



TLA'AMIN NATION

DEVELOPMENT PERMIT APPLICATION GUIDE



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1. TLA'AMIN NATION

Collectively we are known as the Tla'amin Nation. We honour our Tla'amin language and are part of the larger grouping of Coast Salish peoples. Our creation stories speak of how the She teh gos (Creator) put Tla'amin people on this land. We have a deep connection to our land, established at the time of our birth when our umbilical cord was buried into the ground. This connection is nourished by our *Ums Ta-ow* (teachings), which show how we are bound to the forests and waters of our territory. Our people have depended on this land for our survival since the beginning of time. Tla'amin connection to the land is reflected in the words *jej jeh* which mean both “relative” and “tree” in our language.

In 1994 the Tla'amin Nation entered the British Columbia Treaty Commission process. The Tla'amin Nation Final Agreement was negotiated by the Tla'amin Nation, Government of Canada, and the Government of British Columbia with an Agreement-in-Principle signed by the parties in 2003. In October, 2009 Tla'amin members ratified the Tla'amin Constitution. The Final Agreement provides Tla'amin with rights and benefits regarding land and resources, and self-government over our lands and resources and our members. It provides certainty with respect to ownership and management of lands and resources and the exercise of federal, provincial and Tla'amin Nation governmental powers and authorities.

As of April 2016, approximately 8,322 ha of Tla'amin's *Ums Gey Gijeh* (traditional territory) has been transferred back to the Tla'amin Nation. Tla'amin Lands include approximately 1,917 ha of former Sliammon Indian Reserves and 6,405 ha of former provincial Crown land. Tla'amin Lands are located north and east of Teeshosum, adjacent to Powell Lake, south of Lund, east of Tohk natch Inlet, including parcels within Lund, the City of Powell River, Savory Island, and Texada Island (see Map 1 – Tla'amin Lands). This land mass comprises approximately 2.6 % of Tla'amin's *Ums Gey Gijeh*.

To ensure that we are developing Tla'amin Lands in the most environmentally, socially, and culturally appropriate manner, we are pleased to provide you with this Development Application Guide. This Application Guide will assist you in applying for a Development Permit through our Lands and Resources Department.



2. BEFORE YOU APPLY

USING THE GUIDE

As an applicant this Application Guide will provide you with an overview of the Tla'amin Development Permit Application Guide preparing you for the Pre-Application meeting and taking you all the way to the approval of your Development Permit. This includes:

- Guiding Documents (e.g., *Land Use Plans*, *Tla'amin Laws*, etc.)
- Application Information and Checklists
- Fees
- Contacts

This Application Guide also provides an introduction to the Building Permit and the Dock and Boat Launch Permit. An approved Development Permit is required prior to applying for both permits with similar information requirements. The following forms are related to this Application Guide:

- Form A: Development Permit Pre-Application Checklist
- Form B: Development Permit Application
- Form C: Building Permit Application
- Form D: Dock and Boat Launch Permit

GUIDING DOCUMENTS

Tla'amin Laws

The primary Tla'amin Laws that relate to land development on Tla'amin Lands include:

- The *Tla'amin Nation Land Use Planning and Zoning Law* (2016);
- The *Tla'amin Nation Land Law* (2016); and
- The *Tla'amin Nation Subdivision, Development and Servicing Law* (2016).

Please note that the Development Permit Guide does not speak to all Tla'amin Laws that may apply to Land Development.

Tla'amin Nation Land Use Plan for Treaty Settlement Lands (2014) and Tla'amin Land Use Plan (2010)

The Tla'amin Nation Land Use Plan for Treaty Settlement Lands has been prepared to guide planning and future development decisions on Tla'amin Treaty Settlement Lands (herein referred to as Tla'amin Lands). It also prescribes the use of the *Tla'amin Land Use Plan (2010)* which directs land use and development on Teeshohsum (Slammon IR 1).



The Land Use Plans are the principal documents within the community for land development and land use matters, and include comprehensive policies to support development in a manner that respects the vision and goals of the Tla'amin Nation.

Applicants are asked to read the Land Use Plans to assess whether the proposed Project aligns with the vision, goals and policies as outlined in these Plans.

