildings.

### **Water Service**

§ Conceptual Water Design [*Conceptual*]

Indicate domestic and fire flow requirements, and the proposed water source to meet these demands. Indicate the minimum fire flow available to the development and the minimum pressure available under Maximum Day Plus Fire Flow conditions.

§ Conceptual Water Design Drawings [*Conceptual*]

Provide conceptual design drawings to show the existing and the proposed water works to service the development.

§ Water Supply from Own Well [*Conceptual*]

If water supply is to be obtained from the development's own well, provide test data from the well to show that the well water meets the Guidelines for Canadian Drinking Water Quality and that the well has sufficient yield to supply the domestic and fire flow needs.

§ Water Supply from Surface Water [*Conceptual*]

If water supply is to be obtained from a surface water body, a Water License is required from Land and Water BC Inc. Provide conceptual design of water treatment facilities.

§ Water Supply from Existing System [*Conceptual*]

If water supply is to be obtained from an existing water distribution system, verify by network analysis calculations or other means that the existing water distribution system has the capacity to deliver the required domestic and fire flow to the development.

§ Hydrant Locations [*Conceptual*]

Indicate sufficient hydrants on the conceptual design drawings such that no current or future proposed building is more than 75 m from a hydrant.

§ Watermain Looping [*Conceptual*]

Loop watermains whenever possible to provide redundancy and improve fire flow.

§ Water Service Agreement

Provide letter of intent [*Conceptual*] and service agreement [*Final*] with the owner of the existing water system (either the Band, municipal or regional jurisdiction) for providing water service to the development.

§ Decommissioning Plan for Abandoning Existing Well [*Conceptual*]

Provide a decommissioning plan if any existing well is to be abandoned.

§ Detailed Water Design Drawings [*Final*]

Provide detailed design drawings for all proposed water works and treatment facilities to service the development. In particular, show details of connection point to an off-site distribution system, horizontal and vertical profiles of watermains, offsets of watermain from reference objects, horizontal and vertical separation with a sewer, material specifications, trench details, and details of appurtenances such as valves, air valves, chambers, hydrants, thrust blocks and bearing areas.

§ Disinfection of New Watermain [*Final*]

Indicate on design drawing method and procedure for disinfecting a new watermain. Indicate on design drawing method of disposal of chlorinated water after completing watermain disinfection such that aquatic life will not be adversely impacted.

§ Service Connection Details, Standards and Identification [*Final*]

Show on design drawings water service connection details and specify service connections to meet the Canadian Plumbing Code. Specify on design drawings blue marker stakes for identification of any future water service connections.

### Sanitary Service

§ Conceptual Sanitary Design Drawings [*Conceptual*]

Provide conceptual design drawings to show the existing and the proposed sanitary facilities to service the development.

§ Sanitary Service from Existing System [*Conceptual*]

Verify, through network analysis calculations or other means, that the existing sewer system has the spare capacity to service the development.

§ Sanitary Service Agreement

Provide letter of intent [*Conceptual*] and service agreement [*Final*] with the owner of the existing sewer system (either the Band, municipal or regional jurisdiction) for providing sanitary service to the development.



§ In-Ground Sewage Disposal [*Conceptual*]

If a self-contained in-ground disposal system is to be used, provide a hydrogeological assessment to verify the viability of in-ground sewage disposal in respect to contamination impact on groundwater and any adjacent water body. Verify that the percolation rate at the disposal field location falls within the permissible range of 5 to 60 minutes per 25 mm. Provide calculations to show that the infiltration trenches have sufficient base area to dispose of all generated sewage flows. Provide evidence to show that there is a year round minimum vertical separation of 1 m between the bottom of the infiltration trench and the elevated groundwater mound created by sewage disposal for a 1:20 year flood condition. And provide evidence to show that there is no impermeable soil layer under the disposal trench to create a perched groundwater condition.

§ Oil Separator [*Conceptual*]

Provide oil separator for discharge to either the sanitary or the storm system from restaurant, gas station, machine shop, and anywhere where oil can be discharged or spilled.

