

Works and Services For Building Permit Applications



Background Information

Flip over to see the detailed process

Works and Services for Building Permit Application

If as part of a Building Permit application a proposed development triggers Works and Services (infrastructure upgrades), the applicant will be required to provide a civil engineering design submission for review and approval prior to receiving building permit issuance. The Engineering Design Submission may be submitted separately and prior to the Building Permit application to facilitate timeliness, or it may be submitted concurrently with the Building Permit Application.

What are Works and Services?

Works and Services (W&S) are upgrades to infrastructure owned by the City, or private infrastructure required by the City, that may be required as part of a Building Permit application. This may include both off-site and on-site infrastructure.

When are Works and Services required?

Works and Services may be triggered by a Building Permit Application for Building Permits that require:

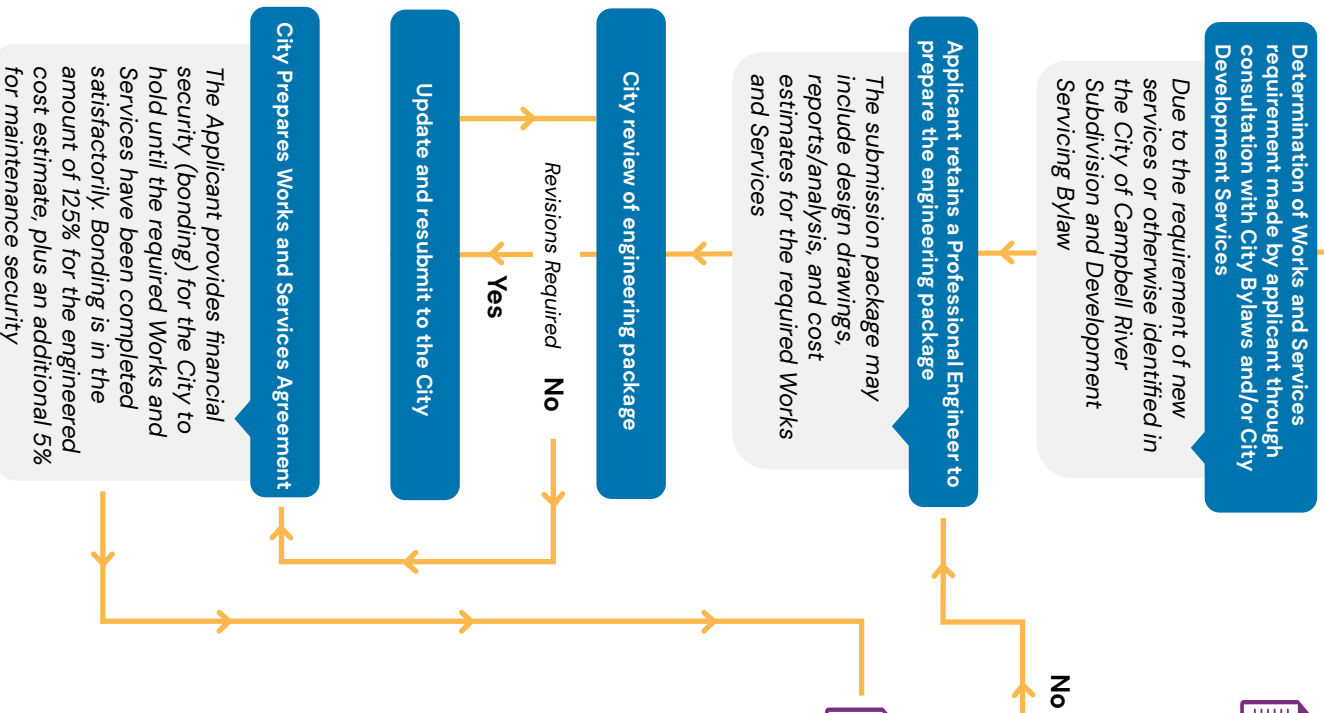
- New City provided services (or upgrades to existing services) to support the development. This may include water, sanitary, or storm services.
- Frontage improvements as identified in the Subdivision and Development Servicing Bylaw.
- On site stormwater infrastructure per Subdivision and Development Servicing Bylaw.

What may be included as part of Works and Services requirements?