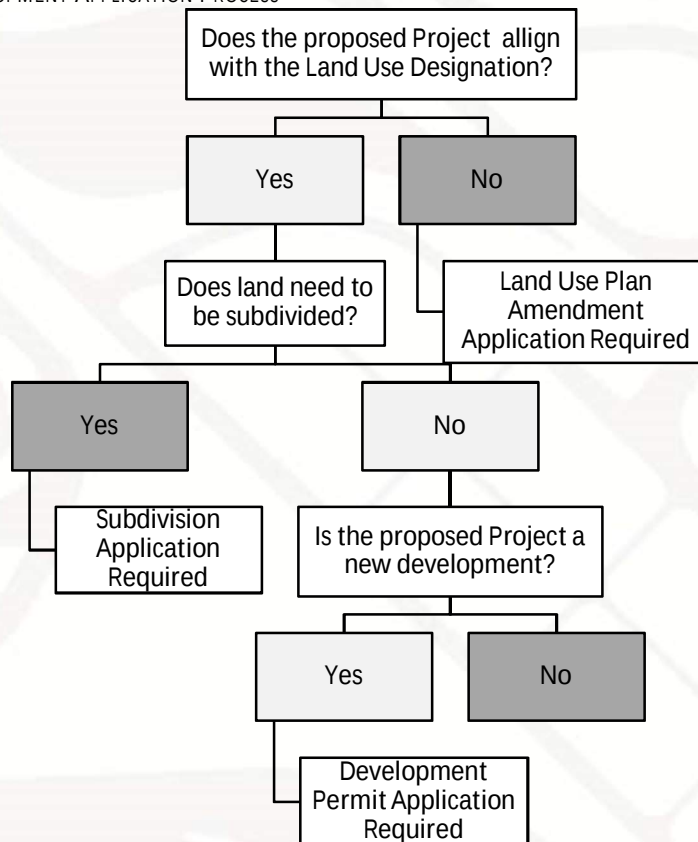
WHAT TYPE OF APPLICATION DO YOU NEED?

When beginning the land development process you must first determine what kind of application you need to apply for. There are three different applications that relate to land development:

- Land Use Plan Amendment Application
- Subdivision Application
- Development Permit Application (this Guide)

Please use the following flow chart to assist you in charting your way through to the Development Permit. The approach to preparing your Development Permit Application is included in the following section.