§ Decommissioning Plan for Abandoning Existing Septic Facilities [*Conceptual*]

Provide a decommissioning plan if any existing septic facilities are to be abandoned.

§ Detailed Sanitary Design Drawings [*Final*]

Provide detailed design calculations and drawings for all proposed sanitary works to service the development. In particular, show horizontal and vertical profiles of the sewers and forcemains, offsets of sewer and forcemain from reference objects, material specifications, sewer slopes, invert elevations, manhole rim elevations, sewer trench details, forcemain thrust block bearing areas, and details of manholes, cleanouts, oil separators, air valves and chambers.

§ Effluent Permit Limits [*Final*]

Verify that the Effluent Quality Parameters discharged to a disposal or reclaimed water use facility do not exceed the Waste Management Act Municipal Sewage Regulation limits for the particular facility.

§ Sewage Treatment Plant [*Final*]

Provide detailed design and specifications for sewage treatment plant and emergency storage basin.

§ Service Connection Details, Standards and Identification [*Final*]

Show on design drawings sewer service connection details. Provide inspection chamber. Specify service connection to meet the Canadian Plumbing Code. Specify on design drawings red marker stakes for identification of any future sewer service connections.

## Drainage

§ Stormwater Management Plan [*Conceptual*]

Provide a stormwater management plan showing how the post-development Minor (1:2 Year) and Major (1:50 Year) flows are to be managed. Show grading of lot and in-conduit, in-ditch, and overland flow paths.

§ Stormwater Disposal by Drywell [*Conceptual*]

If stormwater runoff is proposed to be disposed of by drywells, verify by calculations that the drywells have the capacity to dispose of a Minor (1:2 year) storm flow.

§ Stormwater Disposal to Surface Water Body [*Conceptual*]

If any stormwater runoff is proposed to be discharged into an adjacent surface water body, provide details of sediment control devices and confirm permission with Department of Fisheries and Oceans and Environment Canada.

§ Stormwater Disposal to Roadside Ditch [*Conceptual*]

If any stormwater runoff is proposed to be discharged into an adjacent roadside ditch, confirm permission with the owner of the roadside ditch (either the Band, municipal, regional or provincial jurisdiction).

§ 200 Year Flood Level [*Conceptual*]

State on the conceptual design drawing that the building habitable floor slab elevation is not less than 0.6 m above the 1:200 year flood level.

§ Detailed Drainage Design Drawings [*Final*]

Provide detailed design drawings for all proposed drainage works servicing the development. In particular, show horizontal and vertical profiles of storm sewers and ditches, offsets of storm sewer from reference objects, material specifications, sewer slopes, invert elevations, manhole rim elevations, trench details, and details of manholes, cleanouts, oil and debris separators, drywells, silt traps and detention ponds.

## Road

§ Conceptual Road Design Drawings [*Conceptual*]

Provide conceptual design drawings to show the existing and the proposed access and road facilities to service the development.

§ Cul-de-Sac Length [*Conceptual*]

Limit length of any cul-de-sac to 150 m maximum in consideration of emergency access and deployment of fire fighting equipment.

§ Utilities in Public Road [*Conceptual*]

If utilities servicing the development are to be laid crossing or within the fronting road allowance, confirm permission with the owner of the fronting road (either the Band, municipal, regional or provincial jurisdictions).

§ Bridge Across Creek [*Conceptual*]

Confirm permission from Department of Fisheries and Oceans for access bridge across river or creek.

§ Access Permit

Provide letter of intent [*Conceptual*] and access permit [*Final*] from the owner of the fronting road (either the Band, municipal, regional or provincial jurisdictions) for allowing access to the development.

§ Detailed Road Design Drawings [*Final*]

Provide detailed design calculations and drawings for all proposed road and access to service the development.

§ Road Details [*Final*]

Show design speed, horizontal and vertical road profile, vertical curve data , cross sections, intersection details and pavement structure on design drawings.