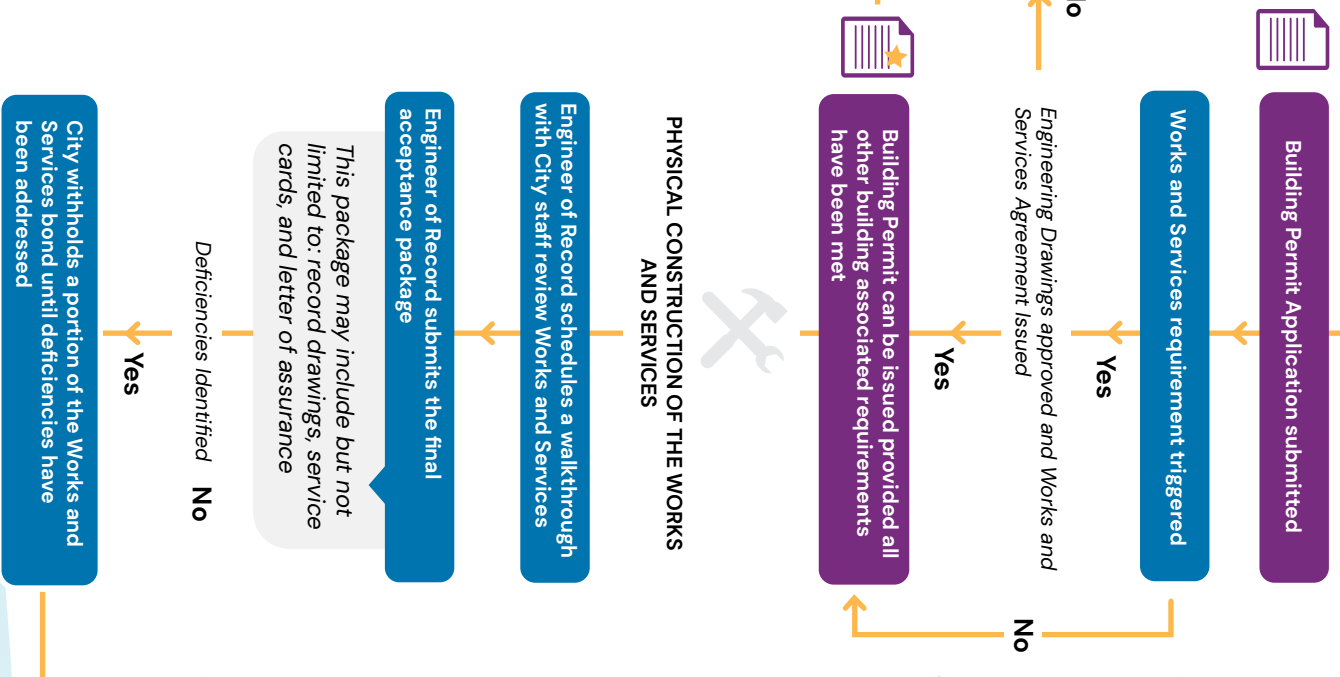
If Works and Services are identified as being needed during the Building Permit process, the City has a number of requirements that the applicant must complete prior to issuance of the Building Permit. These requirements may include, but are not limited to:

- Engineering design drawings for the works and services required, per City of Campbell River Subdivision and Development Servicing Bylaw.
- Cost estimates for work completed on City owned or City required infrastructure (including on-site storm water management, water meters, and Cross Connection Control devices, etc.).
- Provision of security and physical construction of required infrastructure.
- Water Pressure Analysis to support water service upgrades.
- Erosion and Sediment Control Plan, as per City of Campbell River Subdivision and Development Servicing Bylaw, and Environmental Protection Bylaw.
- Sanitary sewer capacity review.
- Stormwater management review, and
- Final acceptance package (generally includes engineered record drawings, service cards, and letter of assurance provided by Engineer of Record).
 - ◊ To be submitted after the physical construction of the Works and Services, prior to the release of security.

Engineering Drawing Submission



Building Permit Application



City refunds the Works and Services bond to applicant



1 YEAR MAINTENANCE PERIOD

Applicant provides confirmation from the Engineer of Record that the work has withstood as expected

City refunds the maintenance security to the Applicant

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Process