FIGURE 1: LAND DEVELOPMENT APPLICATION PROCESS



3. PREPARING YOUR APPLICATION

APPLICATION PROCESS

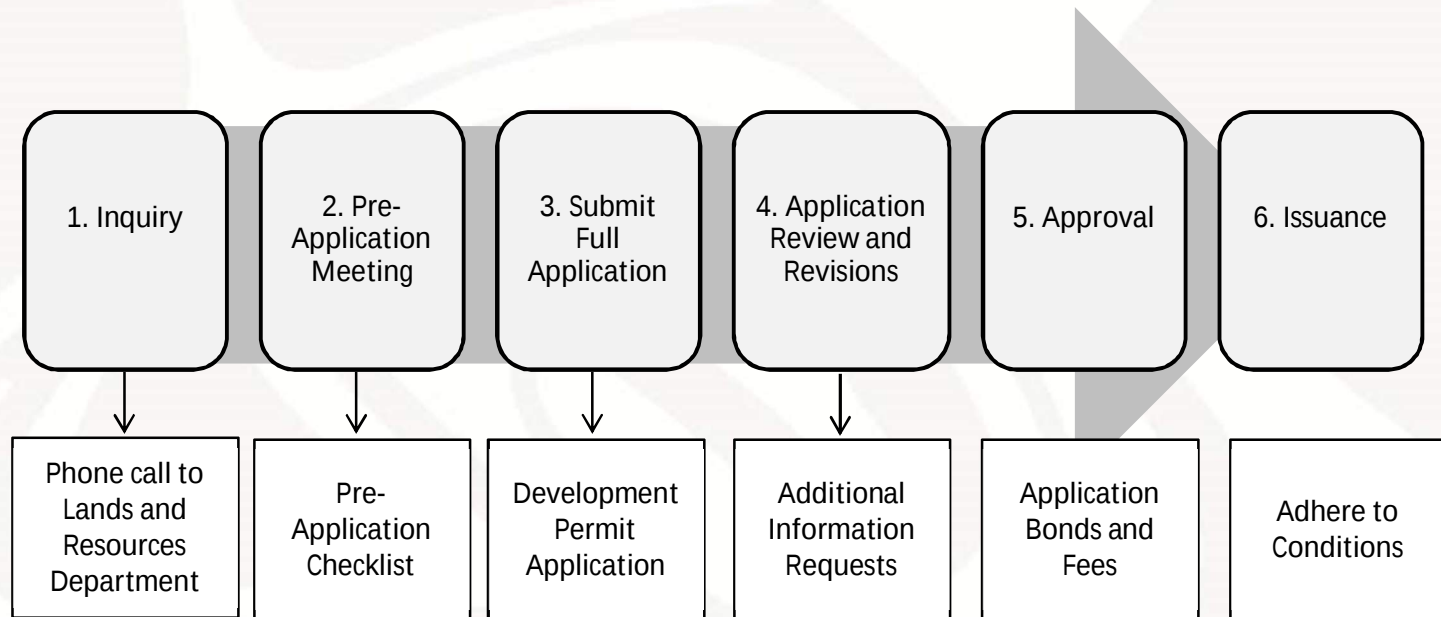


FIGURE 2: DEVELOPMENT PERMIT APPLICATION PROCESS

Staff in the Tla'amin Lands and Resources Department will be available to Applicants throughout the Development Permit Process.

1. Inquiry

Applicant makes an initial enquiry either in person, by email or phone to the Lands and Resources Department regarding their Project.

2. Pre-Application Meeting

Applicant meets with the Lands and Resources Department to discuss/review the proposed Project and to:

- Determine next steps (if any);
- Confirm the development process; and
- Assess fit with Tla'amin goals, laws, vision.

If applicable, the Applicant shall:

- Follow Development Permit Pre-Application Checklist
- Submit Pre-Application Form
- Revise Pre-Application Form as required by the Lands Department.



The Development Permit Pre-Application checklist is included as Form A.

3. Submit Full Application

Applicant shall:

- Submit completed Application Form with required documentation and fee(s)
- Adhere to signage requirements of the Lands and Resources Department

4. Application Review and Revisions

Applicant shall:

- Provide additional information as requested
- Adhere to signage requirements required by the Lands Department

5. Approval

Applicant shall:

- Notify/update Tla'amin Citizens of Project status (if applicable)
- Pays bonds, additional fees (if applicable)

6. Issuance

Applicant shall:

- Fulfill Development Permit conditions

4. APPLICATION REQUIREMENTS

Specific information will depend on the nature of the proposed Project. However, all proposed projects must provide the following:

- Applicant Information
- Owner Information (if different than Applicant)
- Location Information
- Description of Proposed Project (proposed use, function, phasing of development)
- Details of Proposed Project (concept/site plan, photographs, estimated cost, commencement and completion date)
- Conformity
- Designated Project (type of proposed project)
- Supporting Information Checklist (if applicable)
- Additional Information Requirements Checklist (if applicable)
- Fees
- Signature

Additional Information Requirements may be requested depending on the proposed Project and are detailed in Section 5.



5. ADDITIONAL INFORMATION REQUIREMENTS

In PART THREE of your Development Permit Application please go through the Non-Designated Projects Additional Information Requirements Checklist and indicate whether the line item pertains to your proposed Project or not. Depending on the scope, scale, and complexity of the proposed Project additional reports, plans and/or studies may be required. Table 1 provides an overview of the types of information that could be included or requested to support your Development Permit Application.