## Fuel Handling

§ Fuel Storage and Dispensing [*Final*]

For gas station development, provide details of fuel storage tanks, connection piping, dispenser pumps, spill containment, alarm system and an emergency response plan.

## Fire Protection

§ Fire Protection Service Agreement

Provide letter of intent [*Conceptual*] and service agreement [*Final*] with either the Band, municipal or regional jurisdiction for providing fire protection service to the development.

§ Band's Fire Fighting Capability [*Conceptual*]

If fire protection service is to be obtained from the Band, verify the existing capability of the Band's equipment and resources to respond to and provide fire fighting service to the development.

## Utilities

### § Utility Service Agreements

Provide letter of intent [*Conceptual*] and service agreement [*Final*] with utility companies for electricity, telephone, gas and solid waste disposal services.

## Completion Documentation

### § Health Canada Permits for Individual Homes

Provide written commitment from the Professional Engineer or Registered Architect to provide Health Canada permits for in-ground sewage disposal for individual homes [*Final*]. Actual permits are to be provided as part of the completion documentation.

### § Restaurant Permit

Provide written commitment from the Proponent to provide a copy of Ministry of Health Permit to Operate A Food Service Establishment if kitchen or restaurant service is proposed [*Final*]. Actual permit is to be provided as part of the completion documentation.

### § Registration of Rights of Way

Provide written commitment from the Professional Engineer or Registered Architect to provide a copy of registered right of way plan [*Final*]. Actual registered right of way plan is to be provided as part of the completion documentation.

### § Registration of Fuel Storage Tanks

Provide written commitment from the Professional Engineer or Registered Architect to provide a copy of the registration of all underground storage tanks and exterior aboveground storage tanks larger than 4000 litres [*Final*]. Actual registration documents are to be provided as part of the completion documentation.

### § Construction Supervision

Provide written commitment from the Professional Engineer to provide all necessary construction supervision, inspection, site testing and record keeping during construction of the site work [*Final*].

### § O&M Manuals

Provide written commitment from the Professional Engineer or Registered Architect to provide Operation & Maintenance Manuals for the electrical and mechanical systems upon completion [*Final*]. Actual Operation & Maintenance Manuals are to be provided as part of the completion documentation.

§ As-Built Drawings

Provide written commitment from the Professional Engineer or Registered Architect to provide accurate as-built drawings upon completion [*Final*]. Actual as-built drawings are to be provided as part of the completion documentation.

§ Completion Report

Provide written commitment from the Professional Engineer or Registered Architect to provide a completion report detailing work progress, inspection records, testing results, and problems encountered on site [*Final*]. Actual completion report is to be provided as part of the completion documentation.

§ Completion Certification

Provide written commitment from the Co-ordinating Registered Professional who signed the BC Building Code Schedule A for the building to provide the BC Building Code Schedules C-A and C-B [*Final*].

Provide written commitment from the Professional Engineer submitting the supporting services plans to provide an Engineer's Certificate certifying that all work is constructed in accordance with approved drawings and specifications [*Final*].

Actual Schedules C-A and C-B and Engineer's Certificate are to be provided as part of the completion documentation.

The proponent is advised that without sufficient information on the proposed development, the above requirements are only general in nature and are meant to be a guide for submission only. It is possible that some listed requirements may be waived and other new requirements may become applicable as more information on the development is submitted. Should the proponent's consultant regard any of the listed items to be not applicable, sufficient justifications should be provided.

The proponent is further advised that the *INAC Minister=s Consent To Construct* must be obtained before any improvement construction work on Indian Reserve lands may begin, irrespective of whether or not a Lease is applicable or has been executed. Any work constructed before obtaining the *INAC Minister=s Consent To Construct* is done at the proponent=s own risk. And if the proponent cannot produce satisfactory evidence to prove that the constructed work meets the *INAC Standards* as defined in the *INAC Codes Standards and Guidelines*, such work has to be removed and replaced, all at the proponent=s own cost.