TABLE 1: ADDITIONAL INFORMATION REQUIREMENTS

Area	Additional Information Requirement
Engineering	
Servicing and Utilities	Please explain how services, such as water and sewage, as well as utilities (hydro, cable, etc.) will be brought to the site / building(s). If there is a servicing agreement in place, information on this agreement should be included. Should additional information be required to assess the development, a Servicing & Utilities Plan may be required.
Groundwater	Please explain how your proposed project involves groundwater. Should additional information be required to assess the development, a Ground Water Management Plan may be required.
Geotechnical/Slope Stability	Please explain how slope stability will be managed on the site. Should additional information be required to assess the development, a Geotechnical / Slope Stability report may be required.
Landscaping	Please explain the landscaping improvements you will be incorporating into the site. Should additional information be required to assess the development, a landscaping plan may be required.
Signage and Lighting	Please explain any signage and exterior lighting that is proposed for the site/building(s). Proposed size and location of signs and lamp posts may be requested. Should additional information be required to assess the development, a Site Illumination / Lighting Plan and Signage Plan may be required.
Green Energy/ Environmental Design	Please explain how your proposed project involves elements of green building design or utilize green energy sources.
Environmental	
Tree Retention	If there are currently trees on the site, please explain how trees in undevelopable areas will be protected, how any hazardous trees will be removed, and how any trees that are being removed will be replaced. Further assessments could be required based on the potential presence of Culturally Modified Trees (CMTs). Should additional information be required to assess the development, an Arborist Report, a Preliminary Field Reconnaissance (for CMTs) Tree Survey, Tree Condition Assessment and / or Tree Removal and Replacement Plan may be required.

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Fish Habitat/Riparian Areas	If a watercourse or fish habitat is present within 30 meters of the proposed development, please explain how fish habitat will be protected. Should additional information be required to assess the development, a Fish Habitat Report may be required.
Environment Protection	Please explain how the environment will be protected on the site throughout design, development and construction, including habitat protection, reservation and enhancement of the natural environment including habitat, the watercourses that flow through Tla'amin Lands, species at risk and riparian areas. Also, please confirm the proposed development does not occur within a minimum of 20m of a watercourse. Should additional information be required to assess the development, an Environmental Management Plan may be required.
Environmental Impact Assessment (EIA)	Please explain whether there will be any impacts to the environment during, development and construction. Should additional information be required to assess the development and establish mitigation measures, an EIA may be required.
Air Quality	Please describe how the proposed development will impact air quality, or how impacts to air quality are mitigated. Should additional information be required to assess the development, an Air Quality Protection Plan may be required.
Contaminated Sites	Please describe how the proposed development addresses the risk of site contamination. Please also complete a BC Site Profile Questionnaire. Should additional information be required to assess the development, a Phase I Environmental Site Assessment (ESA) may be required.
Soil Management	Please describe how soil movement will be managed as part of this proposed development. Will any new soil be required from outside Tla'amin Lands? Will soil be moved from or to other properties within Tla'amin Lands? Should additional information be required to assess the development, a Soil Management Strategy may be required.
Socio-Cultural	
Community Benefits, Public Space, Beautification, and Community Use	It is a requirement of the Land Use Plans and the <i>Subdivision, Development and Servicing Law</i> to have community benefits, amenities or contributions for certain amendments, re-zonings, subdivisions, and land uses. Please describe how community amenities, including but not limited to roads, parks, community art, and pedestrian/bike trails are incorporated into the proposed development. Should additional information be required a Community Amenities Concept Plan may be required.
Archaeology/Cultural Heritage Resources	Please describe how the proposed development will help protect and/or enhance Tla'amin cultural and heritage resources. Should additional information be required to assess the development, a Cultural Resource Protection Plan may be required. Should there ground disturbance a Preliminary Field Reconnaissance (PFR) will be required which may recommend further work including an Archaeological Overview Assessment (AOA) and/or an Archaeological Impact Assessment (AIA)

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Transportation Impact	Please describe how traffic flow and parking will be impacted by the proposed development. Should additional information be required to assess the development, a Transportation Impact Assessment (TIA) may be required.
Noise	Please describe the noise impacts of the proposed development, and how they will be mitigated. Should additional information be required to assess the development, a Noise Study may be required.
Solid Waste Management	Please explain how solid waste from the proposed development will be managed. Should additional information be required to assess the development, a Solid Waste Management Strategy may be required.



6. DEVELOPMENT PERMIT FEES

Development Permit Application Fees to be determined in accordance with the Subdivision, Development and Servicing Law and/or other applicable Tla'amin laws and regulations.

The applicant is responsible for all costs associated with their development.

7. CONTACT INFORMATION

Tla'amin Lands and Resources Department
6686 Sliammon Rd
Powell River, B.C.
V8A 0B8

Phone: 604-483-9646

Website: www.sliammonfirstnation.com